



Legislation Text

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CITY of ALBUQUERQUE
TWENTY SECOND COUNCIL

COUNCIL BILL NO. R-16-93 ENACTMENT NO. _____

SPONSORED BY: Brad Winter, by request

RESOLUTION

Designating The Coronado Metropolitan Redevelopment Area, Making Certain Findings And Conclusions Pursuant To The Metropolitan Redevelopment Code, And Authorizing And Directing The Metropolitan Redevelopment Agency To Prepare A Metropolitan Redevelopment Plan For The Coronado Metropolitan Redevelopment Area (Winter, by request)

DESIGNATING THE CORONADO METROPOLITAN REDEVELOPMENT AREA, MAKING CERTAIN FINDINGS AND CONCLUSIONS PURSUANT TO THE METROPOLITAN REDEVELOPMENT CODE, AND AUTHORIZING AND DIRECTING THE METROPOLITAN REDEVELOPMENT AGENCY TO PREPARE A METROPOLITAN REDEVELOPMENT PLAN FOR THE CORONADO METROPOLITAN REDEVELOPMENT AREA.

WHEREAS, Section 3-60A-1 NMSA 1978 of the Metropolitan Redevelopment Code (“MR Code”) (Sections 3-6-A-48 NMSA 1978) states: “A municipality shall not prepare a metropolitan redevelopment plan for an area unless the governing body by resolution determined the area to be a slum area or blighted area, or a combination thereof, and designated the area as appropriate for a metropolitan redevelopment project.”; and

WHEREAS, the City of Albuquerque (“City”) and the Metropolitan Redevelopment Agency (“MRA”) of the City’s Planning Department and their employees and agents, have for some time, engaged in a study of blighted areas within the City and have submitted their findings and conclusions concerning the area detailed in the Coronado Metropolitan Redevelopment Area (“Coronado MR Area”) Designation Report, which is attached as Exhibit A to this Resolution and

incorporated herein by reference; and

WHEREAS, pursuant to Section 30-60A-8 NMSA 1978 of the MR code, the Council caused to be published in the Albuquerque Journal, a newspaper of general circulation, a notice containing a general description of the proposed Coronado MR Area and the date, time and place where the Council will hold a public hearing to consider the adoption of this resolution; and

WHEREAS, the Council has considered the Designation Report, including Findings, Determinations, and Conclusions in addition to the questions and comments submitted by members of the public concerning the proposed Coronado MR Area.

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

SECTION 1. The City Council makes the following Findings of Fact with respect to the designation of the Coronado MR Area:

A. The Coronado MR Area is shown on the map attached hereto as Exhibit A. The boundary of the Coronado MR Area includes the privately owned property located at 9201 Pan American Freeway, that is not zoned residentially for single family use within the area bounded by San Diego Avenue to the north, the southbound frontage road of Interstate 25 ("I-25") to the east, Modesto Avenue to the south and San Mateo Boulevard to the west, in addition to the public right-of-way along San Mateo Boulevard between Modesto Avenue and Alameda Boulevard.

B. The Coronado MR Area had exhibited the following conditions: (1) Poor and Aging Public Infrastructure: The Coronado MR Area is lacking in public infrastructure. The overall condition of the roads is poor due to settling and compaction of the land they were constructed on. Additionally there are no sidewalks present in the MR Area creating an unsafe environment for pedestrian and motorists. The South La Cueva Channel was built to temporary standards and is maintained with temporary erosion and control measures. (2) Environmental Issues: The MR Area is in the location of a former landfill that was operated by the City of Albuquerque from 1963 to 1965. Much of the trash and debris has been removed and additional remediation and monitoring efforts are needed. (3) Low Levels of Commercial or Industrial Activity: There currently exist large amounts of vacant land and obsolete buildings in the area. These conditions have led to blight within the Coronado MR Area as defined by the MR code: (1) Low levels of commercial activity or redevelopment or any combination of such factors; (2) Deterioration of site or other improvements; (3) insanitary and unsafe conditions; and (4) area where a significant number of commercial or mercantile businesses have closed or significantly reduced their operations due to

the economic losses of loss of profit due to operating in the area and low levels of commercial or industrial activity or redevelopment.

C. The rehabilitation, conservation, redevelopment or development, or a combination thereof, of and in the Coronado MR Area is necessary in the interest of the public health, safety, morals or welfare of the residents of Albuquerque.

SECTION 2. In accordance with the requirements of Section 3-60A-8 NMSA 1978, the Council hereby designates the area that is described in Section 1.A above, and shown in the official Coronado MR Boundary map attached hereto as Exhibit A, to be a 'metropolitan redevelopment area' as defined by Section 3-60A-4 (M) NMSA 1978 and finds it to be appropriate for a metropolitan redevelopment project or projects. This area shall be referred to as the Coronado MR Area to distinguish it from other metropolitan redevelopment areas.

SECTION 3. The MRA of the Planning Department is hereby authorized and directed to prepare a Metropolitan Redevelopment Plan, as defined by Section 3-60A-4 (N) NMSA 1978, for the Coronado MR Area, which, without limitation, shall: (1) Seek to eliminate the problems created by the blighted conditions of the area; (2) Conform to and coordinate with the Albuquerque/Bernalillo County Comprehensive Plan, any applicable Rank 2 and 3 plans, and any other applicable plans or policies; and (3) Be sufficient to indicate the proposed activities to be carried out in the area, including, but not limited to, any proposals for land acquisition, redevelopment, improvements, rehabilitation and conservation and the plan's relationship to definite local objectives respecting land uses, improved traffic patterns and controls, public transportation, public utilities, recreational and community facilities, housing facilities, commercial activities or enterprises, and other public improvements.

SECTION 4. 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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