



Legislation Text

File #: R-22-64, Version: 2

CITY of ALBUQUERQUE
TWENTY FIFTH COUNCIL

COUNCIL BILL NO. R-22-64

ENACTMENT NO. _____

SPONSORED BY: Isaac Benton

RESOLUTION

Calling For A Stay Of Enforcement On Section 14-16-4-3(B)(6)(c) Related To Townhouse Development In The Integrated Development Ordinance (IDO) For A Time Period Of One Year Or

Until The 2022 IDO Annual Update Has Been Enacted, Whichever Occurs First (Benton)

CALLING FOR A STAY OF ENFORCEMENT ON SECTION 14-16-4-3(B)(6)(c) RELATED TO TOWNHOUSE DEVELOPMENT IN THE INTEGRATED DEVELOPMENT ORDINANCE (IDO) FOR A TIME PERIOD OF ONE YEAR OR UNTIL THE 2022 IDO ANNUAL UPDATE HAS BEEN ENACTED, WHICHEVER OCCURS FIRST.

WHEREAS, Townhouse development in the Integrated Development Ordinance (IDO) is a permitted land use in several residential zone districts and several mixed-use zone districts; and

WHEREAS, Townhouses are a form of low-density residential development that are sometimes ideal for infill development; and

WHEREAS, Townhouse development is generally an appropriate type and scale of housing next to, or as a transition from, established lower-density residential development; and

WHEREAS, the IDO has existing mechanisms to protect the scale of low-density residential development such as the Neighborhood Edge provisions requiring reduced building height when in close proximity to low-density residential development in a low-density residential zone; and

WHEREAS, Townhouse development is aligned with city policy to incentivize and encourage diverse housing types, particularly in Urban Centers, Main Street Corridors, and Premium Transit Corridors; and

WHEREAS, IDO Section 14-16-4-3(B)(6)(c) imposes certain limitations on townhouses requiring: “For properties on which the rear or side lot line abuts an R-A or R1 zone district or on which the rear lot line is across an alley from an R-A or R1 zone district, no townhouse dwelling may contain more than 3 dwelling units.” (Pg. 156); and

WHEREAS, this is one of at least two requirements for Townhouses aimed at promoting neighborhood compatibility in terms of building scale and physical relationship; and

WHEREAS, even without section 14-16-4-3(B)(6)(c) the IDO includes provisions to prevent inappropriate placement of Townhouses in areas that are otherwise ideal for infill projects; and

WHEREAS, this stay of enforcement on provision 14-16-4-3(B)(6)(c) for a time period of one year or until the 2022 IDO Annual Update is enacted will allow the necessary time to review the use-specific standards associated with Townhouse development for potential amendments as a part of the 2022 IDO Annual Update process.

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

SECTION 1. STAY OF ENFORCEMENT. The City shall stay the enforcement of “Section 14-16-4-3(B)(6)(c) for properties on which the rear or side lot line abuts an R-A or R1 zone district or on which the rear lot line is across an alley from an R-A or R1 zone district, no townhouse dwelling may contain more than 3 dwelling units.” in UC-MS-PT areas as defined by the IDO.

SECTION 2. LIMITATION. All other provisions of the IDO will remain in full effect.

SECTION 3. DURATION; APPLICABILITY. This stay-of-enforcement shall be in place for a duration of one year, or until the 2022 update to the Integrated Development Ordinance has been enacted, whichever occurs first. Future and currently pending applications for Townhouse development will be relieved of the requirements of Section 14-16-4-3(B)(6)(c), but nothing herein will be construed as preventing an applicant from voluntary compliance with this section.

X:\CL\SHARE\CL-Staff_Legislative Staff\Legislation\25 Council\R-64final.docx