

CITY of ALBUQUERQUE

SEVENTEENTH COUNCIL

COUNCIL BILL NO. _____ ENACTMENT NO. _____

SPONSORED BY:

1 RESOLUTION

2 REPEAL OF THE 1993 BARELAS SECTOR DEVELOPMENT PLAN AND
3 ADOPTION OF THE DRAFT BARELAS SECTOR DEVELOPMENT PLAN AND
4 CHANGE OF ZONING FOR CERTAIN PROPERTIES WITHIN THE DRAFT
5 BARELAS SECTOR BOUNDARY AS SPECIFIED IN EXHIBIT A. THE DRAFT
6 SECTOR BOUNDARY FOLLOWS ALCALDE PLACE AND COAL AVENUE ON
7 THE NORTH, COMMERCIAL STREET ON THE EAST, AVENIDA CESAR
8 CHAVEZ ON THE SOUTH, AND THE ALBUQUERQUE RIVERSIDE DRAIN ON
9 THE WEST AND CONTAINS APPROXIMATELY 383 ACRES.

10 WHEREAS, the City of Albuquerque adopted the 1993 Barelas Sector
11 Development Plan in 1993 through Council Resolution R-253, Enactment
12 Number 74-1993; and

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

15 WHEREAS, on January 11, 2007, the Environmental Planning Commission,
16 in its advisory role on land use and planning matters, recommended that the
17 City Council repeal the 1993 Barelas Sector Development Plan, adopt the draft
18 Barelas Sector Development Plan, and change the zoning designation as
19 identified in Exhibit A; and

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1 WHEREAS, the Environmental Planning Commission found approval of the
2 Draft Barelás Sector Development Plan consistent with applicable
3 Comprehensive Plan, Planned Growth Strategy, and R-270-1980 policies.
4 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
5 ALBUQUERQUE:

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7 SECTION 1. REPEAL OF THE 1993 BARELAS SECTOR DEVELOPMENT
8 PLAN, Council Resolution R-253, Enactment Number 74-1993, is hereby
9 repealed, but the following amending resolution is not repealed:

10 1. R-01-281, Enactment Number 55-2002, passed by the Council on June 17,
11 2002, amending the Barelás Sector Development Plan and prohibiting new off-
12 street commercial surface parking lots as a permissive or conditional use in
13 certain zones.

14 SECTION 2. ADOPTION OF THE DRAFT BARELAS SECTOR
15 DEVELOPMENT PLAN. The draft Barelás Sector Development Plan is hereby
16 adopted. The zone categories of various sites within the identified plan
17 boundaries have been changed as identified in Exhibit 3 based on the findings
18 and subject to the conditions of approval contained in the Environmental
19 Planning Commission's Official Notice of Decision dated January 11, 2007.

20 SECTION 3. FINDINGS ADOPTED. The following findings from the EPC for
21 the adoption of the Draft Barelás Sector Development Plan and the repeal of
22 the 1993 Barelás Sector Development Plan are hereby adopted by the City
23 Council:

24 1. This is a request for a recommendation of approval of the Draft Barelás
25 Sector Development Plan. The Draft Barelás Sector Development Plan is

1 proposed to replace the current, 1993 Barel原因as Sector Development Plan.
2 Upon City Council adoption of the Draft Barel原因as Sector Development Plan,
3 the 1993 Sector Plan will be rescinded.

4 2. The boundaries of the Draft Barel原因as Sector Development Plan area are Coal
5 Avenue, Alcalde Place, the Albuquerque Riverside Drain, Avenida Cesar
6 Chavez, and Commercial Street.

7 3. The public planning process for the Draft Barel原因as Sector Development Plan
8 included three public meetings and ten monthly steering committee
9 meetings open to the public, all conducted by Sites Southwest LLC,
10 planning consultants who prepared the Draft Plan. Organizations
11 represented on the steering committee included the Barel原因as Neighborhood
12 Association, Barel原因as Community Development Corporation, Albuquerque
13 Rescue Mission, Archdiocese of Santa Fe, National Hispanic Cultural
14 Center of New Mexico, and Albuquerque Hispano Chamber of Commerce.
15 Area residents, property and business owners also joined the Steering
16 Committee, which consulted several people as resources on key issues.

17 4. The Draft Barel原因as Sector Development Plan generally complies with the
18 Established Urban and Central Urban goals of the Comprehensive Plan, by
19 providing guidelines for appropriate residential infill projects and
20 proposing construction of a public plaza/community space at a key
21 location, among other projects to enhance public space.

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1 5. The Draft Barelás Sector Development Plan generally complies with the
2 Activity Centers component of the Comprehensive Plan. Fourth Street in
3 Barelás is a Major Transit Corridor and joins downtown, a Major Activity
4 Center north of Barelás to the Community Activity Center anchored by the
5 National Hispanic Cultural Center. The Barelás Community Activity Center
6 centered at Fourth Street and Avenida Cesar Chavez will be enhanced by
7 Draft Barelás Sector Plan priority projects such as the extension of narrow
8 gauge rail from the Zoo to the National Hispanic Cultural Center. Similarly,
9 the proposed project to develop trails in the Bosque adjacent to Barelás, as
10 also proposed in the Bosque Action Plan, would support the Barelás
11 Community Activity Center.

12 6. The Draft Barelás Sector Development Plan generally complies with the
13 Historic Resources policies of the Comprehensive Plan by calling for
14 ongoing identification, protection, reuse, and enhancement of historic
15 resources ranging from houses to locomotive shops.

16 7. The Draft Barelás Sector Development Plan generally complies with the
17 Cultural Traditions and Arts policies of the Comprehensive Plan by
18 recommending that the National Hispanic Cultural Center and Barelás
19 community groups increase neighborhood involvement at the Cultural
20 Center, and partner with Dolores Gonzales Elementary School to promote
21 understanding of Hispanic/Latino history and culture.

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- 1 8. The Draft Barelás Sector Development Plan generally complies with the
2 Developed Landscape policies of the Comprehensive Plan by advocating
3 public funding of street tree installation on Fourth Street as well as creating
4 landscape buffers at sites such as the rail yard.
- 5 9. The Draft Barelás Sector Development Plan generally complies with the
6 Community Identity and Urban Design policies of the Comprehensive Plan
7 by recommending actions such as the following: “Adopt voluntary historic
8 preservation guidelines, disseminate information, and provide guidance for
9 rehabilitation of buildings with sensitivity to historic character.”
- 10 10. The Draft Barelás Sector Development Plan generally complies with the
11 Education policies of the Comprehensive Plan, in the area of variety and
12 flexibility in educational and recreational resources through joint use of
13 facilities, by recommending that APS coordinate with the Barelás
14 Neighborhood Association to expand community programs and activities
15 at Dolores Gonzales Elementary School and Washington Middle School to
16 promote after-school use.
- 17 11. The Draft Barelás Sector Development Plan generally complies with the
18 Human Services policies of the Comprehensive Plan, in the area of
19 equitable establishment of community-based residential care facilities, by
20 recommending the prohibition of new and expanded homeless shelter
21 services in Barelás.

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1 12. The Draft Barelás Sector Development Plan generally complies with the
2 Public Safety policies of the Comprehensive Plan by recommending
3 increasing police patrols and making them more visible, creating a
4 community policing program with officers on foot, bike, or horseback, and
5 instituting quarterly meetings of the Albuquerque Police Department, social
6 service agencies, and the community.

7 13. The Draft Barelás Sector Development Plan's Appendices E and F, design
8 guidelines for Fourth Street commercial revitalization and neighborhood-
9 wide infill housing, respectively, support compliance with the Community
10 Identity and Urban Design goal and policies of the Comprehensive Plan.

11 14. The Draft Barelás Sector Development Plan generally complies with the
12 Transportation and Transit policies of the Comprehensive Plan, in the area
13 of adding to transit ridership, by including development standards in
14 residential zones and mixed use zones that will allow the addition of
15 dwelling units close to Fourth Street, a Major Transit street.

16 15. The Draft Barelás Sector Development Plan generally complies with the
17 Housing policies of the Comprehensive Plan by emphasizing the
18 acquisition of land by the City for a community land trust for affordable
19 housing, including residential-zone development standards that allow
20 innovative redevelopment of narrow lots for housing, and recommending
21 that the Barelás Community Development Corporation promote programs

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1 that provide homeowner and homebuyer education on financial assistance
2 and historic rehabilitation.

3 16. The Draft Barelás Sector Development Plan generally complies with the
4 Economic Development policies of the Comprehensive Plan by mapping
5 mixed-use zones in which employment in a wide range of occupational
6 skills and salary levels may be encouraged, by calling on the Albuquerque
7 Hispano Chamber of Commerce to use incentives such as interest
8 subsidies to attract small businesses to Barelás, and by encouraging
9 owners and developers to provide small, affordable spaces to local
10 businesses.

11 17. This request meets the test for a zone change as articulated in R-270-1980
12 in the following ways:

- 13 a. The zone changes proposed in the plan are justified because there
14 was an apparent error when the existing zone map was created
15 [Section 1D(1)]. Heavy Manufacturing use was named, but the SU-
16 2/HM Zone category corresponded to the M-1 Zone in the Zone Code.
17 M-1 is the Light Manufacturing Zone, not Heavy Manufacturing. This
18 error will be corrected in the plan by retaining the SU-2/HM Zone and
19 specifying that it corresponds to the M-2 Heavy Manufacturing Zone
20 in the Zoning Code.

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- 1 b. There have also been changed community conditions in this area
2 which justify the proposed zone changes [Section 1.D.(2)]. The
3 Centers and Corridors component of the Comprehensive Plan was
4 adopted by the City Council in November of 2001 (R-01-344), after the
5 original Barelás Sector Development Plan was written. This
6 established a Major Activity Center in downtown, just north of
7 Barelás, and a Community Activity Center at the south edge of
8 Barelás, which are connected by Fourth Street, a designated Major
9 Transit Corridor in Centers and Corridors policies.
- 10 c. The proposed zone changes are more advantageous to the
11 community [Section 1.D.(3)]. As articulated in the Comprehensive
12 Plan, some of the existing zone categories are harmful to the
13 surrounding area, such as the M-2 zone. The changes to certain
14 zones are to create land uses and zoning in Barelás that are
15 compatible with its function as a residential urban neighborhood,
16 respect its historic significance, and help foster a sense of
17 community, while still allowing for some economic development
18 within the area. This will help not only the Barelás community, but
19 also the South Broadway and San Jose areas.
- 20 18. Staff no longer recommends mapping of the SU-2 Rail Yard Zone because
21 of the likely incompatibility of heavy industrial, heavy commercial, and
22 residential uses on the same site. SU-2/HM zoning is appropriate with uses
23 described as those from the M-2 zone with exclusions.

19. There is general neighborhood support for the draft plan, pending possible exclusions of some uses as may be agreed by the stakeholders

SECTION 4. CONDITIONS OF APPROVAL ADOPTED. The following Conditions of Approval from the EPC are adopted by the City Council:

1. To the description of each SU-2 Zone category, the following shall be added to the Draft Plan before adoption: “Existing legal non-conforming uses or uses which become non-conforming upon adoption of this plan are approved conditional uses.”

2. Blocks C and D of the Atlantic and Pacific Addition shall be re-zoned from SU-2 Residential Garden Zone to SU-2 (Mixed) Warehouse District Zone.

3. The SU-2/M-2/R-3 Zone shall be mapped on the entire portion of rail yard land bounded on the north by Commercial Street, south by Avenida Cesar Chavez, and west by First and Second Streets. The SU-2/M-2/R-3 Zone corresponds to the M-2 Heavy Manufacturing Zone in the Comprehensive Zoning Code and the R-3 Residential Zone with the following exceptions:

1) Master Development Plan.

No building permit shall be issued for an SU-2/M-2/R-3 property of more than twenty acres until a Master Development Plan has been approved. The process for amending an approved Master Development Plan shall be the same as in the SU-1 Zone. Master Development Plan is defined in the Comprehensive City Zoning Code as a plan meeting the

- 1 requirements for a site development plan for subdivision;
2 showing general building and parking locations; and
3 specifying design requirements for buildings, landscaping,
4 lighting, and signage.
- 5 2) Site Development Plan.
- 6 No building permit shall be issued for an SU-2/M-2/R-3
7 property of fewer than twenty acres until a Site Development
8 Plan has been approved.
- 9 3) Landscaping.
- 10 Landscaping shall be as specified in § 14-16-3-10 of the
11 Comprehensive City Zoning Code, except that a minimum
12 landscaped strip of ten feet shall be maintained between
13 parking areas and the street right-of-way line, regardless of
14 site size.
- 15 4. The following maps and photographs shall be added to the Draft
16 Plan before adoption: Location Map, Barelás and other Sector Plans
17 in Central Albuquerque (map), Barelás Sector Development Plan
18 Area – March 2005 aerial photo.
- 19 5. The definition of the SU-2 Special Neighborhood Zone in the
20 Comprehensive City Zoning Code shall be added to the Draft Plan
21 before adoption.
- 22 6. On page 91 of the Plan, Parts 5.2.2a and 5.2.3.a – Coordination with
23 the City Forester shall be added, and native species shall be
24 prioritized in all landscape and tree species selections.

1 7. Attachment 2-S to the December 14, 2006 staff report shall be added
2 to the text of the Draft Plan in order to ensure inclusion of the South
3 Broadway and San Jose neighborhoods in rail yard redevelopment
4 planning.

5 8. Cost estimates for all Priority Projects shall be added to page 72 of
6 the draft Plan.

7 9. For a house with vehicle access from the street in an SU-2
8 residential zone, minimum lot width shall be 25 feet and lot area 2500
9 square feet, provided that the house is otherwise permitted by the
10 Fire Code and International Building Code.

11 SECTION 5. EFFECTIVE DATE AND PUBLICATION. This legislation shall
12 take effect ninety days after publication by title and general summary.

13 SECTION 6. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
14 clause, word or phrase of this resolution is for any reason held to be invalid or
15 unenforceable by any court of competent jurisdiction, such decision shall not
16 affect the validity of the remaining provisions of this resolution. The Council
17 hereby declares that it would have passed this resolution and each section,
18 paragraph, sentence, clause, word or phrase thereof irrespective of any
19 provisions being declared unconstitutional or otherwise invalid.

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