



# City of Albuquerque

## Office of the City Clerk

Timothy M. Keller, Mayor

Ethan Watson, City Clerk

### Interoffice Memorandum

September 23, 2022

**To:** CITY COUNCIL

**From:** Camille Chavez, Assistant City Clerk

**Subject:** BILL NO. R-22-64; ENACTMENT NO. R-2022-069

I hereby certify that on September 22, 2022, the Office of the City Clerk received Bill R-22-64 as signed by the president of the City Council, Isaac Benton. Enactment No. R-2022-069 was passed at the September 7, 2022 City Council meeting. Mayor Keller did not sign the approved Resolution within the 10 days allowed for his signature and did not exercise his veto power. Pursuant to the Albuquerque City Charter Article XI, Section 3, this Resolution is in full effect without Mayor's approval or signature. This memorandum shall be placed in the permanent file for Bill No. R-22-64.

Sincerely,

Ethan Watson  
City Clerk

R-2022-069

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**CITY OF ALBUQUERQUE**  
**CITY COUNCIL**

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**INTEROFFICE MEMORANDUM**

**TO:** Timothy M. Keller, Mayor

**FROM:** Chris Melendrez, Director of Council Services *COF 9/12/22*

**SUBJECT:** Transmittal of Legislation

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Transmitted herewith is Bill No. R-22-64 Calling For A Stay Of Enforcement On Section 14-16-4-3(B)(6)(c) Related To Townhouse Development In The Integrated Development Ordinance (IDO) For A Time Period Of One Year Or Until The 2022 IDO Annual Update Has Been Enacted, Whichever Occurs First (Benton), which was passed at the Council meeting of September 7, 2022 by a vote of 7 FOR AND 2 AGAINST.

For: Bassan, Benton, Davis, Fiebelkorn, Grout, Jones, Lewis  
Against: Peña, Sanchez

In accordance with the provisions of the City Charter, your action is respectfully requested.

# CITY of ALBUQUERQUE

## TWENTY FIFTH COUNCIL

COUNCIL BILL NO. R-22-64 ENACTMENT NO. R-2022-0169

SPONSORED BY: Isaac Benton

1 RESOLUTION

2 CALLING FOR A STAY OF ENFORCEMENT ON SECTION 14-16-4-3(B)(6)(c)  
3 RELATED TO TOWNHOUSE DEVELOPMENT IN THE INTEGRATED  
4 DEVELOPMENT ORDINANCE (IDO) FOR A TIME PERIOD OF ONE YEAR OR  
5 UNTIL THE 2022 IDO ANNUAL UPDATE HAS BEEN ENACTED, WHICHEVER  
6 OCCURS FIRST.

7 WHEREAS, Townhouse development in the Integrated Development  
8 Ordinance (IDO) is a permitted land use in several residential zone districts  
9 and several mixed-use zone districts; and

10 WHEREAS, Townhouses are a form of low-density residential development  
11 that are sometimes ideal for infill development; and

12 WHEREAS, Townhouse development is generally an appropriate type and  
13 scale of housing next to, or as a transition from, established lower-density  
14 residential development; and

15 WHEREAS, the IDO has existing mechanisms to protect the scale of low-  
16 density residential development such as the Neighborhood Edge provisions  
17 requiring reduced building height when in close proximity to low-density  
18 residential development in a low-density residential zone; and

19 WHEREAS, Townhouse development is aligned with city policy to  
20 incentivize and encourage diverse housing types, particularly in Urban  
21 Centers, Main Street Corridors, and Premium Transit Corridors; and

22 WHEREAS, IDO Section 14-16-4-3(B)(6)(c) imposes certain limitations on  
23 townhouses requiring: "For properties on which the rear or side lot line abuts  
24 an R-A or R1 zone district or on which the rear lot line is across an alley from  
25 an R-A or R1 zone district, no townhouse dwelling may contain more than 3  
26 dwelling units." (Pg. 156); and

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1 WHEREAS, this is one of at least two requirements for Townhouses aimed  
2 at promoting neighborhood compatibility in terms of building scale and  
3 physical relationship; and

4 WHEREAS, even without section 14-16-4-3(B)(6)(c) the IDO includes  
5 provisions to prevent inappropriate placement of Townhouses in areas that  
6 are otherwise ideal for infill projects; and

7 WHEREAS, this stay of enforcement on provision 14-16-4-3(B)(6)(c) for a  
8 time period of one year or until the 2022 IDO Annual Update is enacted will  
9 allow the necessary time to review the use-specific standards associated with  
10 Townhouse development for potential amendments as a part of the 2022 IDO  
11 Annual Update process.

12 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
13 ALBUQUERQUE:

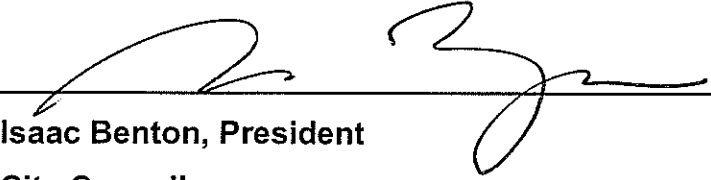
14 SECTION 1. STAY OF ENFORCEMENT. The City shall stay the enforcement  
15 of "Section 14-16-4-3(B)(6)(c) for properties on which the rear or side lot line  
16 abuts an R-A or R1 zone district or on which the rear lot line is across an alley  
17 from an R-A or R1 zone district, no townhouse dwelling may contain more  
18 than 3 dwelling units." in UC-MS-PT areas as defined by the IDO.

19 SECTION 2. LIMITATION. All other provisions of the IDO will remain in full  
20 effect.

21 SECTION 3. DURATION; APPLICABILITY. This stay-of-enforcement shall be  
22 in place for a duration of one year, or until the 2022 update to the Integrated  
23 Development Ordinance has been enacted, whichever occurs first. Future and  
24 currently pending applications for Townhouse development will be relieved of  
25 the requirements of Section 14-16-4-3(B)(6)(c), but nothing herein will be  
26 construed as preventing an applicant from voluntary compliance with this  
27 section.

1 PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF September, 2022  
2 BY A VOTE OF: 7 FOR 2 AGAINST.

3  
4 For: Bassan, Benton, Davis, Fiebelkorn, Grout, Jones, Lewis  
5 Against: Peña, Sanchez  
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8   
9 Isaac Benton, President  
10 City Council  
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14 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022  
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17 Bill No. R-22-64  
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23 Timothy M. Keller, Mayor  
24 City of Albuquerque  
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27 ATTEST:  
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30 Ethan Watson, City Clerk  
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