



Legislation Text

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CITY of ALBUQUERQUE
SEVENTEENTH COUNCIL

COUNCIL BILL NO. C/S R-07-327 ENACTMENT NO. _____

SPONSORED BY: ISAAC BENTON

RESOLUTION

C/S Repealing the 1993 Barelas Sector Development Plan; Adopting the 2007 Barelas Sector Development Plan for the Area Bounded by Alcalde Place and Coal Avenue on the North, Commercial Street on the East, Avenida Cesar Chavez on the South, and the Albuquerque Riverside Drain on the West; Changing the Zone Map and/or Text for Certain Properties Within the 2007 Barelas Sector Development Plan Boundary (Benton)

REPEALING THE 1993 BARELAS SECTOR DEVELOPMENT PLAN; ADOPTING THE 2007 BARELAS SECTOR DEVELOPMENT PLAN FOR THE AREA BOUNDED BY ALCALDE PLACE AND COAL AVENUE ON THE NORTH, COMMERCIAL STREET ON THE EAST, AVENIDA CESAR CHAVEZ ON THE SOUTH, AND THE ALBUQUERQUE RIVERSIDE DRAIN ON THE WEST, CONTAINING APPROXIMATELY 383 ACRES; CHANGING THE ZONE MAP AND/OR TEXT FOR CERTAIN PROPERTIES WITHIN THE 2007 BARELAS SECTOR DEVELOPMENT PLAN BOUNDARY AS SPECIFIED IN EXHIBIT A. WHEREAS, the City Council adopted the 1993 Barelas Sector Development Plan in 1993 through Council Resolution R-253, Enactment Number 74-1993; and

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

WHEREAS, on January 11, 2007, the Environmental Planning Commission, in its advisory role on land use and planning matters, recommended that the City Council repeal the 1993 Barelas Sector Development Plan, adopt the 2007 Barelas Sector Development Plan, and change the

zoning designation as identified in Exhibit A; and

WHEREAS, the Environmental Planning Commission found approval of the draft 2007 Barelás Sector Development Plan consistent with applicable Comprehensive Plan, Planned Growth Strategy, and R-270-1980 policies.

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

SECTION 1. REPEAL OF THE 1993 BARELAS SECTOR DEVELOPMENT PLAN. Council Resolution R-253, Enactment No. 74-1993, is hereby repealed, provided however, that Enactment No. 55-2002 (R-01-281) which amended the 1993 Barelás Sector Development Plan by prohibiting new off-street commercial surface parking lots as a permissive or conditional use in certain zones, is not repealed.

SECTION 2. ADOPTION OF THE 2007 BARELAS SECTOR DEVELOPMENT PLAN. The 2007 Barelás Sector Development Plan (also referred to herein as the “Draft Barelás Sector Development Plan”) is hereby adopted. The zone categories of various sites within the identified plan boundaries have been changed as identified in Exhibit A based on the findings and subject to the conditions of approval contained in the Environmental Planning Commission's Official Notice of Decision dated January 11, 2007.

SECTION 3. FINDINGS ADOPTED. The following findings from the EPC for the adoption of the 2007 Barelás Sector Development Plan and the repeal of the 1993 Barelás Sector Development Plan are hereby adopted by the City Council:

1. This is a request for a recommendation of approval of the Draft Barelás Sector Development Plan. The Draft Barelás Sector Development Plan is proposed to replace the current, 1993 Barelás Sector Development Plan. Upon City Council adoption of the Draft Barelás Sector Development Plan, the 1993 Sector Plan will be rescinded.
2. The boundaries of the Draft Barelás Sector Development Plan area are Coal Avenue, Alcalde Place, the Albuquerque Riverside Drain, Avenida Cesar Chavez, and Commercial Street.
3. The public planning process for the Draft Barelás Sector Development Plan included three public meetings and ten monthly steering committee meetings open to the public, all conducted by Sites Southwest LLC, planning consultants who prepared the Draft Plan. Organizations represented on the steering committee included the Barelás Neighborhood Association, Barelás Community Development Corporation, Albuquerque Rescue Mission, Archdiocese of Santa Fe, National Hispanic Cultural Center of New Mexico, and Albuquerque

Hispano Chamber of Commerce. Area residents, property and business owners also joined the Steering Committee, which consulted several people as resources on key issues.

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

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

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

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

8. The Draft Baretas Sector Development Plan generally complies with the Developed Landscape policies of the Comprehensive Plan by advocating public funding of street tree installation on Fourth Street as well as creating landscape buffers at sites such as the rail yard.

9. The Draft Baretas Sector Development Plan generally complies with the Community Identity and Urban Design policies of the Comprehensive Plan by recommending actions such as the following: "Adopt voluntary historic preservation guidelines, disseminate information, and provide guidance for rehabilitation of buildings with sensitivity to historic character."

10. The Draft Baretas Sector Development Plan generally complies with the Education policies of the Comprehensive Plan, in the area of variety and flexibility in educational and

recreational resources through joint use of facilities, by recommending that APS coordinate with the Baretas Neighborhood Association to expand community programs and activities at Dolores Gonzales Elementary School and Washington Middle School to promote after-school use.

11. The Draft Baretas Sector Development Plan generally complies with the Human Services policies of the Comprehensive Plan, in the area of equitable establishment of community-based residential care facilities, by recommending the prohibition of new and expanded homeless shelter services in Baretas.

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

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

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

15. The Draft Baretas Sector Development Plan generally complies with the Housing policies of the Comprehensive Plan by emphasizing the acquisition of land by the City for a community land trust for affordable housing, including residential-zone development standards that allow innovative redevelopment of narrow lots for housing, and recommending that the Baretas Community Development Corporation promote programs that provide homeowner and homebuyer education on financial assistance and historic rehabilitation.

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

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

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

b. There have also been changed community conditions in this area which justify the proposed zone changes [Section 1.D.(2)]. The Centers and Corridors component of the Comprehensive Plan was adopted by the City Council in November of 2001 (R-01-344), after the original Barelás Sector Development Plan was written. This established a Major Activity Center in downtown, just north of Barelás, and a Community Activity Center at the south edge of Barelás, which are connected by Fourth Street, a designated Major Transit Corridor in Centers and Corridors policies.

c. The proposed zone changes are more advantageous to the community [Section 1.D.(3)] as articulated in the Comprehensive Plan. Some of the existing zone categories are harmful to the surrounding area, such as the M-2 zone. The changes to certain zones are to create land uses and zoning in Barelás that are compatible with its function as a residential urban neighborhood, respect its historic significance, and help foster a sense of community, while still allowing for some economic development within the area. This will help not only the Barelás community, but also the South Broadway and San José areas.

18. Staff no longer recommends mapping of the SU-2 Rail Yard Zone because of the likely incompatibility of heavy industrial, heavy commercial, and residential uses on the same site. SU-2/HM zoning is appropriate with uses 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. EFFECTIVE DATE AND PUBLICATION. This legislation shall take effect five days after publication by title and general summary.

SECTION 5. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this

resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

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