

CITY of ALBUQUERQUE

TWENTY SECOND COUNCIL

COUNCIL BILL NO. C/S R-16-129 ENACTMENT NO. _____

SPONSORED BY: Dan Lewis, by request

1 RESOLUTION
2 AMENDING THE SEVEN BAR RANCH SECTOR DEVELOPMENT PLAN ZONE
3 MAP FROM SU-1 FOR HOUSING FOR OLDER PERSONS WITH LIMITED
4 MEDICAL FACILITIES, SU-1 FOR C-1 PERMISSIVE USES WITH NO DRIVE UP
5 SERVICE WINDOWS, AND SU-1 FOR R-2 USES TO R-2, SU-1 FOR CITY OF
6 ALBUQUERQUE COMMUNITY FACILITIES AND RELATED USES, AND SU-1
7 FOR C-1 PERMISSIVE USES WITH THE ADDITION OF RETAIL SALES OF
8 ALCOHOL FOR OFF-PREMISE CONSUMPTION AS AN ANCILLARY USE TO A
9 GROCERY STORE AND THE ADDITION OF ON-PREMISE LIQUOR SALES
10 ASSOCIATED WITH A SIT DOWN RESTAURANT.

11 WHEREAS, the Council, the Governing Body of the City of Albuquerque,
12 has the authority to adopt and amend plans for the physical development of
13 areas within the planning and platting jurisdiction of the City authorized by
14 statute, § 3-19-5, NMSA 1978, and by its home rule powers; and

15 WHEREAS, the Council has the authority to adopt, amend, or repeal such a
16 sector development plan; and

17 WHEREAS, the City of Albuquerque adopted the Seven Bar Ranch Sector
18 Development Plan, a Rank III Sector Development Plan, (SBRSDP) in 1985
19 (Enactment No. 74-1985) and amended the plan in 2005(R-2005-154), 2007(R-
20 2007-028),

21 WHEREAS, the Planning Department has observed that the site has not
22 developed under the existing zoning; and

23 WHEREAS, when the City sold this property to a private developer in 2007,
24 a deed restriction was placed on a portion of the subject site to only allow for
25 Senior Housing pursuant to the Housing for Older Persons Act of 1995; and
26

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1 WHEREAS, The Council, via R-16-54, lifted the aforementioned deed
2 restriction, determining that it was unsuitable for the site's location; and

3 WHEREAS, the property owner, in collaboration with the City's Department
4 of Senior Affairs, Department of Cultural Services, Parks and Recreation, and
5 the Planning Department have since collaborated on a plan to develop the site
6 with a mix of commercial, residential and public uses; and

7 WHEREAS, the applicant commissioned a Westside Multigenerational
8 Center Feasibility Study that included a 600-person telephone survey, a user
9 survey, three public meetings, a demographic analysis, and an analysis of
10 existing plans and policies to identify the program needs of the residents on
11 the Westside; and

12 WHEREAS, the Westside Multigenerational Center Feasibility Study
13 identified that there is a strong interest and need for recreational and cultural
14 facilities in the area; and

15 WHEREAS, a portion of the site is intended to co-locate other public facility
16 uses including a Multigenerational Center, a library and public swimming pool;
17 and

18 WHEREAS, the City Council allocated funds for the acquisition of part of
19 this subject site intended for the development of public facilities; and

20 WHEREAS, the City Council will continue to explore funding options for
21 future development of the aforementioned community facilities at this site;
22 and

23 WHEREAS, On October 13, 2016, the Environmental Planning Commission,
24 in its advisory role on land use and planning matters, recommended approval
25 to the City Council of an amendment to the SBRSDP to change the zoning on
26 lots A,B, and C in the Cibola Loop Subdivision, located on Ellison Dr. NW
27 between Cibola Loop and West Cibola Loop and containing approximately 26
28 acres; and

29 WHEREAS, the Environmental Planning Commission found that this
30 request is in general compliance with the applicable goals and policies of the
31 Albuquerque/Bernalillo County Comprehensive Plan; and

32 WHEREAS, The Environmental Planning Commission found that this
33 request for zone change is generally justified by Resolution R-270-1980

1 criteria D(2), changed neighborhood and community conditions, and D(3), a
2 different land use category is more advantageous to the community.

3 WHEREAS, pursuant to §14-16-4-1(C)(16), the zone map amendments
4 proposed herein will not go into effect until the approval by Development
5 Review Board of a site development plan for the applicable area.

6 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
7 ALBUQUERQUE:

8 SECTION 1: Land use in the SBRSDP shall be amended to show Lots 1 and
9 2 zoned SU-1 for City of Albuquerque Community Facilities and Related
10 Services, Lot 3 zoned R-2 and Lot 4 zoned SU-1 for C-1 permissive uses with
11 the addition of retail sales of alcohol for off-premise consumption as an
12 ancillary use to a grocery store and the addition of on-premise liquor sales
13 associated with a sit down restaurant as depicted in Exhibit A.

14 SECTION 2: The Zone Atlas, Page A-13, shall be amended to show Lots 1
15 and 2 zoned SU-1 for City of Albuquerque Community Facilities and Related
16 Services, Lot 3 zoned R-2 and Lot 4 zoned SU-1 for C-1 permissive uses with
17 the addition of retail sales of alcohol for off premise consumption as an
18 ancillary use to a grocery store and the addition of on premises liquor sales
19 associated with a sit down restaurant as depicted in Exhibit A.

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