



Legislation Text

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CITY of ALBUQUERQUE
TWENTY SIXTH COUNCIL

COUNCIL BILL NO. R-24-22 ENACTMENT NO. _____

SPONSORED BY: Joaquín Baca, by request

RESOLUTION

ESTABLISHING A TWO-YEAR POLICY FOR THE PRIORITY SITE PLAN APPROVAL AND CONSTRUCTION PERMITTING OF DEVELOPMENT PROJECTS THAT WILL RESULT IN PERMANENT HOUSING IN CENTERS AND CORRIDORS AND DEVELOPMENT PROJECTS WITHIN METROPOLITAN REDVELOPMENT AREAS.

WHEREAS, there is a demonstrated housing crisis across the country that is also impacting Albuquerque due to lack of available housing units; and

WHEREAS, sub policy 5.5.5.q within the 2017 Albuquerque/Bernalillo County Comprehensive Plan states *develop and use cost-effective redevelopment techniques, including Metropolitan Redevelopment Areas, Tax Increment Financing Districts, Main Street Districts and other*; and

WHEREAS, policy 9.7.2 states *Metropolitan Redevelopment: Identify and prioritize opportunities for catalytic projects that stabilize and serve blighted neighborhoods and support redevelopment in those areas*; and

WHEREAS, it's important to promote investment in Metropolitan Redevelopment Areas due to historical disinvestment and aligns with future tools, such as the TIF districts that the City will have at its disposal; and

WHEREAS, delays in site plan approvals and construction permitting processes may hinder timely completion of development projects or discourage applications from being submitted, exacerbating housing shortages and discouraging economic growth; and

WHEREAS, prioritizing site plan approvals and construction permitting processes for

development projects aimed at creating permanent housing will help to address housing affordability challenges; and

WHEREAS, prioritizing site plan approvals and construction permitting processes for development projects within the Downtown Center may attract investment and help to quickly revitalize the core of the City; and

WHEREAS, prioritizing site plan approvals and construction permitting processes for projects that contribute to downtown revitalization aligns with city goals related to downtown development; and

WHEREAS, the City of Albuquerque Planning Department has an optional construction permitting fee-based program called “FasTrax” which commits to expedited plan review, including an assigned plan expediter and guaranteed plan review completion dates; and

WHEREAS, a time-limited prioritization of certain construction permits is reasonable to help with certain development that is essential to the growth and success of the City.

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

SECTION 1. PRIORITY PERMITTING

A. The Planning Department shall process completed construction permit applications for the following land uses that will result in new dwelling units that are located in or within ¼ mile of Downtown, Urban Centers, Employment Centers, Activity Centers, Premium Transit Corridors, Main Street Corridors, Major Transit Corridors, and/or Multi-modal Corridors, as identified on page 5-9 of the 2017 Albuquerque/Bernalillo Comprehensive Plan, as “FasTrax” applications. There shall be no additional “FasTrax” fees required for applications processed this way.

- I. Dwelling, single-family detached
- II. Dwelling, mobile home
- III. Dwelling, cluster development
- IV. Dwelling, cottage development
- V. Dwelling, two-family detached (duplex)
- VI. Dwelling, townhouse
- VII. Dwelling, live-work
- VIII. Dwelling, multi-family
- IX. Dwelling Unit, accessory
- X. Assisted living facility or nursing home

XI. Community residential facility - small or large

XII. Dormitory

XIII. Group home - small, medium, or large

B. The Planning Department shall process completed construction permit applications within all Metropolitan Redevelopment Areas with an adopted boundary and adopted plan, as “FasTrax” applications. There shall be no additional “FasTrax” fees required for applications processed this way.

SECTION 2. SITE PLAN REVIEW

To expedite the review and approval of all site plans associated with the land uses in Section 1 of this bill, Planning staff prioritize providing comments and corrections to completed applications and shall provide additional meetings as necessary to expedite the site plan approval process.

SECTION 3. EXPIRATION

Development applications for the land uses and/or areas listed in Sections 1 and 2 of this bill shall be processed as “FasTrax” applications for a two-year period starting from the approval date of this resolution. The approval of completed site plan applications for the land uses and/or areas listed in Section 1 of this bill shall be prioritized and expedited for a two-year period starting from the approval of this resolution.

SECTION 4. REPORTING

Every six months following approval of this resolution by the City Council, the Planning Department shall provide, via Executive Communication, to the City Council an update on the number of applications processed for the land uses and/or areas listed in Section 1 of this bill.

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