Legislation Details (With Text)

File #:	R-16-137		
Type:	Resolution	**Status:**	Enacted
File created:	12/5/2016	**In control:**	City Council
		Final action:	1/4/2017
Enactment date:	1/13/2017	**Enactment #:**	R-2017-003
Effective date:	1/20/2017		

Title: C/S Amending The Rio Bravo Sector Development Plan Zone Map From R-LT To R-2 For Tracts RR-3 -A And RR-3-B For Two Parcels Of Approximately 27-Acres Abutting The South Side Of Dennis Chavez Blvd, Just North Of 98th Street (Peña, by request)

Sponsors:

Indexes:

Code sections:

Attachments: 1. R-137, 2. R-137 Approved Committee Substitute.pdf, 3. CS R-137Enacted

Date	Ver.	Action By	Action	Result
1/13/2017	3	City Clerk	Published	
1/13/2017	3	Mayor	Signed by the Mayor	
1/12/2017	2	City Council	Sent to Mayor for Signature	
1/4/2017	2	City Council	Passed	Pass
12/19/2016	2	City Council	Accepted with a recommendation Do Pass, As Substituted	
12/14/2016	1	Land Use, Planning, and Zoning Committee	Substituted	Pass
12/14/2016	1	Land Use, Planning, and Zoning Committee	Sent to Council with a recommendation of Do Pass, as Substituted	Pass
12/5/2016	1	President	Referred	
12/5/2016	1	City Council	Introduced and Referred	

CITY of ALBUQUERQUE

TWENTY- SECOND COUNCIL

COUNCIL BILL NO. C/S R-16-137 ENACTMENT NO. _____

SPONSORED BY: Klarissa Peña, by request

RESOLUTION

AMENDING THE RIO BRAVO SECTOR DEVELOPMENT PLAN ZONE MAP FROM R-LT TO R-2

FOR TRACTS RR-3-A AND RR-3-B FOR TWO PARCELS OF APPROXIMATELY 27-ACRES ABUTTING THE SOUTH SIDE OF DENNIS CHAVEZ BLVD, JUST NORTH OF 98TH STREET.

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

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

WHEREAS, the City of Albuquerque adopted the Rio Bravo Sector Development Plan, a Rank III Sector Development Plan, (RBSDP) in 1988 (Enactment No. 215-1988) and amended the plan in 1999 (Enactment No. 4-2000) and in 2009 (Enactment No. R-2009-035); and

WHEREAS, the Rio Bravo Sector Development Plan establishes R-LT as the predominant residential zone as well as R-2, with the intent to encourage a variety of housing types, but has developed mostly as single-family housing; and

WHEREAS, the Environmental Planning Commission found that the residential areas within the Rio Bravo Sector Development Plan have primarily developed as single-family units with little variation; and

WHEREAS, the Environmental Planning Commission found that the allowance of residential development under R-2 zoning will provide a new housing choice for the southwest side of the City that it lacks; and

WHEREAS, the Environmental Planning Commission found that the applicant justified the zone change request through the R-270-1980 criteria by exhibiting there are changed community conditions through the designation of new activity centers, the County's adoption of the Ceja Vista Master Plan, and the construction of new schools in the area; and

WHEREAS, the Environmental Planning Commission found that the subject site is in close proximity of two activity centers designated through the Comprehensive Plan and the Rio Bravo Sector Development Plan, where higher density housing is most appropriate; and

WHEREAS, the Comprehensive Plan identifies that multi-unit housing is an appropriate use in Neighborhood, Community, and Major Activity Centers; and

WHEREAS, the applicant proposes to reduce this development's contribution to school overcrowding in the area by developing a portion of the multi-family units as senior housing; and

WHEREAS, the subject site is located along a Regional Principal Arterial that has transit service today able to serve the proposed development; and

WHEREAS, planning staff received minimal opposition to the proposed zone change; and

WHEREAS, on September 8, 2016, the Environmental Planning Commission, in its advisory role on land use and planning matters, recommended approval to the City Council of the request.

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

SECTION 1: Illustration 8, Land Use and Revised Zoning Classes, in the RBSDP shall be amended to show the R-2 zone on TRACTS RR-3-A and RR-3-B.

SECTION 2: The Zone Atlas Page P-09-Z shall be amended to show the R-2 zone on TRACTS RR-3-A and RR-3-B.

SECTION 3: EFFECTIVE DATE. This resolution shall take effect five days after publication by title and general summary.

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