



**Environmental
Planning
Commission**

**Agenda Number: 7
Project Number: 1003224
Case #'s: 08EPC40042
September 18, 2008**

Supplemental Staff Report

Agent	
Applicant	City of Albuquerque
Request(s)	Text Amendment to Sector Development Plan
Legal Description	Huning Highland East Downtown Urban Conservation Overlay Zone
Location	Central Ave. between John St. SE and Broadway Blvd. and Broadway Blvd. between Central Ave. and Coal Ave. SE.
Existing Zoning	CRZ - SU2/SU3
Proposed Zoning	same

Staff Recommendation

APPROVAL of 08EPC40042/Project # 1003224 0000 a recommendation of approval to the City Council to amend the Regulatory Plan for the Huning Highland-East Downtown Urban Conservation Overlay Zone, based on the Findings 1-11 beginning on page 9.

Staff Planner

Maryellen Hennessy, Staff Planner

Summary of Analysis

This is a request for a text amendment to the Huning Highland Sector Development Plan to provide for text amendments to the Regulatory Plan for the Huning Highland East Downtown Urban Conservation Overlay Zone (HH-EDo UCOZ), created by City Council Resolution (R-032) in March 2005. This report is to be read in conjunction with the staff report for this case dated August 21, 2008 and contains only new information related to this case.

This case was deferred from the August 21, 2008 EPC hearing pending concerns about legal notice. The City has clarified with the City Legal Dept. that the notification to the public by the City regarding these proposed amendments was adequate.

This report includes a further revision of the proposed amendments. These revisions, suggested to the staff planner, state more precisely where the changes are proposed and they also include some new language that staff believes clarifies the intent (see attached recommended amendments sheet). There is no change to the substance of the August 21, 2008 version.

City Departments and other interested agencies reviewed this application from 5/5/08 to 5/21/08. Agency comments were used in the preparation of this report and begin on page 11.

BACKGROUND

The Regulatory Plan for the Huning Highland-East Downtown Urban Conservation Overlay Zone, adopted in March 2005, contains design standards for new development in the overlay zone. It also contains Architectural Standards for specific elements of a building's appearance. The proposed text amendments clarify how the development standards are to be applied.

The Regulatory Plan describes an administrative review of projects by an Architectural Review Committee as staff decisions. It also provides that decisions of the staff are appealed to the Landmarks and Urban Conservation Commission. The proposed amendments clarify that process and provide direction to the responsible review bodies by allowing limited flexibility in applying the standards.

The proposed amendments also include new language to reinforce the regulatory nature of the standards contained therein.

The amendments provide consistency between the various sector plans and ordinances that affect the overlay zone. They are intended to prevent misinterpretation or conflicting interpretations of the Regulatory Plan as it has been adopted and implemented since 2005.

FINDINGS - (08-EPC-40042/Project # 1003224) (SEPTEMBER 18, 2008) (A TEXT AMENDMENT TO THE REGULATORY PLAN FOR THE HUNING HIGHLAND EAST DOWNTOWN URBAN CONSERVATION OVERLAY ZONE)

1. This application is a request by City Planning for a recommendation to the City Council to amend the text of the Regulatory Plan for the Huning Highland-East Downtown Urban Conservation Overlay Zone.
2. The property affected by this request is the Huning Highland-East Downtown Urban Conservation Overlay Zone located on Central Ave. between I-25 and Broadway and on Broadway Ave. between Central Ave. and Iron, zoned SU2/CRZ, SU2/SU-3 and C-2, Map K-14.
3. The Regulatory Plan for the Huning Highland-East Downtown Urban Conservation Overlay Zone was adopted by the City Council with Resolution 2005-032 on March 7, 2005.
4. The Landmarks and Urban Conservation Commission adopted the Regulatory Plan for the Huning Highland-East Downtown Urban Conservation Overlay Zone as the specific development guidelines for the Urban Conservation Overlay Zone on July 13, 2005.
5. The Landmarks and Urban Conservation Commission reviewed the proposed amendments to the Regulatory Plan on May 14, 2008 and voted to approve a recommendation to City Council to amend the Regulatory Plan as proposed.
6. The proposed amendments are primarily technical in nature and serve to clarify the application of the development standards contained in the Plan.
7. The Established Urban Area Goal as identified in the Comprehensive Plan and policy d is furthered because there are no changes to the location, intensity or design of new development; thereby existing neighborhood values, condition and resources are respected. Policy o is furthered because the changes support redevelopment by private sector investors.
8. The Economic Development Goal as identified in the Comprehensive Plan and policy f is furthered because the proposed amendments to the Regulatory Plan will remove obstacles to sound growth management and economic development.

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9. The Housing Goal as identified in the Comprehensive Plan and policy e is furthered because the proposed amendments to the Regulatory Plan encourage efficiencies in the public development review process.

 10. The Goal and Objectives of the Huning Highland Sector Development Plan are furthered because the proposed amendments to the Regulatory Plan serve to clarify zoning language for easier use, support appropriate development and represent the interests of the users of the plan.

 11. There is no known opposition to this request.

RECOMMENDATION - (08-EPC-40042/Project # 1003224) (September 18 2008)

THAT APPROVAL OF 08-EPC-40042/Project # 1003224, A TEXT AMENDMENT TO THE REGULATORY PLAN FOR THE HUNING HIGHLAND EAST DOWNTOWN URBAN CONSERVATION OVERLAY ZONE BE FORWARDED TO THE CITY COUNCIL, based on the preceding Findings.

**Maryellen Hennessy
Senior Planner**

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