



# City of Albuquerque

City of Albuquerque  
Government Center  
One Civic Plaza  
Albuquerque, NM 87102

## Legislation Text

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**File #:** EC-23-237, **Version:** 1

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### INTER-OFFICE MEMORANDUM

January 20, 2023

**TO:** Pat Davis, President, President, City Council

**FROM:** Timothy M. Keller, Mayor

**SUBJECT:** ..title

The Near Heights Community Planning Area (CPA) Assessment Report

The is memo serves to transmit the Near Heights Community Planning Area (CPA) Assessment Report to the City Council for its acceptance. The Near Heights CPA Assessment Report is the first CPA report to be completed.

#### Background

The Comprehensive Plan establishes twelve Community Planning Areas (CPAs) in the City, outlines a process to engage stakeholders, and establishes metrics. The results of planning efforts for each CPA, when completed, are contained in a CPA Assessment Report.

The Integrated Development Ordinance (IDO) requires that CPA assessment recommendations accepted by the City Council be included as updates to the Comprehensive Plan and the IDO at least every five years. IDO 14-16-6-3(E)- Community Planning Area Assessments, establishes parameters for CPA assessments, which inform updates to planning policies, zoning regulations, technical standards, and capital improvement priorities.

CPA assessments provide an opportunity to generate community-based recommendations for a given area. Though they inform updates and amendments to the Comprehensive Plan

and the IDO, the CPA assessments themselves are not part of the ranked planning system.

### **Request**

The request was for EPC review and comment regarding the CPA Assessment Report for the Near Heights CPA. The Near Heights CPA is located generally east of I-25, west of Wyoming Blvd., south of I-40, and north of KAFB.

The Near Heights CPA Assessment Report is the first CPA report to be completed for the first of the twelve CPA planning efforts in the City.

The Near Heights CPA Assessment Report generally furthers applicable Comprehensive Plan Goals and policies that pertain to land use, urban design, and economic development as elaborated in the Official Notification of Decision.

### **Engagement**

The cornerstone of the CPA assessment process is engagement of community members, residents, businesses, and other stakeholders. The Near Heights CPA planning effort included a range of opportunities for input, discussion, and consensus-building. Hundreds of residents, business owners, service providers, and community leaders participated in the development of the report and contributed to its recommendations.

### **EPC Role and Process**

Pursuant to IDO 14-16-6-2(E)(3)(f), the Environmental Planning Commission (EPC) has an advisory role in the CPA Assessments. The EPC's task is to review and comment regarding the CPA assessment reports. Pursuant to IDO 14-16-6-2(E)(7), the assessments shall be forwarded to the City Council for review and acceptance. This is a legislative matter.

The EPC reviewed the report during two properly-noticed public hearings. At its November 10, 2022 special hearing, the EPC voted to continue the case to its next regularly-scheduled hearing. At its December 15, 2022 hearing, the EPC discussed the proposed changes, heard additional public testimony, and voted to forward a recommendation of Approval to the City Council.

### **Conclusion**

The EPC is forwarding a recommendation of Approval to the City Council of the Near Heights CPA Assessment Report. The Official Notification of Decision contains the EPC's findings and recommended conditions.

**Title/ Subject of Legislation: Project#2022-007736/SI-2022-01931, the Near Heights Community Planning Area (CPA) Assessment Report.**

**Approved:**

**Approved as to Legal Form:**

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Lawrence Rael                      Date  
Chief Administrative Officer

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Lauren Keefe                                      Date  
City Attorney

**Recommended:**

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Alan Varela                      Date  
Planning Department Director