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1 PART §1-13-5, PART §4-2-5, PART §4-2-1, PART §4-2-9, PART §4-2-9, PART §4-  
2 4-2, PART §4-3-1, AND PART §4-4-3.

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

8 WHEREAS, the City’s zoning powers are established by the City charter, in  
9 which Article I, Incorporation and Powers, allows the City to adopt new  
10 regulatory structures and processes to implement the Albuquerque-Bernalillo  
11 County Comprehensive Plan (“Comp Plan”) and help guide future legislation;  
12 Article IX, Environmental Protection, empowers the City to adopt regulations  
13 and procedures to provide for orderly and coordinated development patterns  
14 and encourage conservation and efficient use of water and other natural  
15 resources; and Article XVII, Planning, establishes the City Council as the  
16 City’s ultimate planning and zoning authority; and

17 WHEREAS, the City adopted a Planning Ordinance (§14-13-2) that  
18 established a ranked system of plans, with the jointly adopted Comp Plan as  
19 the Rank 1 plan that provides a vision, goals, and policies for the Albuquerque  
20 metropolitan area, including the entire area within the city’s municipal  
21 boundaries, Rank 2 plans that provide more detailed policies for a particular  
22 type of facility or a sub-area of the city in order to implement the Comp Plan,  
23 and Rank 3 plans that provide an even greater level of detail about an even  
24 smaller sub-area; and

25 WHEREAS, the City amended the Comp Plan in 2001 via R-01-344  
26 (Enactment No. 172-2001) to include a Centers and Corridors vision for future  
27 growth and development as recommended by the City’s Planned Growth  
28 Strategy (§14-13-1) in order to maintain a sustainable urban footprint and  
29 service boundary for infrastructure; and

30 WHEREAS, the City amended the Comp Plan in 2001 via R-01-343  
31 (Enactment No. 171-2001) to identify Community Planning Areas and provide  
32 goals and policies to protect and enhance distinct community identity in each  
33 area; and

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1       WHEREAS, the City’s Comprehensive Zoning Code (“Zoning Code”), which  
2 is the primary implementation tool for the Comp Plan, has been amended  
3 piecemeal hundreds of times but has not been comprehensively updated  
4 since 1975; and

5       WHEREAS, the Zoning Code was not updated comprehensively after the  
6 Comp Plan amendments adopting the Centers and Corridors vision and  
7 community identity goals and policies for Community Planning Areas; and

8       WHEREAS, zoning codes typically have a lifespan of 20 years before a  
9 comprehensive update is needed; and

10       WHEREAS, the Zoning Code does not include integrated tools to address  
11 the unique needs of sub-areas or establish regulations to protect the character  
12 of built environments in particular sub-areas; and

13       WHEREAS, lower-ranked plans are intended to implement the Rank 1 Comp  
14 Plan and supplement the Zoning Code by providing a greater level of detailed  
15 planning policy and/or land use and zoning regulations for sub-areas of the  
16 city; and

17       WHEREAS, the City has adopted six Rank 2 Facility Plans – for Arroyos  
18 (adopted 1986), for the Bosque (adopted 1993), for Major Public Open Space  
19 (adopted 1999), for the Electric System: Transmission & Generation (last  
20 amended in 2012), for Route 66 (adopted 2014), and for Bikeways & Trails (last  
21 amended in 2015) – to provide policy guidance and implementation actions for  
22 implementing departments; and

23       WHEREAS, the City’s Rank 2 Facility Plan for Arroyos identifies major  
24 arroyos that serve a drainage function as well as, in many cases, recreational  
25 opportunities through multi-use trails or parks and provides policy guidance  
26 for the design and management of these facilities; and

27       WHEREAS, the City has adopted three Rank 3 Arroyo Corridor Plans –  
28 Pajarito (adopted in 1990), Amole (adopted in 1991), and Bear Canyon  
29 (adopted in 1991) – which include policy guidance to the City for the  
30 management of these facilities as well as regulations pertaining to private  
31 property abutting these facilities; and

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1       WHEREAS, Rank 2 Area Plans and Rank 3 Sector Development Plans have  
2 been created and adopted over the last 40 years for approximately half the  
3 area of the city; and

4       WHEREAS, the City has adopted five Rank 2 Area Plans – the Sandia  
5 Foothills Area Plan in 1983 (never amended), the Southwest Area Plan in 1988,  
6 (last amended in 2002), the East Mountain Area Plan in 1992 (never amended),  
7 the North Valley Area Plan in 1993 (never amended), and the West Side  
8 Strategic Plan in 1997 (last amended in 2014) – that provide policy guidance  
9 about sub-areas to help implement the Comp Plan, yet three have not been  
10 amended since 2001, when the Comp Plan was amended to adopt a Centers  
11 and Corridors vision for future growth and development; and

12       WHEREAS, the Southwest Area Plan and East Mountain Area Plan were  
13 jointly adopted with Bernalillo County, as the plan areas include land that is  
14 predominantly within the unincorporated County area; and

15       WHEREAS, the City has adopted over 50 Sector Development Plans – some  
16 of which include policies and some of which include tailored zoning,  
17 regulations, and approval processes for properties within the plan boundary;  
18 and

19       WHEREAS, approximately 51% of the adopted Rank 3 Sector Development  
20 Plans were adopted or amended after 2001, when the Comp Plan was  
21 amended to adopt a Centers and Corridors vision for future growth and  
22 development; and

23       WHEREAS, the City intended to update each Sector Development Plan  
24 every 10 years, but some have never been amended, some have been  
25 amended multiple times, and over half are now more than 10 years old; and

26       WHEREAS, the Code of Resolutions indicates that the City has adopted  
27 plans that the Planning Department cannot find, which may have been  
28 repealed or replaced in whole or in part, and there may be other adopted  
29 ranked plans that the Planning Department is no longer aware of and have not  
30 been listed on the Planning Department’s publication list; and

31       WHEREAS, approximately half the properties in the city have not had the  
32 benefit of long-range planning for specific sub-areas with trend analysis by

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1 staff or engagement by area stakeholders, which is an inequitable and  
2 untenable existing condition; and

3 WHEREAS, City staff and the budget have been restructured and allocated  
4 over the years in such a way as to no longer be adequate to maintain and  
5 update over 50 standalone Sector Development Plans, three Area Plans, and  
6 three Arroyo Corridor Plans, much less the additional plans that would be  
7 needed to provide an equal level of policy guidance and tailored regulations  
8 for the half of the city not currently covered by Rank 2 Area Plans or  
9 Rank 3 Sector Development Plans; and

10 WHEREAS, the mix of policy and regulations in Rank 3 Plans has  
11 sometimes created confusion as to whether language is narrative, policy,  
12 and/or regulatory; and

13 WHEREAS, the adopted Rank 3 Sector Development Plans have created  
14 over 235 unique SU-2 zones outside of the Zoning Code, many of which  
15 establish zone abbreviations unique to each plan; and

16 WHEREAS, there are enumerable SU-1 zones adopted for individual  
17 properties throughout the city totaling over 28,500 acres (almost 25% of the  
18 city's total acreage); and

19 WHEREAS, the Zoning Code has 24 base zone districts, not including SU-1,  
20 SU-2, and SU-3 zones or overlay zones; and

21 WHEREAS, the City has struggled to administer and enforce all of these  
22 unique zones consistently over time; and

23 WHEREAS, the separation of land use and zoning regulation from the  
24 Zoning Code into multiple standalone plans has sometimes resulted in  
25 conflicting language and/or regulations being lost or overlooked by staff and  
26 decision-makers in the review/approval and enforcement processes, which are  
27 the primary responsibility of the Planning Department and the City Council as  
28 the ultimate land use and zoning authority; and

29 WHEREAS, some Rank 3 Sector Development Plans establish separate  
30 decision-making processes and/or criteria, which introduces an uneven  
31 playing field for development and inconsistent protections for neighborhoods  
32 and natural/cultural resources from area to area; and

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1       WHEREAS, the City Council directed the City in April 2014 via R-14-46  
2 (Enactment No. R-2014-022) to update the Comp Plan *and the land*  
3 *development regulations intended to implement it; and*

4       WHEREAS, the City Planning Department and Council Services initiated a  
5 project in February 2015 called “ABC-Z” to update the Albuquerque-Bernalillo  
6 County Comprehensive Plan and develop an Integrated Development  
7 Ordinance (“IDO”) to help implement it; and

8       WHEREAS, the public engagement process for ABC-Z offered a range of  
9 opportunities for input, discussion, and consensus-building with over 130  
10 workshops and public meetings, including daytime focus groups organized by  
11 topic, evening meetings with a more traditional presentation and question and  
12 answer session, “Comp Plan 101” and “Zoning 101” meetings, and periodic  
13 “Ask an Expert” zoning clinics; and

14       WHEREAS, the project team spoke at over 100 meetings and local  
15 conferences by invitation of various stakeholders; and

16       WHEREAS, the project team staffed booths and passed out promotional  
17 material at community events and farmers markets to reach more people and a  
18 broader cross-section of the community and met with individuals and small  
19 groups during weekly office hours; and

20       WHEREAS, articles about the ABC-Z project appeared monthly in the City’s  
21 Neighborhood News, ads specifically for the proposed IDO were placed in  
22 print and social media, as well as on local radio stations, and the project team  
23 maintained a project webpage and a social media page on Facebook for the  
24 ABC-Z project; and

25       WHEREAS, the Planning Department has expended additional funds from  
26 its general operating budget, and the City Council also provided  
27 supplementary funds as part of a budget amendment in November 2015 (R-15-  
28 266, Floor Amendment 2, Enactment No. R-2015-113) that were subsequently  
29 used for additional paid advertising in print, radio, and social media, including  
30 Spanish-language media outlets, to reach a broader and more diverse  
31 audience; and

32       WHEREAS, the City Council adopted an updated Albuquerque-Bernalillo  
33 County Comprehensive Plan (“ABC Comp Plan”) on March 20, 2017 via R-16-

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1 108 (Enactment No. R-2017-026), including an updated community vision that  
2 is still based on a Centers and Corridors approach to growth; and

3 WHEREAS, the 2017 ABC Comp Plan adopted an updated Centers and  
4 Corridors map that establishes boundaries for the Centers; designates priority  
5 for transportation modes on certain Corridors; and identifies Downtown,  
6 Urban Centers, Activity Centers, Premium Transit Corridors, Major Transit  
7 Corridors, and Main Street Corridors as the Centers and Corridors that are  
8 intended to be walkable, with a mix of residential and non-residential land  
9 uses, and with higher-density and higher-intensity uses; and

10 WHEREAS, the 2017 ABC Comp Plan established a hierarchy of Centers  
11 and Corridors from the most to the least walkable, mixed-use, and dense, with  
12 Downtown, Urban Centers, Premium Transit Corridors , and Main Street  
13 Corridors all intended to be highly walkable, mixed-use, and dense; and

14 WHEREAS, the IDO, as a regulatory document that applies citywide, is the  
15 primary mechanism to implement the 2017 ABC Comp Plan for land within the  
16 municipal boundaries of the City of Albuquerque; and

17 WHEREAS, the IDO has been drafted to be consistent with and implement  
18 Comp Plan goals and policies; and

19 WHEREAS, the IDO's stated purpose is to implement the 2017 ABC Comp  
20 Plan; ensure that all development in the City is consistent with the spirit and  
21 intent of other plans and policies adopted by City Council; ensure provision of  
22 adequate public facilities and services for new development; protect quality  
23 and character of residential neighborhoods; promote economic development  
24 and fiscal sustainability of the City; provide efficient administration of City  
25 land use and development regulations; protect health, safety, and general  
26 welfare of the public; provide for orderly and coordinated development  
27 patterns; encourage conservation and efficient use of water and other natural  
28 resources; implement a connected system of parks, trails, and open spaces to  
29 promote improved outdoor activity and public health; provide reasonable  
30 protection from possible nuisances and hazards and to otherwise protect and  
31 improve public health; and encourage efficient and connected transportation  
32 and circulation systems for motor vehicles, bicycles, and pedestrians; and

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1       WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors  
2 map with a new Downtown Center designation as the most urban, walkable,  
3 dense, intense, and mixed-use Center in Albuquerque, with the same  
4 boundary as the adopted Rank 3 Downtown 2025 Sector Development Plan;  
5 and

6       WHEREAS, the IDO helps to implement the Downtown Center by carrying  
7 over and updating zoning regulations and design standards from the adopted  
8 Rank 3 Downtown 2025 Sector Development Plan as a mixed-use, form-based  
9 zone district (MX-FB-DT); and

10       WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors  
11 map with a new Center designation of Urban Centers – intended to be highly  
12 walkable, with mixed-use development and high-density, high-intensity uses –  
13 for Volcano Heights and Uptown, with the same boundaries as identified in the  
14 2013 Comp Plan, which followed boundaries established by SU-2 zoning in the  
15 adopted Rank 3 Volcano Heights and Uptown Sector Development Plans; and

16       WHEREAS, the IDO helps implement these Urban Centers by allowing  
17 additional building height and reducing parking requirements in these  
18 Centers; and

19       WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors  
20 map with a new Corridor designation of Premium Transit Corridors in order to  
21 prioritize transit service in the public right-of-way and encourage higher-  
22 density and mixed-use transit-oriented development that can support and be  
23 supported by transit service; and

24       WHEREAS, the IDO helps implement Premium Transit Corridors for which  
25 funding has been secured and transit station locations have been identified by  
26 allowing additional building height and reducing parking requirements within  
27 660 feet (one-eighth of a mile, a distance of two typical city blocks, considered  
28 a 5-minute walk) of Premium Transit stations; and

29       WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors  
30 map with a new Corridor designation of Main Streets, intended to be  
31 pedestrian-oriented and encourage mixed-use and high-density residential  
32 development along them; and

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1       WHEREAS, the IDO helps implement Main Street Corridors by allowing  
2 additional building height and reducing parking requirements on parcels  
3 within 660 feet (one-eighth of a mile, a distance of two typical city blocks,  
4 considered a 5-minute walk) of the centerline of Main Street Corridors; and

5       WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors  
6 map with a new Center designation of Activity Centers, intended to serve  
7 surrounding neighborhoods, be more walkable and allow higher-density and  
8 higher-intensity uses than non-Center areas; and

9       WHEREAS, the IDO helps implement Activity Centers by requiring  
10 enhanced building façade design and site design for drive-throughs that  
11 results in more pedestrian-oriented layouts within the boundary of these  
12 Centers; and

13       WHEREAS, the IDO helps implement the Centers and Corridors vision by  
14 converting existing mixed-use and non-residential zoning in Centers and  
15 Corridors intended to be walkable, mixed-use, and dense to IDO zone districts  
16 with the closest matching set of permissive uses, as described in more detail  
17 below; and

18       WHEREAS, the IDO helps implement the Centers and Corridors vision by  
19 providing different dimensional standards for density, height, and setbacks,  
20 lower parking standards, additional building design and site layout standards,  
21 and reduced buffering and landscaping requirements that will allow more  
22 urban development forms as relevant for walkable, mixed-use, dense Centers  
23 and Corridors (excluding Old Town, Employment Centers, and Commuter  
24 Corridors); and

25       WHEREAS, the 2017 ABC Comp Plan included an updated map of City  
26 Development Areas Map that replaced the 1975 Development Areas with one  
27 of two new Development Area designations: Areas of Change, including all  
28 Centers but Old Town and all Corridors but Commuter Corridors, or Areas of  
29 Consistency, including single-family neighborhoods, parks, Major Public Open  
30 Space, golf courses, airport runway zones, and many arroyos, acequias, and;  
31 and

32       WHEREAS, the 2017 ABC Comp Plan includes policies to encourage  
33 growth and development in Areas of Change and policies to protect the

1 character and built environment in Areas of Consistency from new  
2 development or redevelopment; and  
3 WHEREAS, the IDO helps implement the Comp Plan by providing  
4 Neighborhood Edge regulations (§14-16-4-8) that require a transition and  
5 buffering between Areas of Change and Residential zones, as well as other  
6 design requirements for development in Areas of Change to minimize negative  
7 impacts on Areas of Consistency; and  
8 WHEREAS, the IDO helps implement the Comp Plan by including  
9 regulations (§14-16-4-2.3) to avoid sensitive lands such as flood plains, steep  
10 slopes, unstable soils, wetlands, escarpments, rock outcroppings, large  
11 stands of mature trees, archaeological sites; and  
12 WHEREAS, the IDO helps implement the Comp Plan by including specific  
13 regulations (§14-16-2.4) to ensure that development near sensitive lands,  
14 including archaeological sites (§14-16-2.4), arroyos (§14-16-2.5), and acequias  
15 (§14-16-2.6), is context-sensitive; and  
16 WHEREAS, the IDO helps implement the Comp Plan by incorporating and  
17 updating regulations from adopted Rank 3 Arroyo Corridor Plans as general  
18 regulations for private property abutting any arroyo identified in the Rank 2  
19 Facility Plan for Arroyos in order to ensure context-sensitive development  
20 next to these natural resources, which function as drainage facilities as well  
21 as providing open space and, in some cases, recreational opportunities  
22 through multi-use trails or parks; and  
23 WHEREAS, the IDO helps implement the Comp Plan by including specific  
24 use restrictions and design standards (§14-16-2.8) to ensure that development  
25 adjacent to or within 330 feet (one-sixteenth of a mile, a distance of one typical  
26 city block) of Major Public Open Space is context-sensitive; and  
27 WHEREAS, the 2017 ABC Comp Plan includes goals and policies to protect  
28 historic assets and cultural resources, and the IDO implements these goals  
29 and policies by incorporating Historic Protection Overlay zones (§14-16-2-7.3)  
30 with design standards to ensure compatible new development and  
31 redevelopment in historic districts, View Protection Overlay zones (§14-16-2-  
32 7.4), and regulations for development next to sensitive lands (§14-16-4-2); and

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1 WHEREAS, the 2017 ABC Comp Plan includes goals and policies to protect  
2 community health and maintain safe and healthy environments where people  
3 can thrive; and

4 WHEREAS, the IDO helps to implement these goals and policies by  
5 providing a set of zones (§14-16-2) that range from low intensity to high  
6 intensity and designating the appropriate mix of land uses in each zone; and

7 WHEREAS, the IDO helps implement these goals and policies by providing  
8 use-specific standards (§14-16-3.3) that require a distance separation for  
9 certain nuisance uses – such as alcohol sales and heavy manufacturing –  
10 from residential areas, schools, and churches to mitigate the potential  
11 negative impact on quality of life; and

12 WHEREAS, the IDO helps implement these goals and policies by providing  
13 use-specific standards (§14-16-3.3) that require distance separations between  
14 uses that pose potential negative impacts on nearby properties – such as  
15 pawn shops, bail bonds, small loan businesses, and liquor retail – to prevent  
16 clustering of such uses; and

17 WHEREAS, the 2017 ABC Comp Plan recommends a transition from long-  
18 range planning with communities on an as-needed basis to create standalone  
19 Rank 2 and 3 plans to a 5-year cycle of planning with each of 12 Community  
20 Planning Areas in order to provide opportunities for all areas of the city to  
21 benefit from area-specific long-range planning, including regular and ongoing  
22 opportunities for stakeholder engagement and analysis by staff of trends,  
23 performance measures, and progress toward implementation actions in the  
24 Comp Plan; and

25 WHEREAS, the IDO implements the new proactive approach to long-range  
26 planning by committing the City to a proactive, equitable system of  
27 assessments (§14-16-5-3.3) done every five years with residents and  
28 stakeholders in each of 12 Community Planning Areas established by the ABC  
29 Comp Plan; and

30 WHEREAS, the IDO furthers the purpose and intent of the Planning  
31 Ordinance (§14-13-2) and the Planned Growth Strategy (§14-13-2-3) by  
32 establishing a regulatory framework that ensures that development is  
33 consistent with the intent of other plans, policies, and ordinances adopted by

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1 the City Council; that updated development standards help ensure provision  
2 of adequate light, air, solar access, open spaces, and water; that clarified and  
3 streamlined development processes will help ensure the harmonious, orderly,  
4 and coordinated development of land in the City, and help create efficiency in  
5 governmental operations; that land use is coordinated with transportation  
6 corridors to help promote the convenient circulation of people, goods, and  
7 vehicles while minimizing traffic hazards; that subdivision standards and  
8 review/approval processes serve as a framework to help Staff and the public  
9 ensure the safety and suitability of land for development; and

10 WHEREAS, the IDO (§14-16-5-3) describes a Planning System (§14-16-5-3)  
11 that incorporates the ranked system of plans described in the Planning  
12 Ordinance (§14-13-2): the Rank 1 plan with which the lower-ranking plans must  
13 be consistent and that the lower-ranking plans are intended to help implement,  
14 Rank 2 plans for facilities that exist throughout the City in various areas and  
15 need to be coordinated and managed with a consistent approach (i.e. Facility  
16 Plans), and Rank 3 plans for specific areas that benefit from more detailed  
17 guidance related to the area’s unique needs and opportunities (e.g.  
18 Metropolitan Redevelopment Plans, Master Plans, and Resource Management  
19 Plans); and

20 WHEREAS, the Planning Ordinance (§14-13-2) is being amended with the  
21 Ordinance adopting the IDO (O-17-49) to clarify that Ranked plans will hereby  
22 include narrative and policies but not regulations; and

23 WHEREAS, adopted Rank 2 Facility Plans will remain in effect, to be  
24 amended pursuant to the IDO (§14-16-5-5.3.B) or as specified in the adopted  
25 plan; and

26 WHEREAS, the 2017 ABC Comp Plan included and updated policies from  
27 adopted Rank 2 Area Plans and Rank 3 Sector Development Plans; and

28 WHEREAS, the 2017 ABC Comp Plan included Sector Development Plans  
29 adopted as of March 2017 in the Appendix so that they can be used as  
30 informational, reference documents for relevant sub-areas, especially in  
31 creating and/or amending Community Planning Area assessments in the  
32 future; and

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1        WHEREAS, the IDO is intended to contain all the zoning and land use laws  
2 of the City, superseding any and all other zoning and land use laws whether  
3 written or based on prior practice; and

4        WHEREAS, the IDO is intended to integrate and adopt regulations  
5 pertaining to land use and development on private land within the City’s  
6 municipal boundaries into one document in order to eliminate duplication,  
7 inconsistencies, and conflicts and to strengthen consistency, coordination,  
8 efficiency, effectiveness, and enforcement of these regulations; and

9        WHEREAS, the IDO does not apply to properties within other jurisdictions,  
10 such as the State of New Mexico, Federal lands, and lands in unincorporated  
11 Bernalillo County or other municipalities; and

12        WHEREAS, the IDO includes the flexibility to tailor uses, overlay zones,  
13 development standards, and review/approval processes for specific sub-areas  
14 to protect character, enhance neighborhood vitality, and respect historic and  
15 natural resources; and

16        WHEREAS, regulations from the adopted Rank 3 Sector Development Plans  
17 and Rank 3 Arroyo Corridor Plans have been coordinated, updated, and  
18 included in the IDO either as citywide regulations or as regulations applying to  
19 a mapped area consistent with the applicable area identified in the relevant  
20 adopted Sector Development Plan; and

21        WHEREAS, the IDO carries over as Character Protection Overlay zones  
22 (§14-16-2-7.2) distinct sets of building and site design standards intended to  
23 reinforce the existing character of sub-areas of the city from adopted Rank 3  
24 Sector Development Plans, including Coors Corridor Plan (last amended in  
25 2013), Downtown Neighborhood Area (adopted 2012), Huning Highland (last  
26 amended in 2005), Los Duranes (adopted 2012), Nob Hill Highland (last  
27 amended in 2014), Rio Grande Boulevard Corridor (adopted 1989),  
28 Sawmill/Wells Park (last amended in 2002), Volcano Cliffs (last amended in  
29 2014), Volcano Heights (last amended in 2014), and Volcano Trails (last  
30 amended in 2014); and

31        WHEREAS, within the Nob Hill Character Protection Overlay zone, the IDO  
32 tailors the dimensional standards associated with Premium Transit stations  
33 and Main Street Corridors, as well as the building height bonus associated

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1 with Workforce Housing, to recognize the lower building heights that  
2 contribute to the distinctive character of “Lower Nob Hill” between Girard  
3 Blvd. and Aliso Dr., consistent with the intent of the adopted Rank 3 Nob Hill  
4 Highland Sector Development Plan; and

5 WHEREAS, the IDO carries over as Historic Protection Overlay zones (§14-  
6 16-2-7.3) historic design standards from the Historic Zone (H-1) and adopted  
7 historic overlay zones, including East Downtown (adopted 2005),  
8 Eighth/Forrester (last amended in 1998), Fourth Ward (adopted 2002), Huning  
9 Highland (adopted 2010), and Silver Hill (last amended in 2010); and

10 WHEREAS, the IDO carries over and updates view preservation regulations  
11 from the Rank 3 Coors Corridor Plan (last amended in 2013) and Rank 3  
12 Northwest Mesa Escarpment Plan (last amended in 2016) as View Protection  
13 Overlay zones (§14-16-2-7.4) to protect views from public rights-of-way to  
14 cultural landscapes designated by the 2017 ABC Comp Plan; and

15 WHEREAS, the IDO includes and updates standards and review/approval  
16 procedures for development from the existing Landmarks and Urban  
17 Conservation Ordinance (§14-12-1 et seq.) in order to protect structures and  
18 areas of historical, cultural, architectural, engineering, archeological, or  
19 geographic significance; and

20 WHEREAS, the IDO includes and updates portions of the Development  
21 Process Manual (DPM) that pertain to the engineering technical standards for  
22 development on private land and these updates have been coordinated with  
23 technical subcommittees that are updating relevant portions of the DPM as  
24 part of a parallel effort in order to remove conflicts between zoning regulations  
25 and technical standards related to street and parking design, drainage, flood  
26 control, and sewer service; to ensure an orderly and harmonious process and  
27 outcome for coordinating land use, transportation, and infrastructure on  
28 private property and within the public right-of-way; and to improve the viability  
29 of multiple transportation methods throughout the city; and

30 WHEREAS, the IDO incorporates the purpose and updates the content of  
31 the existing Zoning Code (§14-16 et seq.); and

32 WHEREAS, the IDO includes three categories of uses – Residential, Mixed-  
33 use, and Non-residential – with zones in each category that range from the

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1 least to the most intense that are appropriate to a mid-size, Southwestern, 21st  
2 century city; and

3 WHEREAS, the existing Official Zoning Map is included by reference in the  
4 Zoning Code (§14-16-4-9); and

5 WHEREAS, the IDO adopts an Official Zoning Map (§14-16-1-6) with zones  
6 converted from existing zone districts pursuant to the zoning conversion rules  
7 described below; and

8 WHEREAS, properties with zoning from the Zoning Code have been  
9 converted on the zoning conversion map to the IDO zone district with the  
10 closest matching set of permissive uses on a conversion map that has been  
11 available to the public for review and comment since April 2016; and

12 WHEREAS, properties with SU-2 or SU-3 zoning from adopted Rank 3  
13 Sector Development Plans have been converted on the zoning conversion  
14 map to the IDO zone district with the closest matching set of permissive uses;  
15 and

16 WHEREAS, properties with Residential and Related Uses – Developing  
17 Area (RD) zoning, Planned Residential Development (PRD) zoning, or Planned  
18 Development Area (PDA) zoning have been converted on the zoning  
19 conversion map to the Planned Development (PD) zone district in the IDO,  
20 which is site-plan controlled and allows uses as specified on the approved site  
21 plan; and

22 WHEREAS, properties with SU-1 zoning in an adopted Rank 3 Sector  
23 Development Plan that describes the zones by referring to the existing Zoning  
24 Code (other than SU-1 for PRD or SU-1 for PDA, whose conversion is  
25 described above) have been converted in the conversion zoning map to the  
26 IDO zone with the closest matching set of permissive uses; and

27 WHEREAS, properties with SU-1 zoning whose zone descriptions refer to  
28 zones from the existing Zoning Code have been converted on the zoning  
29 conversion map to the IDO zone with the closest matching set of permissive  
30 uses; and

31 WHEREAS, properties with SU-1 zoning with zoning descriptions that refer  
32 to permitted uses but do not refer to zones from the existing Zoning Code

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1 have been converted on the conversion zoning map to the IDO zone district  
2 that is site plan controlled – Planned Development (PD); and

3 WHEREAS, the zoning conversion rules for properties with C-2 zoning, or  
4 SU-1, SU-2, or SU-3 zones that reference C-2 zones as the highest uses  
5 allowed permissively, were different for the east and west sides of the Rio  
6 Grande in order to address the imbalance of jobs and housing on the West  
7 Side, so that C-2 properties on the East Side were converted to MX-M to  
8 encourage an ongoing mix of residential and commercial uses, while  
9 properties on the West Side were converted to Non-Residential Commercial  
10 (NR-C) to ensure the addition of retail and services that are currently lacking;  
11 and

12 WHEREAS, the zoning conversion rules for properties with C-3 zoning, or  
13 SU-1 and SU-2 zones that reference C-3 zones as the highest uses allowed  
14 permissively, were different inside and outside of Centers to help implement  
15 the ABC Comp Plan and result in more mixed-use, walkable development  
16 within Centers, so that C-3 properties outside of Centers were converted to  
17 Non-Residential Commercial (NR-C), while properties east of the river within  
18 Urban Centers or Activity Centers or within 660 feet of Premium Transit station  
19 areas or 660 feet of the centerline of a Main Street Corridors were converted to  
20 MX-H, west of the river only properties within 660 feet of Premium Transit  
21 station areas were converted to MX-H; and

22 WHEREAS, the City and Bernalillo County jointly adopted the Planned  
23 Communities Criteria (Code of Resolutions §1-1-10) that establish a procedure  
24 for planning large areas that are intended to function self-sufficiently within  
25 their jurisdictions, with development and services that have no net cost to the  
26 local jurisdiction and that implement the Comp Plan; and

27 WHEREAS, the City has approved two Planned Communities – Mesa del  
28 Sol and Westland – with Level A “Master Plans,” which will be called  
29 Framework Plans in the IDO, and Level B “Master Plans,” which will be called  
30 Site Plans or Master Development Plans, based on the zoning designation;  
31 and

32 WHEREAS, properties within a Planned Community have been converted to  
33 the IDO’s Planned Community (PC) zone, which will still be regulated pursuant

1 to the relevant approved “Master Plan” as an approved Site Plan – EPC, with  
2 uses regulated pursuant to the matching IDO conversion zone for any named  
3 zone out of the existing Zoning Code; and

4 WHEREAS, the IDO includes a Use Table (§14-16-3-2) that clearly indicates  
5 land uses that are permitted, conditional, accessory, conditional accessory,  
6 conditional vacant, or temporary in each zone district; and

7 WHEREAS, the IDO includes use-specific standards (§14-16-3-3) to  
8 establish use regulations, further design requirements, allowances, area-  
9 specific regulations, and/or processes to avoid or mitigate off-site impacts and  
10 ensure high-quality development, including those carried over from adopted  
11 Rank 3 Sector Development Plans and generalized to apply citywide or  
12 mapped to continue to apply to a small area; and

13 WHEREAS, the IDO includes general development standards (§14-16-4)  
14 related to site design and sensitive lands; access and connectivity; parking  
15 and loading; landscaping, buffering, and screening; walls; outdoor lighting;  
16 neighborhood edges; solar access; building design; signs; and operation and  
17 maintenance; and

18 WHEREAS, the IDO includes and updates standards for the subdivision of  
19 land (§14-16-4-4) and associated administrative and enforcement procedures  
20 (§14-16-5) in the existing Subdivision Ordinance (§14-14-1 et seq.) in order to  
21 ensure that land suitable for development is served by the necessary public  
22 services and infrastructure, including a multi-modal transportation network,  
23 and platted accordingly; and

24 WHEREAS, the IDO establishes review and approval processes (§14-16-5)  
25 appropriate for each type of land development application in order to clearly  
26 establish notice requirements, decision-making bodies, and criteria for  
27 decision-making bodies; and

28 WHEREAS, the IDO establishes thresholds and criteria for administrative  
29 review and decision by staff (§14-16-5-5.1) for minor projects based on  
30 objective standards for high-quality, context-sensitive development  
31 established by the IDO; and

32 WHEREAS, the IDO establishes thresholds, criteria, and the appropriate  
33 decision-making body for major projects (§14-16-5-5.2) that require a public

1 meeting and/or hearing and whose approval should be based on consideration  
2 of objective standards for high-quality, context-sensitive land use and  
3 development established by the IDO; and

4 WHEREAS, the IDO requires review and decision by the Environmental  
5 Planning Commission for a zone change (§14-16-5-5.3.E) and site plan  
6 approval (§14-16-5-5.2.F) based on consideration of policy as well as objective  
7 standards for high-quality, context-sensitive development established by the  
8 IDO in Planned Development (PD), Non-residential Sensitive Use (NR-SU) zone  
9 districts, and new Master Development Plans in Non-residential Business Park  
10 (NR-BP) zone districts; and

11 WHEREAS, the IDO incorporates and updates criteria for amendments of  
12 the zoning map (i.e. zone changes) adopted by R-270-1980 and differentiates  
13 between criteria for Areas of Change and Areas of Consistency to help  
14 implement the 2017 ABC Comp Plan; and

15 WHEREAS, the IDO requires applicants requesting amendments of the  
16 zoning map on properties wholly or partially within Areas of Consistency to  
17 demonstrate that the new zone would clearly reinforce or strengthen the  
18 established character of the surrounding Area of Consistency and would not  
19 permit development that is significantly different from that character; and

20 WHEREAS, the IDO requires review and decision by the Environmental  
21 Planning Commission (§14-16-5-5.3.E) based on consideration of policy as  
22 well as objective standards for high-quality, context-sensitive development  
23 established by the IDO for amendments to the zoning map up to 10 acres in  
24 Areas of Consistency and up to 20 acres in Areas of Change, above which  
25 Council has authority; and

26 WHEREAS, the IDO requires review and recommendation by the  
27 Environmental Planning Commission and review and final decision by the City  
28 Council for amendment of a Rank 1 Plan (§14-16-5-5.3.A), adoption or  
29 amendment of a Rank 2 Facility Plan (§14-16-5-5.3.B), text amendments to the  
30 IDO (§14-16-5-5.3.C), or annexations (§14-16-5-5.3.G) based on consideration  
31 of policy as well as objective standards for high-quality, context-sensitive  
32 development established by the IDO for zone changes of 10 acres or more in  
33 Areas of Consistency and 20 acres or more in Areas of Change; and

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1 WHEREAS, the IDO establishes procedures and criteria for alterations and  
2 demolition within and outside Historic Protection Overlay zones and for  
3 amending existing and designating new Historic Protection Overlay zones and  
4 landmarks (§14-16-5-3.D); and

5 WHEREAS, the IDO requires appeals of all decisions to be reviewed and  
6 recommended by the Land Use Hearing Officer and reviewed and decided by  
7 the City Council as the City’s ultimate land use and zoning authority; and

8 WHEREAS, the IDO establishes criteria and thresholds appropriate for staff  
9 review and decision of minor deviations from zoning dimensional standards  
10 (§14-16-5-4.15); and

11 WHEREAS, the IDO establishes procedures and criteria for the Zoning  
12 Hearing Examiner to decide on requests for conditional uses (§14-16-5-2.B) or  
13 for variances from dimensional zoning standards (§14-16-5-2.K); and

14 WHEREAS, the IDO establishes procedures for the Development Review  
15 Board (§14-16-5-2.L) to grant variances to sidewalks, public right-of-way  
16 standards, and subdivision standards, based on criteria established in the  
17 Development Process Manual; and

18 WHEREAS, the IDO establishes procedures and criteria for the  
19 Environmental Planning Commission to grant exceptions to zoning  
20 dimensional standards that provide civic benefits or that benefit the natural  
21 environment (§14-16-5-2.F); and

22 WHEREAS, the IDO establishes notice and meeting requirements (§14-16-5-  
23 5) that provide public awareness of development projects and input  
24 opportunities appropriate to the scale of the development project – minor  
25 projects that are administratively decided requiring notice but no meetings or  
26 hearings, major projects that require notice and either a meeting or hearing,  
27 and projects requiring discretionary decision-making based on consideration  
28 of policy in addition to IDO regulations that are heard and decided at public  
29 hearings; and

30 WHEREAS, approved site plans and permits shall remain valid (as  
31 described in §14-16-1-10) unless they expire (as described in §14-16-5-4.23) or  
32 are amended (as described in §14-16-5-4.24); and

1       WHEREAS, the IDO establishes the period of validity for development  
2       approvals that are subject to expiration; and  
3       WHEREAS, the expiration of approvals granted prior to the effective date of  
4       the IDO shall be calculated from the effective date of the IDO; and  
5       WHEREAS, any compliance periods specified in the Zoning Code that are  
6       carried over or replaced with new time periods for compliance in the IDO are  
7       to be calculated from the effective date of the IDO; and  
8       WHEREAS, all existing development that conforms to the Zoning Code on  
9       the date the IDO becomes effective but that does not comply with the IDO shall  
10      be considered nonconforming and allowed to continue, subject to limits on  
11      expansion and thresholds after which the property must be brought into  
12      compliance with the IDO as specified in §14-16-5-6; and  
13      WHEREAS, the IDO establishes adequate provisions for the continuation  
14      and expansion of nonconforming uses, structures, lots, signs, and site  
15      features (§14-16-5-6), as well as appropriate thresholds or timeframes for when  
16      nonconformities must come into compliance with the IDO; and  
17      WHEREAS, the IDO establishes appropriate standards and procedures for  
18      enforcing violations and assessing penalties (§14-16-5-7); and  
19      WHEREAS, any violation of the City zoning, subdivision, or land  
20      development regulations in effect prior to the effective date of this IDO will  
21      continue to be a violation under this IDO and subject to enforcement actions,  
22      unless the development or other activity that was a violation of the previous  
23      regulations is consistent with the requirements and regulations of this IDO;  
24      and  
25      WHEREAS, the City and private property owners will need time to transition  
26      from processes related to the existing zoning code to the new IDO, and the  
27      IDO is therefore intended to become effective six months from its adoption  
28      date; and  
29      WHEREAS, the Planning Department intends to submit and sponsor a  
30      series of zone change requests for review/approval within a year of the IDO  
31      effective date to address mismatches of land use and zoning that pre-existed  
32      the IDO adoption, to address properties with uses that become nonconforming  
33      upon the IDO becoming effective, and to consider requests from property

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1 owners desiring to downzone their existing zoning to a less intense, less  
2 dense zone district in Areas of Consistency; and  
3 WHEREAS, the Planning Department intends to initiate the Community  
4 Planning Areas assessments within two years after the effective date of the  
5 IDO to assess current and anticipated trends and conditions, to understand  
6 planning issues and develop solutions to address them, and to track progress  
7 on performance measures identified in the ABC Comp Plan over time; and  
8 WHEREAS, the IDO requires the City to create an update process and  
9 annual schedule for updates to the IDO; and  
10 WHEREAS, the Office of Neighborhood Coordination sent e-mail  
11 notification to neighborhood representatives on December 29, 2016, as  
12 required, as part of the Environmental Planning Commission (EPC) application  
13 process, and Planning Staff sent a re-notification reminder and Notice of  
14 Decision for each hearing to neighborhood representatives on March 21, April  
15 11, April 25, and May 5, 2017; and  
16 WHEREAS, the proposed IDO was announced in the *Albuquerque Journal*,  
17 the *Neighborhood News*, and on the Planning Department’s webpage in  
18 January 2017; and  
19 WHEREAS, staff prepared summary handouts for each adopted Sector  
20 Development Plan to explain how Sector Development Plan policies were  
21 incorporated into the 2017 ABC Comp Plan, how regulations from Sector  
22 Development Plan regulations were incorporated into the Integrated  
23 Development Ordinance as either a best practice approach to land-use  
24 regulation and zoning that was extended citywide or as a regulation that was  
25 mapped to apply to the same area as specified in the Sector Development  
26 Plan, either as a zone district (§14-16-4.5.C), a Character Protection Overlay  
27 zone (§14-16-2-7), a Historic Protection Overlay zone (§14-16-2-7.3), a View  
28 Protection Overlay zone (§14-16-2-7.4), a use-specific standard (§14-16-3.3), a  
29 development standard (§14-16-4), or an administrative procedure (§14-16-5-  
30 5.2); and  
31 WHEREAS, the public and staff from City departments and outside  
32 agencies had opportunities to make written and verbal comments prior to and

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1 during the EPC’s review of the IDO, and the IDO was revised to reflect  
2 Conditions of Approval recommended by the EPC; and

3 WHEREAS, the EPC voted on May 15, 2017 after five hearings to  
4 recommend approval of the IDO with a vote of 6-1 (with one Commissioner  
5 absent and one Commissioner’s position vacant); and

6 WHEREAS, the public and staff had an opportunity to make written and  
7 verbal comments prior to and during the Land Use, Planning, and Zoning  
8 Committee’s review of the IDO, and the IDO was revised to reflect changes  
9 recommended by the LUPZ Committee; and

10 WHEREAS, the public and staff had an opportunity to make written and  
11 verbal comments prior to and during the full Council’s review of the IDO, and  
12 the Council adopted Floor Amendments to change the IDO in response; and

13 WHEREAS, the policy purpose of the Rank 2 Area Plans and Rank 3 Sector  
14 Development Plans has been replaced by the 2017 ABC Comp Plan update;  
15 and

16 WHEREAS, the planning purpose of Rank 2 Area Plans and Rank 3 Sector  
17 Development Plans for sub-areas of the city has been replaced with the 2017  
18 ABC Comp Plan implementation policies and IDO Planning System (§14-16-5-  
19 3) to provide a proactive, equitable system of long-range planning for all areas  
20 of the city as assessments done every five years with residents and  
21 stakeholders in each of 12 Community Planning Areas established by the ABC  
22 Comp Plan; and

23 WHEREAS, the regulatory purpose of the Rank 3 Sector Development  
24 Plans has been replaced by the IDO, which includes best practices for  
25 coordinating land use and transportation, establishing appropriate land use  
26 controls through zoning, protecting single-family neighborhoods and  
27 sensitive lands, and providing appropriate tools to protect character in  
28 historic districts and unique neighborhoods; and

29 WHEREAS, the land use and zoning purpose of the Rank 3 Sector  
30 Development Plans has been replaced with the IDO, which includes  
31 regulations from adopted Rank 3 Sector Development Plans, and the zoning  
32 conversion map, which converts SU-2 zoning from Rank 3 Sector

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1 Development Plans to zones in the IDO with the closest matching set of  
2 permissive uses; and

3 WHEREAS, the regulatory purpose of the Rank 3 Arroyo Corridor Plans has  
4 been replaced by the IDO, which incorporates and updates regulations from  
5 adopted Arroyo Corridor Plans and applies then citywide along arroyos  
6 designated in the Rank 2 Facility Plan for Arroyos to ensure that development  
7 on private land adjacent to arroyos is context-sensitive; and

8 WHEREAS, the Rank 3 Arroyo Corridor Plans will continue to be used as  
9 Resource Management Plans by the relevant implementing departments to  
10 provide policy guidance for the management of these resources; and

11 WHEREAS, Master Plans for City facilities, such as the Balloon Fiesta Park  
12 Master Plan and BioPark Master Plan, will continue to be used as Rank 3  
13 Master Plans by the relevant implementing departments for guidance on  
14 management and planning these individual facilities, to be developed and  
15 amended as specified by the relevant implementing departments; and

16 WHEREAS, several Sector Development Plans were jointly adopted as  
17 Metropolitan Redevelopment Area Plans, including St. Joseph Hospital/Civic  
18 Auditorium Area Sector Development Plan (adopted in 1979), McClellan Park  
19 Metropolitan Redevelopment Plan (last amended in 1995), Los Candelarias  
20 Village Center & Metropolitan Redevelopment Plan (adopted in 2001), South  
21 Broadway Sector Development Plan and Metropolitan Redevelopment Plan  
22 (last amended in 2002), and Downtown 2025 Sector Development Plan (last  
23 amended in 2014); and

24 WHEREAS, adopted Metropolitan Redevelopment Plans – including  
25 Metropolitan Plans that were adopted as joint Sector Development Plans and  
26 Metropolitan Plans – will continue to be used by the Metropolitan  
27 Redevelopment Agency as Rank 3 Metropolitan Redevelopment Plans to  
28 provide guidance on redevelopment efforts, catalytic projects, and  
29 public/private partnerships, subject to amendment pursuant to the  
30 Metropolitan Redevelopment Agency Ordinance (§14-8-4-3(B)); and

31 WHEREAS, the City adopted a Rank 2 Bikeways and Trails Facility Plan that  
32 replaced the former Trails and Bikeways Plan and On-Street Comprehensive  
33 Bike Plan; and

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1 WHEREAS, references in the Code of Resolutions to previous amendments  
2 to the Comp Plan and other plans that are no longer necessary should be  
3 removed to be consistent with changes to §14-13-2-2 in the Planning  
4 Ordinance amended via O-17-49 and codified in §14-16-5-3 of the IDO.

5 WHEREAS, references in the Code of Resolutions to zone districts the  
6 Zoning Code should be updated to reflect the new zone districts in the IDO.

7 WHEREAS, references in the Code of Resolutions to former Commissions  
8 and procedures that are no longer current practice, such as the Extraterritorial  
9 Zoning Commission and prior notice of annexations by City Council, need to  
10 be updated to match changes to State Law.

11 WHEREAS, many resolutions in the Code of Resolutions refer to plans and  
12 practices that are no longer in use, and deleting outdated references and  
13 reorganizing the remaining content is intended to clarify requirements and  
14 increase governmental efficiency, effectiveness, and consistency.

15

16 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
17 ALBUQUERQUE:

18 Section 1. The City hereby repeals the Rank 2 Area Plans, whose policy  
19 content has been updated, incorporated into, and replaced by the 2017 ABC  
20 Comp Plan via R-16-08 (Enactment No. R-2017-026) and whose policy purpose  
21 has been invalidated by the amendments to the Planning Ordinance in the  
22 companion legislation adopting the Integrated Development Ordinance (O-17-  
23 49). The Code of Resolutions Land Use – Article 11: Area Plans is hereby  
24 repealed, with the following related actions:

25 (A) The following Parts are repealed in their entirety:

- 26 • §1-11-2 Southwest Area Plan
- 27 • §1-11-3 East Mountain Area Plan
- 28 • §1-11-4 North Valley Area Plan
- 29 • §1-11-8 West Side Strategic Plan
- 30 • §1-11-10 Sandia Foothills Area Plan

31 (B) The following Part is moved as follows:

- 32 • §1-11-5 Trails and Bikeways Plan; On-Street Comprehensive Bike Plan  
33 adopting resolutions, which were replaced with the Bikeways & Trails

1 Facility Plan, are moved to become a new §4-2-9, for historical  
2 reference, and sections (A)(1), (A)(2), (B)(1), and (B)(2) are hereby  
3 rescinded. A reference to §1-14-1 Bikeways & Trails Facility Plan shall  
4 be added.

5 (C) The following Parts are moved to a new Article 15: Rank 3 Master Plans and  
6 Resource Management Plans, and the City hereby designates the  
7 referenced plans as Rank 3 Plans.

- 8 • §4-2-5 Albuquerque International Airport Master Plan and Airport Noise  
9 Compatibility Program is moved to become a new §1-15-1, with a  
10 reference to §1-11-7 Airport Master Plan. The text in §1-11-7 is  
11 rescinded.
- 12 • §1-11-6 Bosque Action Plan is moved to become a new §1-15-2.
- 13 • §4-4-2 Rio Grande Zoological Park Master Plan is moved to become a  
14 new §1-15-3.
- 15 • §1-11-13 Los Poblanos Fields Open Space Resource Management Plan  
16 is moved to become a new §1-15-23.
- 17 • §4-4-3 Rio Grande Valley State Park Management Plan is hereby  
18 designated a Resource Management Plan and moved to become a new  
19 §1-15-25.
- 20 • §1-11-14 Tijeras Arroyo Biological Zone Resource Management Plan is  
21 moved to become a new §1-15-26.

22 (D) The following Parts are moved to a new Article 16: Framework Plans, and  
23 the City hereby designates the referenced plans as adopted Framework  
24 Plans.

- 25 • §1-11-9 Level A Community Master Plan for Mesa del Sol is moved to  
26 become a new §1-16-1.
- 27 • §1-11-12 Westland Master Plan is moved to become a new §1-16-2, and  
28 shall be updated with the text of R-15-5, Enactment No. R-2016-007.

29 Section 2. The following approved, but uncodified Facility Plans are hereby  
30 incorporated into a new Article 14: Rank 2 Facility Plans, created in Section 1  
31 above. The City hereby designates following plans as Rank 2 Facility Plans:

- 32 • Bikeways & Trails Facility Plan. The resolution adopting this plan (R-14-  
33 142 / Enactment no. R-2015-045) shall be added as a new §1-14-1, with

1 references to §4-2-1 Bikeway Network Plan and §4-2-9 Trails and  
2 Bikeways and On-Street Comprehensive Bike Plan. The text in §1-14-1  
3 is hereby rescinded.

- 4 • Facility Plan: Electric System Transmission and Generation (2010-  
5 2020). The resolution adopting this plan (R-11-311 / Enactment no. R-  
6 2012-023) shall be added as a new §1-14-2, with a reference to §4-3-1  
7 Facility Plan: Electric Service Transmission and Sub-transmission  
8 Facilities (1995-2005). The text of §4-3-1 is hereby rescinded.
- 9 • Facility Plan for Arroyos. The resolution adopting this plan (no number)  
10 shall be added as a new §1-14-3.
- 11 • Major Public Open Space Facility Plan. The resolution adopting this  
12 plan (R-1-1999) shall be added as a new §1-14-4.
- 13 • Route 66 Action Plan. The resolution adopting this plan (R-14-115 /  
14 Enactment no. R-2014-094) shall be added as a new §1-14-5.

15 Section 3. The City hereby repeals the existing Rank 3 Sector Development  
16 Plans as regulatory documents whose purposes are replaced by the  
17 Integrated Development Ordinance, whose regulatory content has been  
18 updated, incorporated into, and replaced by the Integrated Development  
19 Ordinance, and whose policy content has been updated, incorporated into,  
20 and replaced by the 2017 ABC Comp Plan via R-16-08 (Enactment No. R-2017-  
21 026). Code of Resolutions Land Use – Article 7: Sector Development and  
22 Community Development Plans is hereby repealed, with the following related  
23 actions:

24 (A) Article 4 is amended to repeal the following Parts in their entirety:

- 25 • §1-4-1 Downtown 2025 Sector Development Plan

26 (B) Article 7 is amended to repeal the following Parts in their entirety:

- 27 • §1-7-1 Designation of Community Development Areas
- 28 • §1-7-2 Academy-Tramway-Eubank Sector Development Plan
- 29 • §1-7-3 Los Duranes Sector Development Plan and Community  
30 Development Plan
- 31 • §1-7-4 Downtown Neighborhood Area Sector Development Plan and  
32 Community Development Plan

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- 1 • §1-7-5 University of Albuquerque Sector Development Plan
- 2 • §1-7-6 La Mesa Sector Development Plan and Community Development
- 3 Plan
- 4 • §1-7-7 West Mesa Sector Development Plan and Community
- 5 Development Plan
- 6 • §1-7-8 Los Griegos Sector Development Plan and Community
- 7 Development Plan
- 8 • §1-7-9 Boys' Club Sector Development Plan
- 9 • §1-7-10 North Barelmas Sector Development Plan and Community
- 10 Development Plan
- 11 • §1-7-11 Old Town Sector Development Plan and Community
- 12 Development Plan
- 13 • §1-7-12 Huning Highland Sector Development Plan
- 14 • §1-7-13 University Neighborhood Sector Development Plan
- 15 • §1-7-14 Sawmill/Wells Park Sector Development Plan
- 16 • §1-7-15 South Broadway Neighborhoods Sector Development Plan
- 17 • §1-7-17 Trumbull Neighborhood Sector Development Plan
- 18 • §1-7-18 Huning Castle and Raynolds Addition Neighborhood Sector
- 19 Development Plan
- 20 • §1-7-19 Uptown Sector Development Plan
- 21 • §1-7-20 El Rancho Atrisco Sector Development Plan
- 22 • §1-7-21 La Cuesta Sector Development Plan
- 23 • §1-7-22 Heritage Hills East Sector Development Plan
- 24 • §1-7-23 East Gateway Sector Development Plan
- 25 • §1-7-24 McClellan Park District Sector Development Plan
- 26 • §1-7-25 Lava Shadows Sector Development Plan
- 27 • §1-7-26 East Atrisco Sector Development Plan
- 28 • §1-7-27 Coors Corridor Sector Development Plan
- 29 • §1-7-28 Seven Bar Ranch Neighborhood Sector Development Plan
- 30 • §1-7-29 Riverview Neighborhood Sector Development Plan
- 31 • §1-7-30 North Interstate 25 Sector Development Plan
- 32 • §1-7-31 West Route 66 Sector Development Plan

- 1 • §1-7-32 Nob Hill Sector Development Plan
- 2 • §1-7-33 Rio Bravo Sector Development Plan
- 3 • §1-7-34 Tower/Unser Sector Development Plan
- 4 • §1-7-35 Martineztown/Santa Barbara Neighborhoods Sector
- 5 Development Plan
- 6 • §1-7-36 Vineyard Sector Development Plan
- 7 • §1-7-37 High Desert Sector Development Plan
- 8 • §1-7-38 Quintessence Sector Development Plan
- 9 • §1-7-39 Barelmas Sector Development Plan
- 10 • §1-7-40 South Martineztown Sector Development Plan
- 11 • §1-7-41 Window G Sector Development Plan
- 12 • §1-7-42 La Cueva Sector Development Plan
- 13 • §1-7-44 East Gateway Sector Planning and Interim Development
- 14 Management Area
- 15 • §1-7-45 Volcano Heights Sector Development Plan
- 16 • §1-7-46 2008 South Yale Sector Development Plan
- 17 • §1-7-47 North 4<sup>th</sup> Street Corridor Plan
- 18 • §1-7-48 Volcano Cliffs Sector Development Plan
- 19 • §1-7-49 Volcano Trails Sector Development Plan

20 (C) Article 11 is amended to repeal the following Parts in their entirety:

- 21 • §1-11-11 Northwest Mesa Escarpment Plan

22 (D) Article 13 is amended to repeal the following Parts in their entirety:

- 23 • §1-13-1 Rio Grande Boulevard Corridor Plan

24 Section 4. The City hereby severs and invalidates the regulatory content of  
25 the jointly adopted Rank 3 Sector Development Plans and Metropolitan  
26 Redevelopment Plans, which will no longer serve as Sector Development  
27 Plans but will continue to serve as Metropolitan Redevelopment Plans to guide  
28 the Metropolitan Redevelopment Agency on redevelopment efforts, catalytic  
29 projects, and public/private partnerships, subject to amendment pursuant to  
30 the Metropolitan Redevelopment Agency Ordinance (§14-8-4-3(B)). Code of  
31 Resolutions Land Use - Article 6: Redevelopment Plans is hereby repealed,  
32 and Articles 7 and 12 are amended with the following related actions:

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- 1 (A) The City hereby designates the following plans as Rank 3 Metropolitan  
2 Redevelopment Area Plans only, with regulatory content voided and  
3 amended with the following changes:
- 4 • Part §1-6-7 McClellan Park Metropolitan Redevelopment Plan, is moved  
5 to become a new §1-12-17 and is revised to delete subsection (C): “~~Any~~  
6 ~~subsequent amendment of that part of the McClellan Park Sector~~  
7 ~~Development Plan, which is attached to Resolution No. 9-1984 as~~  
8 ~~Section III, constitutes an amendment of the McClellan Park~~  
9 ~~Metropolitan Redevelopment Plan. All amendments of the McClellan~~  
10 ~~Park Metropolitan Redevelopment Plan which are hereafter desired shall~~  
11 ~~be accomplished by amending the McClellan Park Sector Development~~  
12 ~~Plan.”~~
  - 13 • Part §1-6-9 South Broadway Neighborhoods Metropolitan  
14 Redevelopment Plan is moved to become a new §1-12-18 and is revised  
15 as follows: “The South Broadway Neighborhoods Metropolitan  
16 Redevelopment Plan, ~~which is the same as the Sector Plan for the South~~  
17 ~~Broadway Neighborhoods Metropolitan Redevelopment Area~~ is hereby  
18 approved in all respects.”
  - 19 • Part §1-7-16 St. Joseph/Civic Auditorium Area Sector Development Plan,  
20 is moved to become a new (A) through (F) of Part §1-12-4, and sections  
21 (A) and (B) are renumbered to reflect the insertion.
  - 22 • Part §1-7-43 Downtown 2010 Sector Development Plan, is moved to  
23 become a new Part §1-12-19, Downtown 2025 Metropolitan  
24 Redevelopment Plan. References to the “Downtown 2010 Sector  
25 Development Plan” shall be deleted and replaced with “Downtown 2025  
26 Metropolitan Redevelopment Area Plan.”
  - 27 • Part §1-12-12 Los Candelarias Village Center Metropolitan  
28 Redevelopment Area, is revised to delete the words “Sector  
29 Development Plan” in and replace with “Metropolitan Redevelopment  
30 Area Plan.”
- 31 (B) The following Metropolitan Redevelopment Plan resolutions are amended  
32 to update their citation reference in the Code of Ordinances and amended  
33 with the following changes:

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- 1 • Part §1-4-2 Sawmill Revitalization Strategy is hereby rescinded in its
- 2 entirety, whose purpose and intent has been incorporated into the
- 3 Sawmill Metropolitan Redevelopment Area Plan.
- 4 • Part §1-4-3 Bridge/Isleta Revitalization Plan is moved to become a new
- 5 §1-12-20.
- 6 • Part §1-6-8 Soldiers and Sailors Park Metropolitan Redevelopment Plan,
- 7 is moved to become a new §1-12-21 and is revised as follows: “(A)(2)
- 8 The Plan conforms to the general plans of the city as a whole, ~~to the~~
- 9 ~~Downtown Neighborhoods Area Sector Development Plan, and to the~~
- 10 ~~Huning Castle/Raynold Addition Sector Development Plan; and”~~
- 11 • §1-6-10 South Barelmas Industrial Park Redevelopment Plan, is moved to
- 12 become a new §1-12-22, and it is renamed “South Barelmas Industrial
- 13 Park Redevelopment Area Plan.”
- 14 • §1-6-11 Barelmas Neighborhood Commercial Area Revitalization and
- 15 Metropolitan Redevelopment Plan, is moved to become a new §1-12-23.
- 16 • §1-6-12 Near Heights Metropolitan Redevelopment Plan, is moved to
- 17 become a new §1-12-24, and it is renamed “Near Heights Metropolitan
- 18 Redevelopment Area Plan.”
- 19 • §1-6-13 Highland Central Metropolitan Redevelopment Plan, is moved to
- 20 become a new §1-12-25, and it is renamed “Highland Central
- 21 Metropolitan Redevelopment Area Plan.”
- 22 • §1-6-14 Clayton Heights Metropolitan Redevelopment Plan, is moved to
- 23 become a new §1-12-26, and it is renamed “Clayton Heights
- 24 Metropolitan Redevelopment Area Plan.”
- 25 • §1-6-15 Historic Central Metropolitan Redevelopment Plan, is moved to
- 26 become a new §1-12-27, and it is renamed “Historic Central Metropolitan
- 27 Redevelopment Area Plan.”

28 Section 5. The City hereby severs and invalidates the regulatory content of

29 the Rank 3 Arroyo Corridor Plans, which has been included or updated in the

30 Integrated Development Ordinance, and shall consider these plans as

31 Resource Management Plans that provide policy guidance to the

32 implementing department(s). Code of Resolutions Land Use - Article 13:

33 Corridor Plans is hereby repealed, with the following related actions:

- 1 (A) The following Parts are moved to a new Article 15, and the City hereby  
2 designates the referenced plans as Rank 3 Resource Management Plans.
- 3 • §1-13-2 Pajarito Arroyo Corridor Plan is moved to become a new §1-15-  
4 24, and it is amended as follows: “The Pajarito Arroyo Corridor Plan,  
5 attached to Resolution No. 115-1990 is hereby adopted as a Rank Three  
6 Plan. ~~All development and improvement activities within the design~~  
7 ~~overlay zone shall be guided by this plan.~~ All management, operations,  
8 and improvement activities within the corridor shall be guided by this  
9 plan.”
  - 10 • §1-13-3 Bear Canyon Arroyo Corridor Plan is moved to become a new  
11 §1-15-22, and it is amended as follows: “(A) The Bear Canyon Arroyo  
12 Corridor Plan, attached to Resolution No. 100-1991 is hereby adopted as  
13 a Rank Three 3 Plan. All development management, operations, and  
14 improvement activities within the corridor ~~and the adjacent design~~  
15 ~~overlay zone shall be guided by this plan.~~ (B) ~~The Design Overlay Zone,~~  
16 ~~which includes all properties abutting the corridor is hereby mapped as~~  
17 ~~an amendment to the city of Albuquerque Zone Map.”~~
  - 18 • §1-13-4 Amole Arroyo Corridor Plan is moved to become a new §1-15-  
19 21, and it is amended as follows: “(A) The Amole Arroyo Corridor Plan,  
20 attached to Resolution No. 165-1991 is hereby adopted as a Rank Three  
21 Plan. All development management, operations, and improvement  
22 activities within the corridor ~~and the adjacent design overlay zone shall~~  
23 ~~be guided by this plan.~~ (B) ~~The Design Overlay Zone is hereby mapped~~  
24 ~~as an amendment to the city zone map with the boundary specified on~~  
25 ~~the Amole Arroyo Corridor Plan pocket map.”~~
- 26 (B) The following Part is moved to Chapter 4: Programs and Plans, Article 2:  
27 Transportation.
- 28 • Part §1-13-5 Interstate Corridor Enhancement Plan is moved to become  
29 a new Part §4-2-11, and Parts §4-2-10 and §4-2-11 are renumbered to  
30 reflect the insertion.
- 31 (C) The following Parts are moved to a new Article 15, and the City hereby  
32 designates the referenced plans as Rank 3 Resource Management Plans.

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1 • Part §1-11-13 Los Poblanos Fields Open Space Resource Management  
2 Plan is moved to become a new §1-15-23.

3 • Part §1-11-14 Tijeras Arroyo Biological Zone Resource Management  
4 Plan is moved to become a new §1-15-25.

5 Section 6. The City hereby repeals Article 10: Overlay zones, including the  
6 Historic Overlay Zones resolutions (§1-10-1, §1-10-2, §1-10-3), the Design  
7 Overlay Zones resolutions (§1-10-20 through §1-10-23), and the Airport  
8 Overlay Zone resolutions (§1-10-30), whose regulatory purpose has been  
9 replaced by the Integrated Development Ordinance (O-17-49).

10 (A) The following Overlay Zone plans are hereby rescinded:

- 11 • Alameda Boulevard Design Overlay Zone (July 28, 1998)
- 12 • Atrisco Vista Wall Overlay Zone (Z-84-115)
- 13 • Central Avenue Design Overlay Zone (R-13-165, Enactment No. R-2013-  
14 065))
- 15 • Sunport Boulevard Design Overlay Zone (R-453, Enactment No. 110-  
16 1992)
- 17 • Unser Boulevard Overlay Zone (R-14, Enactment No. 95-1992)

18 (B) The City hereby invalidates other Overlay Zones and plans that may have  
19 been adopted that are not otherwise listed in Section 6(A) above.

20 Section 7. The City hereby repeals §1-1-2, Policies for Zone Map Change  
21 Applications, which is commonly referred to by its enactment number of “R-  
22 270-1980,” whose procedures and criteria for zone change requests have been  
23 replaced by the Integrated Development Ordinance (O-17-49).

24 Section 8. The City hereby repeals §1-1-4, Annexation Policies, and §1-1-5,  
25 Withdrawal of Petitioners for Annexation, whose procedures and criteria for  
26 annexation of land into the City has been replaced by the Integrated  
27 Development Ordinance (O-17-49).

28 Section 9. The City hereby repeals §1-1-6, Annual Revised Program of  
29 Planning Priorities, whose procedures have been replaced by the Integrated  
30 Development Ordinance (O-17-49).

31 Section 10. The City hereby repeals §1-1-11, Bed and Breakfast  
32 Establishments in Residential Areas, whose procedures and criteria for

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1 establishing bed and breakfast zoning has been replaced by the Integrated  
2 Development Ordinance (O-17-49).

3 Section 11. The City hereby repeals §1-1-12, High Quality in Site  
4 Development Type Plans, whose procedures and criteria for creating site  
5 development plans has been replaced by the Integrated Development  
6 Ordinance (O-17-49).

7 Section 12. The City hereby repeals §1-1-16, Establishing a Policy Pursuant  
8 to the Pre-Development Facility Fee to Require Plat Review by Albuquerque  
9 Public Schools Prior to City Approval for Preliminary Plats and Final Plats  
10 Containing Residential Uses, whose procedures and criteria for referral of  
11 platting applications to APS has been updated, integrated into, and replaced  
12 by the Integrated Development Ordinance (O-17-49).

13 Section 13. The City hereby repeals Article §1-3, Metropolitan Areas and  
14 Urban Centers Plan, whose policies have been replaced by the ABC Comp  
15 Plan Centers and Corridors Map via R-16-08 (Enactment No. R-2017-026) and  
16 whose regulatory intent has been replaced by the Integrated Development  
17 Ordinance (O-17-49).

18 Section 14. The City hereby repeals Part §2-5-1 Extraterritorial Zoning  
19 Commission in its entirety, whose purpose has been invalidated by changes  
20 to State Law.

21 Section 15. The City hereby repeals Part §1-1-14 City Council’s Prior  
22 Notice of Annexations Required in its entirety, whose purpose has been  
23 invalidated by changes to State Law.

24 Section 16. The City hereby amends Part §1-1-10 Criteria to Guide the  
25 Planning and Development of Planned Communities in the Reserve Area to  
26 ensure consistency with the 2017 ABC Comp Plan via R-16-08 (Enactment No.  
27 R-2017-026) and the Integrated Development Ordinance (O-17-49).

- 28 • Subsection §1-1-10(A) is revised as follows: “Acceptance of planned  
29 communities criteria: policy element. The Planned Community Criteria:  
30 Policy Element, attached to Resolution No. 151-1990 are accepted and  
31 approved in fulfillment of Subsection 2.D of Resolution 138-1988,  
32 conditioned upon public hearing and approval by the Albuquerque City  
33 Council and the Bernalillo County Commission of the following

- 1           ~~amendments to the Albuquerque/Bernalillo County Comprehensive~~  
2           ~~Plan; Reserve Area section,”~~
- 3           • Subsections §1-1-10(A)(1) through (A)(4) are deleted.
  - 4           • Subsection §1-1-10(C) et seq. is deleted with subsequent sections  
5           renumbered to reflect the deletion.
  - 6           • Subsection §1-1-10(E) is revised as follows: “Plan ranking. Planned  
7           community master plan ranking relationships are as follows: (1)  
8           Planned community master plans will implement and be compatible with  
9           the Rank ~~One~~ 1 Comprehensive Plan. (2) Planned community master  
10          plans will implement and be compatible with relevant Rank ~~Two~~ 2 plans.  
11          However, planned community Level A Community Master Plans may,  
12          when specifically so adopted constitute or contain an amendment to a  
13          Rank ~~Two~~ 2 Area Plan previously adopted. ~~Where no Rank Two Area~~  
14          ~~Plan has been adopted, the planned community master plan shall be~~  
15          ~~adopted as a Rank Two plan.~~ (3) Planned community Level B Village  
16          Plans shall be adopted as Rank ~~Three~~ plans; they shall not conflict with  
17          other Rank ~~Three~~ 2 or Rank 3 plans affecting the same area. ~~However,~~  
18          ~~Level B Community Master Plans may, when specifically so adopted,~~  
19          ~~constitute or contain an amendment to relevant Rank Three plan~~  
20          ~~previously adopted.”~~
  - 21          • Subsection §1-1-10(F) et seq. is deleted.
- 22          Section 17. The City hereby amends Part §1-2-1 Comprehensive Plan for  
23          Albuquerque and Bernalillo County to ensure consistency with the 2017 ABC  
24          Comp Plan via R-16-08 (Enactment No. R-2017-026) and the Integrated  
25          Development Ordinance (O-17-49).
- 26          • Subsections §1-2-1(B)4 and §1-2-1(B)5 are deleted.
  - 27          • Subsection §1-2-1(C) is amended as follows: “The ~~Monitoring and~~  
28          ~~Implementation Section~~ Chapter shall be used as a foundation for  
29          procedures to evaluate accomplishments and recommend amendments  
30          to the plan and revisions to the work priorities associated with  
31          implementation; and such evaluation and adjustment shall be done at  
32          least biennially every 5 years.”

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- 1 • Subsections §1-2-1(D) et seq., §1-2-1(E), and §1-2-1(H) through §1-2-  
2 1(BB) are deleted. This resolution shall become a new §1-2-1(D).
- 3 Section 18. The City hereby amends Part §1-6-16 Railyards Master  
4 Development Plan to ensure consistency with the Integrated Development  
5 Ordinance (O-17-49).
- 6 • The title is amended to read: “Railyards Master Development Plan”
- 7 • Subsection §1-6-12(A) is amended as follows: “The Rail Yards Master  
8 Development Plan and accompanying Site Development Plan for  
9 ~~Subdivision~~ (attached hereto as Exhibit A) are hereby approved and  
10 adopted.”
- 11 • Subsection §1-6-12(B) is amended as follows: “The City Council adopts  
12 the following Findings as recommended by the Environmental Planning  
13 Commission: (1) This is a ~~request for~~ a Master Development Plan and  
14 accompanying Site Development Plan for ~~Subdivision~~ for Tract A of the  
15 ~~Plat~~ Plat of Tract A of AT&SF Railway Co. Machine Shop located on 2nd  
16 Street SW between Cromwell Avenue and Hazeldine Avenue and  
17 containing approximately 27.3 acres. (2) The Rail Yards are zoned ~~SU2-~~  
18 ~~HLS (Historic Locomotive Shops)~~ per the ~~Barelas Sector Development~~  
19 ~~Pian~~ PD. The ~~SU2-HLS zone Section A~~ Master Plan allows for a wide  
20 range of permissive uses, including multifamily residential (~~R-3~~ R-MH),  
21 community commercial uses such as retail, restaurants, services (~~C-2~~  
22 MX-M), and light industrial (~~1-P~~ NR-BP) each with some limited  
23 exceptions. The ~~Barelas SOP SU-2/HLS zone Section K~~ provides  
24 ~~specifically for a~~ Master Development Plan was reviewed by the EPC  
25 and approved by the City Council prior to the issuance of a building  
26 permit for the site (with very ~~limited~~ limited exceptions). (3) The Master  
27 Development Plan as submitted contains a site development plan for  
28 subdivision with an accompanying Master Development Plan document.  
29 The Master Development Plan is the document that will guide  
30 redevelopment of the City-owned Albuquerque Rail Yards site. The  
31 Albuquerque Rail Yards are located within the Barelas neighborhood  
32 and adjacent to the South Broadway neighborhood. [...] (5) The Rail  
33 Yards property is located within the ~~Central Urban Area of~~ Area of

1 Change Development Area of the Albuquerque Bernalillo County  
2 Comprehensive Plan (2003) and the Barelvas Sector Development Plan  
3 (2008). [...] (9) Section 10.4 of the Master Plan requests delegation of  
4 Site Development Plan for Subdivision to the Development Review  
5 Board with its review to include historic preservation planner and a  
6 Metropolitan Redevelopment planner.”

7 Section 19. The City hereby amends Part §5-1-1 Sale of Alcohol Near  
8 Schools or Churches; Standards for Waiver to ensure consistency with the  
9 Integrated Development Ordinance (O-17-49).

- 10 • Part §5-1-1(B)(2) is revised as follows: “Any waiver shall be subject to  
11 the ~~City Zoning Code and requirements that there will be no sales of~~  
12 ~~fortified wines or single beers and there will be no sales of any alcoholic~~  
13 ~~beverages in miniature size~~ zoning requirements in the Integrated  
14 Development Ordinance.”

15 Section 20. The City hereby invalidates any other policy related to zoning  
16 and land use within adopted Resolutions for Rank 2 Area Plans or Rank 3  
17 Sector Development Plans not otherwise listed above, which have been  
18 replaced by the ABC Comprehensive Plan via R-16-08 (Enactment No. R-2017-  
19 026).

20 Section 21. The City hereby invalidates any other regulation related to  
21 zoning and land use within existing Resolutions not otherwise listed above,  
22 which have been replaced by the Integrated Development Ordinance, intended  
23 to be the City’s sole document regulating zoning and land use within the city’s  
24 municipal boundaries.

25 Section 22. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
26 clause, word or phrase of this resolution is for any reason held to be invalid or  
27 unenforceable by any court of competent jurisdiction, such decision shall not  
28 affect the validity of the remaining provisions of this resolution. The Council  
29 hereby declares that it would have passed this resolution and each section,  
30 paragraph, sentence, clause, word or phrase thereof irrespective of any  
31 provisions being declared unconstitutional or otherwise invalid.

1           Section 23. COMPILATION. Sections 1 through 21 of this resolution shall  
2 amend, be incorporated in and made part of the Code of Resolutions of  
3 Albuquerque, New Mexico, 1994.

4           Section 24. EFFECTIVE DATE AND PUBLICATION. This legislation shall  
5 take effect six months after publication by title and general summary.

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