

CITY of ALBUQUERQUE

TWENTY SIXTH COUNCIL

COUNCIL BILL NO. R-24-22 ENACTMENT NO. _____

SPONSORED BY: Joaquín Baca, by request

1 RESOLUTION

2 ESTABLISHING A TWO-YEAR POLICY FOR THE PRIORITY SITE PLAN
3 APPROVAL AND CONSTRUCTION PERMITTING OF DEVELOPMENT
4 PROJECTS THAT WILL RESULT IN PERMANENT HOUSING IN CENTERS AND
5 CORRIDORS AND DEVELOPMENT PROJECTS WITHIN METROPOLITAN
6 REDVELOPMENT AREAS.

7 WHEREAS, there is a demonstrated housing crisis across the country that
8 is also impacting Albuquerque due to lack of available housing units; and

9 WHEREAS, sub policy 5.5.5.q within the 2017 Albuquerque/Bernalillo
10 County Comprehensive Plan states *develop and use cost-effective*
11 *redevelopment techniques, including Metropolitan Redevelopment Areas, Tax*
12 *Increment Financing Districts, Main Street Districts and other; and*

13 WHEREAS, policy 9.7.2 states *Metropolitan Redevelopment: Identify and*
14 *prioritize opportunities for catalytic projects that stabilize and serve blighted*
15 *neighborhoods and support redevelopment in those areas; and*

16 WHEREAS, it's important to promote investment in Metropolitan
17 Redevelopment Areas due to historical disinvestment and aligns with future
18 tools, such as the TIF districts that the City will have at its disposal; and

19 WHEREAS, delays in site plan approvals and construction permitting
20 processes may hinder timely completion of development projects or
21 discourage applications from being submitted, exacerbating housing
22 shortages and discouraging economic growth; and

23 WHEREAS, prioritizing site plan approvals and construction permitting
24 processes for development projects aimed at creating permanent housing will
25 help to address housing affordability challenges; and

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1 WHEREAS, prioritizing site plan approvals and construction permitting
2 processes for development projects within the Downtown Center may attract
3 investment and help to quickly revitalize the core of the City; and

4 WHEREAS, prioritizing site plan approvals and construction permitting
5 processes for projects that contribute to downtown revitalization aligns with
6 city goals related to downtown development; and

7 WHEREAS, the City of Albuquerque Planning Department has an optional
8 construction permitting fee-based program called “FasTrax” which commits to
9 expedited plan review, including an assigned plan expediter and guaranteed
10 plan review completion dates; and

11 WHEREAS, a time-limited prioritization of certain construction permits is
12 reasonable to help with certain development that is essential to the growth
13 and success of the City.

14 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
15 ALBUQUERQUE:

16 SECTION 1. PRIORITY PERMITTING

17 A. The Planning Department shall process completed construction permit
18 applications for the following land uses that will result in new dwelling units
19 that are located in or within ¼ mile of Downtown, Urban Centers, Employment
20 Centers, Activity Centers, Premium Transit Corridors, Main Street Corridors,
21 Major Transit Corridors, and/or Multi-modal Corridors, as identified on page 5-
22 9 of the 2017 Albuquerque/Bernalillo Comprehensive Plan, as “FasTrax”
23 applications. There shall be no additional “FasTrax” fees required for
24 applications processed this way.

- 25 I. Dwelling, single-family detached
- 26 II. Dwelling, mobile home
- 27 III. Dwelling, cluster development
- 28 IV. Dwelling, cottage development
- 29 V. Dwelling, two-family detached (duplex)
- 30 VI. Dwelling, townhouse
- 31 VII. Dwelling, live-work
- 32 VIII. Dwelling, multi-family
- 33 IX. Dwelling Unit, accessory

- 1 X. Assisted living facility or nursing home
- 2 XI. Community residential facility - small or large
- 3 XII. Dormitory
- 4 XIII. Group home – small, medium, or large

5 B. The Planning Department shall process completed construction permit
6 applications within all Metropolitan Redevelopment Areas with an adopted
7 boundary and adopted plan, as “FasTrax” applications. There shall be no
8 additional “FasTrax” fees required for applications processed this way.

9 SECTION 2. SITE PLAN REVIEW

10 To expedite the review and approval of all site plans associated with the land
11 uses in Section 1 of this bill, Planning staff prioritize providing comments and
12 corrections to completed applications and shall provide additional meetings
13 as necessary to expedite the site plan approval process.

14 SECTION 3. EXPIRATION

15 Development applications for the land uses and/or areas listed in Sections 1
16 and 2 of this bill shall be processed as “FasTrax” applications for a two-year
17 period starting from the approval date of this resolution. The approval of
18 completed site plan applications for the land uses and/or areas listed in
19 Section 1 of this bill shall be prioritized and expedited for a two-year period
20 starting from the approval of this resolution.

21 SECTION 4. REPORTING

22 Every six months following approval of this resolution by the City Council, the
23 Planning Department shall provide, via Executive Communication, to the City
24 Council an update on the number of applications processed for the land uses
25 and/or areas listed in Section 1 of this bill.

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