



**Environmental
Planning
Commission**

Agenda Number: 2
Project Number: 1005406
Case #s: 07EPC 00249/ 00250/00251/ 00253
July 10, 2008

Supplemental Staff Report

Agent	Planning Department
Applicant	City of Albuquerque
Requests	Text Amendments to the following plans: West Side Strategic Plan (including the adoption and insertion of the Southwest Albuquerque Strategic Action Plan in its entirety), Rio Bravo Sector Development Plan, Tower/Unser Sector Development Plan, and West Route 66 Sector Development Plan
Location	The Southwest Albuquerque Strategic Action Plan encompasses all public and private property on both sides of and within the boundaries of the following four streets: Central Avenue on the north, Senator Dennis Chavez Boulevard on the south, Old Coors Road on the east, and Paseo del Volcan Boulevard on the west.
Size	Approximately 9970 acres

Staff Recommendation

That a recommendation of APPROVAL of 07EPC-00249, Text Amendment to the West Side Strategic Plan to include adoption and insertion of the Southwest Albuquerque Strategic Action Plan in its entirety be forwarded to the City Council.

That a recommendation of APPROVAL of 07EPC-00250, Text Amendment to the Rio Bravo Sector Development Plan be forwarded to the City Council.

That a recommendation of APPROVAL of 07EPC-00251, Text Amendment to the Tower/Unser Sector Development Plan be forwarded to the City Council.

That a recommendation of APPROVAL of 07EPC-00253, Text Amendment to the West Route 66 Sector Development Plan be forwarded to the City Council.

Staff Planner

Paula Donahue, Senior Planner

City Departments and other interested agencies reviewed this application from 12/10/2007 to 1/18/2008 and again after the February 14, 2008 hearing. Agency comments were used to prepare the supplemental staff report for the 5/8/08 EPC staff report. Agency comments from those two review periods have been incorporated into the July 10, 2008 version of the Southwest Albuquerque Strategic Action Plan. No additional agency comments are included in this second supplemental staff report.

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Summary of Analysis

This is a supplemental staff report and should be read in conjunction with the original staff report of February 14, 2008 and a supplemental staff report of May 8, 2008.

A request for recommending approval of text amendments to the *Comprehensive City Zoning Code*, *Subdivision Ordinance* and *Southwest Area Plan* as well as text amendments to the *West Side Strategic Plan* (including insertion of the *Southwest Albuquerque Strategic Action Plan*), and text amendments to the *Tower/Unser Sector Development Plan*, *Rio Bravo Sector Development Plan*, and *West Route 66 Sector Development Plan* was originally heard at a special February 14, 2008 EPC hearing. **The EPC voted to defer this case for 90 days to another EPC hearing on May 8, 2008.**

The 90-day deferral allowed City of Albuquerque Planning Department Staff to address questions and comments from EPC commissioners and members of the public who spoke during the February 14 hearing. It also allowed staff to address comments sent by EPC commissioners after the February 14 hearing and comments contained in a letter written by William Allen prior to the February 14 hearing. Finally, it allowed the Development Process Executive Committee to meet three times to review and comment on proposed Subdivision Ordinance amendments.

The Development Process Executive Committee voted to not support including amendments to citywide ordinances in the *Action Plan*. Subsequently, the Planning Department Director directed Planning staff to focus solely on Southwest Albuquerque by deleting text amendments to the *Zoning Code* and *Subdivision Ordinance* from the *Action Plan* and incorporating some of the *Comprehensive City Zoning Code* and *Subdivision Ordinance* proposals into the three Southwest Albuquerque sector development plans included in the *Action Plan*.

On May 8, 2008 the EPC granted the Planning Department a 60-day deferral to July 10, 2008 to revise the *Southwest Albuquerque Strategic Action Plan* accordingly and approved a request to withdraw text amendments to the *City Comprehensive Zoning Code*, *Subdivision Ordinance* and *Southwest Area Plan*. The Southwest Area Plan amendments have been left in the *Action Plan* as suggestions for Bernalillo County to consider.

The July 10, 2008 version of the *Southwest Albuquerque Strategic Action Plan* incorporates all the changes indicated in the conditions of approval contained in the February 14, 2008 staff report and revisions indicated in the May 8, 2008 staff report.

Regulations contained in the three Southwest Albuquerque sector development plans are not applicable to all developable land in Southwest Albuquerque. Much of the *Action Plan* area is subject only to citywide regulations. The Planning Department will request approval of amendments to citywide ordinances separately after more review by the public.

The Planning Department now requests that the Environmental Planning Commission recommend to the City Council approval of text amendments to the *West Side Strategic Plan* including insertion of the revised *Southwest Albuquerque Strategic Action Plan* and approval of text amendments to the *Tower/Unser Sector Development Plan*, *Rio Bravo Sector Development Plan*, and *West Route 66 Sector Development Plan*.

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NEW INFORMATION SINCE THE FEBRUARY 14, 2008 AND MAY 8, 2008 HEARINGS

Refer to the May 8, 2008 Supplemental Staff Report for information about actions taken after the February 14, 2008 EPC hearing

Since the May 8, 2008 EPC hearing City of Albuquerque Planning Department Staff made the following amendments to the Southwest Albuquerque Strategic Action Plan.

- 1. Amendments to the Comprehensive City Zoning Code, Subdivision Ordinance, and Development Process Manual were removed from the Southwest Albuquerque Strategic Action Plan. The Action Plan now says that future amendments to ordinances with citywide application will be initiated separately.**
- 2. Applicable zoning text amendment proposals were added to Tower/Unser, Rio Bravo, and West Route 66 Sector Development Plan text amendments in Chapter 3 of the Action Plan. They include the following proposals:**

Tower/Unser Sector Development Plan

- **Page 3-11** To create a mixed-use zoning district that can be applied voluntarily to designated Community Activity Centers, a new Community Activity Center (CAC) zoning district is proposed for a new section "G. Activity Center Zones" following "F. Design Overlay" in Chapter VI. SPECIAL ZONING DESIGNATION.
- **Page 3-14** To create a mixed-use zoning district that can be applied voluntarily to designated Neighborhood Activity Centers, a new Neighborhood Activity Center (NAC) zoning district is proposed for a new section "G. Activity Center Zones" following "F. Design Overlay Zone" in Chapter VI. SPECIAL ZONING DESIGNATION.

Rio Bravo Sector Development Plan

- **Page 3-22** To create a mixed-use zoning district that can be applied voluntarily to designated Community Activity Centers, a new Community Activity Center (CAC) mixed-use zoning district is proposed to be added to II.D.1. Rio Bravo Sector Plan Amendment/Plan Revisions/land Use, Parcelization and Development.
- **Page 3-25** To create a mixed-use zoning district that can be applied voluntarily to designated Neighborhood Activity Centers, a new Neighborhood Activity Center (NAC) mixed-use zoning district is proposed to be added to II.D.1. Rio Bravo Sector Plan Amendment/Plan Revisions/land Use, Parcelization and Development.

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- **Page 3-27** To limit repetition of one housing type (single-family detached house, single-family attached, or multiple-family) a section is proposed for II.D.1. Rio Bravo Sector Plan Amendment/Plan Revisions/Land Use, Parcelization and Development. The restrictions will apply land subdivided after City adoption of these regulations that are zoned R-LT, R-T, and R-2.

West Route 66 Sector Development Plan

- **Page 3-31** To create a mixed-use zoning district that can be applied voluntarily to designated Community Activity Centers, a new Community Activity Center (CAC) mixed-use zoning district is proposed to be added to ZONE CATEGORIES – SEGMENTS ONE, TWO AND THREE.
- **Page 3-34** To create a mixed-use zoning district that can be applied voluntarily to designated Neighborhood Activity Centers, a new Neighborhood Activity Center (NAC) mixed-use zoning district is proposed to be added to ZONE CATEGORIES – SEGMENTS ONE, TWO AND THREE.

3. Applicable subdivision and public right-of-way regulation proposals were added to Tower/Unser, Rio Bravo, and West Route 66 Sector Development Plan text amendments in Chapter 3 of the Action Plan. They include the following proposals:

Tower/Unser Sector Development Plan

- **Page 3-17** To improve pedestrian, bicycle and vehicle travel efficiency and safety, a new Chapter VII. SUBDIVISION AND PUBLIC RIGHT-OF-WAY REGULATIONS is proposed to follow Chapter VI. SPECIAL ZONING DESIGNATION.

The new chapter includes regulations for spacing street intersections and Pedestrian Access Routes to create efficient walking and bicycling routes.

The arrangement of lots and blocks are regulated to improve the walking environment.

Street intersection spacing is regulated to create efficient driving routes.

“Great Streets Facility Plan” public right-of-way design standards are referenced to encourage the design of arterial and collector streets conducive to providing better pedestrian and bicycle access to buildings within Activity Centers and other local destinations.

To provide safe and efficient street crossings for pedestrians and bicyclists a preferred perpendicular curb ramp design and safer right-turn slip lane design are recommended.

Rio Bravo Sector Development Plan

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- **Page 3-28** To improve pedestrian, bicycle and vehicle travel efficiency and safety, a new Section 2. “Subdivision and Public Right-of-way Regulations” is proposed for Chapter II.D. “Plan Revisions and Comparison with SD-87-4.

The new chapter includes regulations for spacing street intersections and Pedestrian Access Routes to create efficient walking and bicycling routes.

The arrangement of lots and blocks are regulated to improve the walking environment.

Street intersection spacing is regulated to create efficient driving routes.

“Great Streets Facility Plan” public right-of-way design standards are referenced to encourage the design of arterial and collector streets conducive to providing better pedestrian and bicycle access to buildings within Activity Centers and other local destinations.

To provide safe and efficient street crossings for pedestrians and bicyclists a preferred perpendicular curb ramp design and safer right-turn slip lane design are recommended.

West Route 66 Sector Development Plan

- **Page 3-37** To improve pedestrian, bicycle and vehicle travel efficiency and safety, a new Chapter VI. SUBDIVISION AND PUBLIC RIGHT-OF-WAY REGULATIONS IS PROPOSED.

The new chapter includes regulations for spacing street intersections and Pedestrian Access Routes to create efficient walking and bicycling routes.

The arrangement of lots and blocks are regulated to improve the walking environment.

Street intersection spacing is regulated to create efficient driving routes.

“Great Streets Facility Plan” public right-of-way design standards are referenced to encourage the design of arterial and collector streets conducive to providing better pedestrian and bicycle access to buildings within Activity Centers and other local destinations.

To provide safe and efficient street crossings for pedestrians and bicyclists a preferred perpendicular curb ramp design and safer right-turn slip lane design are recommended.

4. All *Action Plan* maps revised or created between February 14 and May 2 were inserted into the *Action Plan*.

Page 2-9 Southwest Albuquerque Existing Land Use Map (updated)

Page 2-10 Southwest Albuquerque Existing City of Albuquerque Zoning Map (updated)

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Page 2-11	Southwest Albuquerque Existing Bernalillo County Zoning Map (updated)
Page 2-13	Proposed Network of Southwest Albuquerque Activity Centers Map (corrected)
Page 2-20	Existing and Proposed Southwest Albuquerque Facilities Map (corrected)
Page 2-24	Existing and Proposed Southwest Albuquerque Public Parks, Trails, and Major Public Open Space Map (corrected)
Page 2-25	Southwest Albuquerque Drainage Facilities Map (new map)
Page 2-26	Ceja Area Soil types and Slopes Greater than 9% Maps (new map)
Page 2-29	Southwest Albuquerque Existing and Potential Retail Locations Map (corrected)
Page 2-34	Southwest Albuquerque Existing Bus Routes Map (clarified)
Page 2-37	Existing and Proposed Southwest Albuquerque Street Network Map (corrected)

- 5. Agency recommendations indicated in the February 14, 2008 staff report were used to amend the *Action Plan*. Planning staff realizes that EPC may make changes to the *Action Plan* in addition to those listed below.**

Zoning Enforcement

The following changes were made to the current Southwest Albuquerque Strategic Action Plan draft:

- **Pages 3-12, 3-15, 3-22, 3-25, 3-32 and 3-35** Arts and crafts production and manufacturing businesses in a Live/Work Space in the CAC and NAC zones are limited to 2,000 square feet or less instead of being called “small manufacturing”.
- **Pages 3-13, 3-23, and 3-32** The term “transfer stations” was changed to “transit facilities”
- **Pages 3-13, 3-15, 3-23, 3-26, 3-32 and 3-35** Wording was amended to describe permissive uses that include some conditional uses in C-1 or R-2 zones.
- **Pages 3-12, 3-15, 3-23, 3-25, 3-32, and 3-35** References to the Housing Code in the proposed CAC and NAC zones for the Tower/Unser, Rio Bravo and West Route 66 Sector Development Plans were deleted. Instead minimum square footage living space per person was listed under the permissive use “Live/Work” to avoid unlivable conditions.

Transportation

The following changes were made to the current Southwest Albuquerque Strategic Action Plan draft:

- **Page 2-38** The MRCOG process for requesting additional driveways and street intersections on limited access road facilities was described.
- **Pages 3-14, 3-17, 3-24, 3-27, 3-33, and 3-36** The words “and bicycle” were inserted in references to pedestrian pathways under “Off-street parking” in the Community Activity Center and Neighborhood Activity Center zones in each sector development plan.

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- **Page 3-40 and 3-41** DMD helped rectify the list of proposed capital improvement projects to reflect all proposed projects and to remove references to funding sources for citywide lighting projects and other citywide work.

Parks and Recreation Planning and Design

The following changes were made to the current Southwest Albuquerque Strategic Action Plan draft:

- **Page 1-4** The *Action Plan's* statement that "Public parks, trails, and Major Public Open Space are insufficient for current and anticipated population" now indicates that the statement was in reference to existing facilities.
- **Page 2-21** The *Action Plan's* statement concerning parkland acreage now explains that source for standard park acreage per person is from a 1989 study done for the Albuquerque Parks Facility Plan. Parks acreage is not calculated that way now. We still contend that the acreage may be insufficient to serve the projected population and is not always located in areas that would most conveniently serve residents. National research indicates that families will use parks regularly if they can be reached with a ¼ to ½ mile safe walk.

Planning staff still contends that there be a standard for private park construction whether the City takes control of these parks in the future or not.

Open Space Division

The following changes were made to the current Southwest Albuquerque Strategic Action Plan draft:

- All *Action Plan* pages referring to the Ceja as possible Major Public Open Space have been corrected to say "Major Public Open Space" instead of "Open Space".

6. EPC Commissioner recommendations received during and after the February 14, 2008 EPC hearing were used to amend the *Action Plan*.

- **Page 3-9** The *Action Plan* now suggests the following text addition for the *Southwest Area Plan*: "The Ceja is a treasure unique to the Southwest mesa. Its boundaries need definition and surveying. The Ceja needs formal designation as Major Public Open Space to be acquired for passive community use and environmental protection. Any development contiguous to the Ceja should provide an appropriate buffer zone that preserves view corridors, allow pedestrian and bicycle connection from it to the community trails network and ensure wildlife protection. If land is annexed into municipal limits, require an annexation agreement that stipulates adherence to design guidelines in the Southwest Area Plan."

The Open Space Division recommends against moving up the funding schedule date. Unless other funding sources become available, the Open Space Division will be unable to consider purchase of the Ceja until 2013.

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- **Pages 3-18, 3-19, 3-29, and 3-38** Proposed amendments to the Tower/Unser, Rio Bravo and West Route 66 Sector Development Plan include a regulation for the arrangement of lots and blocks to improve the walking environment. The two regulations repeated in each sector development plan are as follows: “Blocks of residential lots identified in Minor and Major Subdivision plats shall be arranged so that no more than 30% of the length of any block face on a Collector or Major Local Street has rear yards facing the street.” “Non-residential or mixed-use lots identified in Minor and Major Subdivision plats shall be arranged so that no rear yards face streets. Exceptions are lots at street intersections, lots in areas where topographical or geographical conditions admit no other form of platting, lots abutting existing highways, and lots abutting limited access streets.”
 - **Page 2-24** The Existing and Proposed Southwest Albuquerque Public Parks, Trails, and Major Public Open Space map legend now identifies the diagonally striped area over and around the Ceja landform as a Major Public Open Space Study Area.
 - **Pages 3-12, 3-15, 3-23, 3-25, 3-26, 3-32, and 3-35** All former references to the “Uniform Building Code” now refer to the “currently adopted Building Code” for regulating kilns, centrifugal casting, spray-painting booths, and other art manufacturing processes in live/work spaces in the Community Activity Center and Neighborhood Activity Center zones.
 - **Pages 3-13, 3-16, 3-23, 3-26, 3-32, and 3-35** Activities in a tent are allowed as conditional uses in the C-2 and C-1 zones. These activities are no longer on the lists of prohibited conditional uses in the Community Activity Center and Neighborhood Activity Center zones that are now proposed for the three Southwest Albuquerque sector development plans.
 - **Pages 3-14, 3-17, 3-24, 3-27, 3-34, and 3-37** The regulations for fencing and perimeter walls in Community or Neighborhood Activity Centers now allow additional categories of concrete block: “Fencing and perimeter walls made of chain-link, razor wire, barbed wire, or unfinished concrete block (other than tinted, honed, textured split face or stucco covered block) are prohibited in any area of the Community Activity Center (Neighborhood Activity Center).”
 - **Pages 3-12, 3-15, 3-22, 3-25, 3-31, and 3-34** The Live/Work permissive use in the Community and Neighborhood Activity Centers now establishes a maximum number of employees present at any given time. “Live/Work Spaces shall include residences and may include one or more of the other following uses provided that no more than three employees are present at any one time and that business activities are limited to the hours 8:00 a.m. to 8:00 p.m. A Live/Work Space is an individual unit, building, or multiple buildings on one premises used for both residence and business with residents responsible for the business activity conducted on location. No separation between residential and business activities is required.”

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7. The entire *Action Plan* was edited for clarity.

AGENCY COMMENTS

This revised *Action Plan* was not distributed for agency comment because no new information was inserted other than information already requested. All previous agency comments are addressed in this version of the *Action Plan*.

NEIGHBORHOOD/PUBLIC CONCERNS

No new neighborhood or public comments were received.

CONCLUSIONS

The Planning Department revised the *Southwest Albuquerque Strategic Action Plan* during the 60-day deferral for Project #1005406, Case #s 07EPC-00249 Text Amendment to the *West Side Strategic Plan*, 07EPC-00250 Text Amendment to the *Rio Bravo Sector Development Plan*, 07EPC-00251 Text Amendment to the *Tower/Unser Sector Development Plan*, and 07EPC-253 Text Amendment to the *West Route 66 Sector Development Plan*. The revisions are as follows:

The *Action Plan* no longer contains text amendments to the *Comprehensive City Zoning Code* and *Subdivision Ordinance* based on EPC acceptance of withdrawal of Project #1001620, Case #07EPC-00247 Text Amendment to the *Comprehensive City Zoning Code* and Project #1004831, Case #07EPC-00248 Text Amendment to the *Subdivision Ordinance*.

The *Action Plan* continues to contain suggested *Southwest Area Plan* amendments for consideration by Bernalillo County, but these suggestions are not included for approval by the EPC based on EPC acceptance of withdrawal of Project # 1005406, Case # 07EPC-400086 Text Amendment to the *Southwest Area Plan*.

Action Plan revisions to the *Southwest Albuquerque Strategic Action Plan* are considered changes to the *West Side Strategic Plan* because the *Action Plan* is intended for insertion in its entirety into the *West Side Strategic Plan*.

Over the last 60 days Planning Department staff focused *Action Plan* proposals solely on Southwest Albuquerque by incorporating zoning text amendments, subdivision regulations and public right-of-way regulations into the three Southwest Albuquerque sector development plans that fall within *Action Plan* boundaries. These changes are supported by existing and proposed policies in the *West Side Strategic Plan*. The three sector development plans cover only a portion of Southwest Albuquerque.

No land development regulations have been proposed for Southwest Albuquerque areas outside sector development plan boundaries. The only mechanisms for controlling these areas are citywide ordinances and the Development Process Manual. Perhaps sector development plan text amendments can lead by example. Amendments to the *Comprehensive City Zoning Code* and *Subdivision Ordinance* will be submitted to the EPC as a separate item at a later date.

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During the deferral period Planning Staff also revised the *Action Plan* to include changes recommended in the February 14, 2008 Staff Report Conditions of Approval and those referenced in the May 8, 2008 staff report.

A new version of the *Action Plan* dated July 10, 2008 has been reprinted and accompanies this staff report.

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FINDINGS - 07EPC-00249 Text Amendment to the West Side Strategic Plan

1. This is a request to amend the *West Side Strategic Plan* by incorporating and inserting into it the entire *Southwest Albuquerque Strategic Action Plan* dated July 10, 2008.
2. At the February 14, 2008 EPC Public hearing, Planning Staff presented the *Southwest Albuquerque Strategic Action Plan*. Public testimony was taken and questions were asked of public participants and Planning Staff.
3. The EPC deferred making a decision on the *Action Plan* until May 8, 2008 in order to allow Commissioners to email more questions to Staff, to allow staff time to have meetings with other agencies, to fully respond to questions from Commissioners and the public, to improve the maps in the *Action Plan*, and to allow the Development Process (DP) Executive Committee to review and comment on the *Action Plan's Subdivision Ordinance* amendment proposals.
4. The DP Executive Committee voted to not support proposed ordinance text amendments proposed in the *Southwest Albuquerque Strategic Action Plan* and recommended that the Planning Department remove these amendments from the *Action Plan*.
5. In response to the DP Executive Committee, the Planning Director directed Planning Staff to ask the EPC for a 60-day deferral to revise the *Southwest Albuquerque Strategic Action Plan* accordingly by removing all proposed text amendments to citywide ordinances and instead to propose zoning regulations, subdivision development regulations, and public right-of-way design regulations for the three Southwest Albuquerque sector development plans.
6. The 60-day deferral allowed Planning Staff time to rewrite, edit and reprint the *Southwest Albuquerque Strategic Action Plan* to include changes recommended in the February 14, 2008 Staff Report Conditions of Approval, to remove citywide ordinance references throughout the *Action Plan*, and to rephrase some of the proposed ordinance text amendments as text amendments to the three Southwest Albuquerque sector development plans.
7. The *West Side Strategic Plan* is amended to include the following text amendments to existing portions of the *West Side Strategic Plan* listed on *Action Plan* pages 3-3 through 3-7.
 - a. The map on page 30 of the *West Side Strategic Plan* "Community Service Areas and Community Activity Centers" is amended to add activity centers from the proposed network of Southwest Albuquerque activity centers.

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- b. The *West Side Strategic Plan* is amended to include text and an illustration to clarify the differences between community and neighborhood activity centers on *West Side Strategic Plan* pages 33 and 34, Section B: Strategic Plan Elements and Development Strategies, 1. The Community Concept Activity Centers.
- c. The *West Side Strategic Plan* is amended add policies 1.17 and 1.18 to more fully describe community and neighborhood centers.
- d. The *West Side Strategic Plan* is amended to include text in *Section B*. Policy 3.46, Policy 3.48 and added policies B.3.63a, B.3.63b, B.3.69a, and B.3.69b to more fully describe individual community and neighborhood centers in specific west side communities within the Southwest Albuquerque Strategic Action Plan boundaries.
- e. The *West Side Strategic Plan* is amended to include text in Policies B.3.92 and B.7.16 and add Policy B.7.18a to further encourage the development of activity centers.
- f. The *West Side Strategic Plan* is amended starting on page 174 by reformatting Section B.4. Residential Development as policies 4.7 through 4.12 and renumbers existing policies 4.7 through 4.12 makes this section consistent with the remainder of the *West Side Strategic Plan*.
- g. The *West Side Strategic Plan* is amended starting on page 175 by reformatting the bulleted discussion under Commercial Development to be policies, consistent with the remainder of the *West Side Strategic Plan*.
- h. The *West Side Strategic Plan* is amended to add policies 4.13 and 4.14 under Commercial Development and renumber following policies accordingly to create commercial developments that are accessible by transit, limit parking spaces, and require an approved pedestrian and circulation plan.
- i. The *West Side Strategic Plan* is amended to replace existing Policy 6.6 on page 190 with new text that calls for a sub-regional transportation plan for Southwest Albuquerque.
- j. The *West Side Strategic Plan* is amended to add Policy 6.18 on page 197 to call for a network of bus transit routes serving existing and future neighborhood and community centers.

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- k. The *West Side Strategic Plan* is amended to add the following new community activity center descriptions to the *West Side Strategic Plan*: 98th/Gibson Community Center, 118th/Dennis Chavez Community Activity Center, and Paseo del Volcan/Dennis Chavez Community Center.
 - l. The *West Side Strategic Plan* is amended to make the Transportation/Infrastructure Plan on page 185 consistent with the *Southwest Albuquerque Strategic Action Plan* Street Network Map.
 - m. The *West Side Strategic Plan* “Proposed Trails Map” on page 199 is amended to include Southwest Albuquerque trails and trail study corridors identified in the *Southwest Albuquerque Strategic Action Plan*.
8. The following City Charter articles are furthered by the subject request:
- a. The text amendments are exercises in maximum local government. The City Council has the authority to create development standards through legislative action (Article I).
 - b. The text amendments are intended to further the interest of the public by insuring the proper use of land and promoting and maintaining an aesthetic and humane urban environment (Article IX).
9. The following Comprehensive Plan policies are furthered by the subject request:
- a. Comprehensive Plan (II.B.6. Activity Centers): Adding new Community and Neighborhood Activity Centers will help concentrate moderate-density mixed land use and social/economic activities to reduce urban sprawl, auto travel needs, and service costs. Southwest Albuquerque activity center development will enhance the identity of Albuquerque and the Southwest Albuquerque Community.
 - b. Comprehensive Plan (II.C.1. Air Quality): The following amendments will foster transportation network and commercial development design that enables residents to choose walking, bicycling and taking public transportation to improve air quality to safeguard public health and enhance quality of life:
 - (1) Added policies 4.13 and 4.14 under Commercial Development to create commercial developments accessible by transit, to limit parking spaces, and to require an approved pedestrian and circulation plan;

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- (2) Amendments to the Transportation/Infrastructure Plan on page 185 of the *West Side Strategic Plan* to make it consistent with the *Southwest Albuquerque Strategic Action Plan* Transportation Network Map;
 - (3) Replacing existing Policy 6.6 on page 190 with new text calls for a sub-regional transportation plan for Southwest Albuquerque;
 - (4) Adding Policy 6.18 on page 197 calling for a network of bus transit routes serving existing and future neighborhood and community centers; and
 - (5) Amendment to the “Proposed Trails Map” on West Side Strategic Plan page 199

c. Comprehensive Plan (II D.4. Transportation and Transit): The following proposed amendments will foster development design that encourages bicycling, walking and use of transit/para-transit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs:

- (1) Added policies 4.13 and 4.14 under Commercial Development to create commercial developments accessible by transit, to limit parking spaces, and to require an approved pedestrian and circulation plan;
- (2) Amendments to the Transportation/Infrastructure Plan on page 185 of the *West Side Strategic Plan* to make it consistent with the *Southwest Albuquerque Strategic Action Plan* Transportation Network Map;
- (3) Replacing existing Policy 6.6 on page 190 with new text that calls for a sub-regional transportation plan for Southwest Albuquerque;
- (4) Adding Policy 6.18 on page 197 calling for a network of bus transit routes serving existing and future neighborhood and community centers; and
- (5) Amendments to the “Proposed Trails Map” on West Side Strategic Plan page 199.

10. There is general support for the proposed amendments.

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RECOMMENDATION – That a recommendation of **APPROVAL** of 07EPC-00249, Text Amendment to the *West Side Strategic Plan* be forwarded to the City Council, based on the preceding Findings.

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FINDINGS - 07EPC-00250 Text Amendment to the Rio Bravo Sector Development Plan

1. This is a request to amend the *Rio Bravo Sector Development Plan* to ensure that it is consistent with proposed policies, maps, and regulations in the *Southwest Albuquerque Strategic Action Plan*.
2. At the February 14, 2008 EPC hearing, Planning Staff presented text amendments to the *Rio Bravo Sector Development Plan* as part of the *Southwest Albuquerque Strategic Action Plan*. Public testimony was taken and questions were asked of public participants and Planning Staff.
3. The EPC deferred making a decision on the *Action Plan* until May 8, 2008 in order to allow Commissioners to email more questions to Staff, to allow staff to have meetings with other agencies, to fully respond to questions from Commissioners and the public, to improve the maps in the Plan, and to allow the Development Process (DP) Executive Committee to review and comment on Subdivision Ordinance amendment proposals.
4. The DP Executive Committee voted to not support proposed ordinance text amendments proposed in the *Southwest Albuquerque Strategic Action Plan* and recommended that the Planning Department remove these amendments from the Action Plan.
5. In response to the DP Executive Committee, the Planning Director directed Planning Staff to ask the EPC for a 60-day deferral to revise the *Southwest Albuquerque Strategic Action Plan* accordingly by removing all proposed text amendments to citywide ordinances and instead to propose some zoning regulations, subdivision development regulations, and public right-of-way design regulations for the *Rio Bravo, Tower/Unser and West Route 66 Sector Development Plans*.
6. A 60-day deferral allowed Planning Staff time to rewrite, edit and reprint the *Southwest Albuquerque Strategic Action Plan* to include changes recommended in the February 14, 2008 Staff Report Conditions of Approval, to remove citywide ordinance references throughout the *Action Plan*, and to rephrase some of the proposed ordinance text amendments as text amendments to the three Southwest Albuquerque sector development plans.
7. The *Rio Bravo Sector Development Plan* is amended to include the following text and map amendments to ensure that it is consistent with proposed policies, maps, and regulations in the *Southwest Albuquerque Strategic Action Plan*.
 - a. The *Rio Bravo Sector Development Plan* is amended to add a map to show designated activity centers.
 - b. The *Rio Bravo Sector Development Plan* is amended to add to page 25, sixth paragraph a statement that allows Community Activity Center and Neighborhood Activity Center zoning

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districts to be applied to designated activity centers within *Rio Bravo Sector Development Plan* boundaries.

- c. The *Rio Bravo Sector Development Plan* is amended to include additions to Section II Amendment, D. Plan Revisions, 2. Transit and Mobility starting on page 27 that discusses allowing cross streets in community and neighborhood activity centers on limited access streets.
 - d. The *Rio Bravo Sector Development Plan* is amended to create a Community Activity Center (CAC) mixed-use zoning district in II.D.1 Plan Revisions, Land use, Parcelization and Development.
 - e. The *Rio Bravo Sector Development Plan* is amended to create a Neighborhood Activity Center (NAC) mixed-use zoning district in II.D.1 Plan Revisions, Land use, Parcelization and Development.
 - f. The *Rio Bravo Sector Development Plan* is amended to limit repetition of one housing type (single-family detached house, single-family attached, or multiple-family in II.D.1 Plan Revisions, Land use, Parcelization and Development).
 - g. The *Rio Bravo Sector Development Plan* is amended to improve pedestrian, bicycle and vehicle travel efficiency and safety are added in a new Section 2. "Subdivision and Public Right-of-Way Regulations" in Chapter II.D. "Plan Revisions and Comparison with SD-87-4".
8. The following articles of the City Charter are furthered by the subject request:
- a. The text amendments to the *Rio Bravo Sector Development Plan* are exercises in maximum local government. The City Council has the authority to create development standards through legislative action (Article I).
 - b. The text amendments to the *Rio Bravo Sector Development Plan* are intended to further the interest of the public by insuring the proper use of land and promoting and maintaining an aesthetic and humane urban environment (Article IX).
9. The following Comprehensive Plan policy (II.B.6. Activity Centers) is furthered by the following amendments to help concentrate moderate-density mixed land use and social/economic activities to reduce urban sprawl, auto travel needs, and service costs.
- a. An added map to the *Rio Bravo Sector Development Plan* to show designated activity centers;
 - b. Community Activity Center and Neighborhood Activity Center zoning districts for voluntary application to designated activity centers within *Rio Bravo Sector Development Plan boundaries*; and
 - c. Allowing cross streets in community and neighborhood activity centers on limited access streets

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10. The following *West Side Strategic Plan* goals are furthered by the subject request to include maps that show designated activity centers and text amendments that create Community Activity Center and Neighborhood Activity Center zoning districts to enable activity center development, text amendments to allow cross streets in activity centers on limited access streets, and text amendments to improve pedestrian, bicycle and vehicle travel efficiency and safety:
 - a. Goal 4 that land use considerations and overall growth and development concerns should be tied to infrastructure and funding considerations for realistic implementation
 - b. Goal 5 that the Plan should recommend solutions for design and development issues, as well as cultural and environmental concerns
 - c. Goal 10 that the Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents.
 - d. Goal 12 that the Plan should provide for long-term sustainable development on the West Side.

 11. There is general support for the proposed amendments.

RECOMMENDATION – That a recommendation of APPROVAL of 07EPC-00250, Text Amendment to the *Rio Bravo Sector Development Plan* be forwarded to the City Council, based on the preceding Findings.

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FINDINGS - 07EPC-00251 Text Amendment to the Tower/Unser Sector Development Plan

1. This is a request to amend the *Tower/Unser Sector Development Plan* to ensure that it is consistent with proposed policies, maps, and regulations in the *Southwest Albuquerque Strategic Action Plan*.
2. At the February 14, 2008 EPC hearing, Planning Staff presented text amendments to the *Tower/Unser Sector Development Plan* that are included in the *Southwest Albuquerque Strategic Action Plan*. Public testimony was taken and questions were asked of public participants and Planning Staff.
3. The EPC deferred making a decision on the *Action Plan* until May 8, 2008 in order to allow Commissioners to email more questions to Staff, to allow staff to have meetings with other agencies, to fully respond to questions from Commissioners and the public, to improve the maps in the Plan, and to allow the Development Process (DP) Executive Committee to review and comment on Subdivision Ordinance amendment proposals.
4. The DP Executive Committee voted to not support proposed ordinance text amendments proposed in the *Southwest Albuquerque Strategic Action Plan* and recommended that the Planning Department remove these amendments from the Action Plan.
5. In response to the DP Executive Committee, the Planning Director directed Planning Staff to ask the EPC for a 60-day deferral to revise the *Southwest Albuquerque Strategic Action Plan* accordingly by removing all proposed text amendments to citywide ordinances and instead to propose some zoning regulations, subdivision development regulations, and public right-of-way design regulations for the *Rio Bravo, Tower/Unser and West Route 66 Sector Development Plans*.
6. A 60-day deferral allowed Planning Staff time to rewrite, edit and reprint the *Southwest Albuquerque Strategic Action Plan* to include changes recommended in the February 14, 2008 Staff Report Conditions of Approval, to remove citywide ordinance references throughout the *Action Plan*, and to rephrase some of the proposed ordinance text amendments as text amendments to the three Southwest Albuquerque sector development plans.
7. The *Tower/Unser Sector Development Plan* is amended to ensure that it is consistent with proposed policies, maps, and regulations in the *Southwest Albuquerque Strategic Action Plan*.
 - a. The *Tower/Unser Sector Development Plan* is amended to add a map (Figure 7) after page to show designated activity centers and renumber the original Figure 7 and subsequent figure numbers accordingly.

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- b. The *Tower/Unser Sector Development Plan* is amended to clarify existing text concerning residential use density and limits to the repetition of one residential use in Chapter VI. Special Use Zoning Designations, A. SU-1 PDA 1.c.
 - c. The *Tower/Unser Sector Development Plan* is amended to add a new B.3.b. RD/9 Dwellings per Net Acre, Supplemental Regulations to the *Tower/Unser Sector Development Plan* that limits repetition of any one residential use and renumbers existing B.3.b. and subsequent numbers.
 - d. The *Tower/Unser Sector Development Plan* is amended to clarify existing densities in C.RD/14 Dwellings per Net Acre and RD/20 Dwellings per Net Acres replace C.1.a and to replace C.1.b. to limit repetitions of any one residential use.
 - e. The *Tower/Unser Sector Development Plan* is amended to create a Community Activity Center (CAC) mixed-use zoning district in a new section "G. Activity Center Zones" in Chapter VI SPECIAL ZONING DESIGNATION.
 - f. The *Tower/Unser Sector Development Plan* is amended to create a Neighborhood Activity Center (NAC) mixed-use zoning district in a new section "G. Activity Center Zones" in Chapter VI SPECIAL ZONING DESIGNATION.
 - g. The *Tower/Unser Sector Development Plan* is amended to improve pedestrian, bicycle and vehicle travel efficiency and safety in a new Chapter VII. "SUBDIVISION AND PUBLIC RIGHT-OF-WAY REGULATIONS".
8. The following articles of the City Charter are furthered by the subject request:
- a. The text amendments to the *Tower/Unser Sector Development Plans* are exercises in maximum local government. The City Council has the authority to create development standards through legislative action (Article I).
 - b. The text amendments to the *Tower/Unser Sector Development Plans* are intended to further the interest of the public by insuring the proper use of land and promoting and maintaining an aesthetic and humane urban environment (Article IX).
9. The following *Comprehensive Plan* policies are furthered by the subject request:

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- a. (II.B.6. Activity Centers): The map showing designated activity centers and text amendments to create Community Activity Center and Neighborhood Activity Center zoning districts to enable activity center development will help concentrate moderate-density mixed land use and social/economic activities to reduce urban sprawl, auto travel needs, and service costs.

- b. (II.C.9. Community Identity and Urban Design): The text amendments to limit contiguous acreage of a residential zoning district and to limit the repetition of any one use permissive within those zoning districts will help identify this Albuquerque and Bernalillo County sub-area as a distinct community that is a collection of neighborhoods.

10. The following *West Side Strategic Plan* goals are furthered by the subject request.

- a. The inclusion of maps to show designated activity centers and text amendments to create activity center zoning districts to enable activity center development in the *Tower/Unser Sector Development Plan* further the following West Side Strategic Plan goals:
 - (1) Goal 4 that land use considerations and overall growth and development concerns should be tied to infrastructure and funding considerations for realistic implementation

 - (2) Goal 5 that the Plan should recommend solutions for design and development issues, as well as cultural and environmental concerns

 - (3) Goal 10 that the Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents.

 - (4) Goal 12 that the Plan should provide for long-term sustainable development on the West Side.

- b. The text amendments to *Tower/Unser Sector Development Plan* Special Use zoning designations and RD zones to limit repetition of any one residential use further the following West Side Strategic Plan goals:
 - (1) Goal 5 that the Plan should recommend solutions for design and development issues, as well as cultural and environmental concerns

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(2) Goal 10 that the Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents

(3) Goal 12 that the Plan should provide for long-term sustainable development on the West Side.

c. The text amendments to the *Tower Unser Sector Development Plan* to improve pedestrian, bicycle and vehicle travel efficiency and safety support West Side Strategic Plan further the following West Side Strategic Plan goals:

(1) Goal 10 that the Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents

(2) Goal 12 that the Plan should provide for long-term sustainable development on the West Side.

11. There is general support for the proposed amendments.

RECOMMENDATION – That a recommendation of APPROVAL of 07EPC-00251, Text Amendment to the *Tower/Unser Sector Development Plan* be forwarded to the City Council, based on the preceding Findings.

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FINDINGS - 07EPC-00253 Text Amendment to the West Route 66 Sector Development Plan

1. This is a request to amend the *West Route 66 Sector Development Plan* to ensure that it is consistent with proposed policies, maps, and regulations in the *Southwest Albuquerque Strategic Action Plan*.
2. At the February 14, 2008 EPC hearing, Planning Staff presented text amendments to the *West Route 66 Sector Development Plan* that are included in the *Southwest Albuquerque Strategic Action Plan*. Public testimony was taken and questions were asked of public participants and Planning Staff.
3. The EPC deferred making a decision on the *Action Plan* until May 8, 2008 in order to allow Commissioners to email more questions to Staff, to allow staff time to have meetings with other agencies, to fully respond to questions from Commissioners and the public, to improve the maps in the Plan, and to allow the Development Process (DP) Executive Committee to review and comment on Subdivision Ordinance amendment proposals.
4. The DP Executive Committee voted to not support proposed ordinance text amendments proposed in the *Southwest Albuquerque Strategic Action Plan* and recommended that the Planning Department remove these amendments from the *Action Plan*.
5. In response to the DP Executive Committee, the Planning Director directed Planning Staff to ask the EPC for a 60-day deferral to revise the *Southwest Albuquerque Strategic Action Plan* accordingly by removing all proposed text amendments to citywide ordinances and instead to propose some zoning regulations, subdivision development regulations, and public right-of-way design regulations for the *Rio Bravo, Tower/Unser and West Route 66 Sector Development Plans*.
6. A 60-day deferral allowed Planning Staff time to rewrite, edit and reprint the *Southwest Albuquerque Strategic Action Plan* to include changes recommended in the February 14, 2008 Staff Report Conditions of Approval, to remove citywide ordinance references throughout the *Action Plan*, and to rephrase some of the proposed ordinance text amendments as text amendments to the three Southwest Albuquerque sector development plans.
7. The *West Route 66 Sector Development Plan* is amended to ensure that it is consistent with proposed policies, maps, and regulations in the *Southwest Albuquerque Strategic Action Plan*.
 - a. The *West Route 66 Sector Development Plan* is amended to create a Community Activity Center (CAC) mixed-use zoning district in ZONE CATEGORIES – SEGMENTS ONE, TWO AND THREE.

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- b. The *West Route 66 Sector Development Plan* is amended to create a Neighborhood Activity Center (NAC) mixed-use zoning district in ZONE CATEGORIES – SEGMENTS ONE, TWO AND THREE.
 - c. The *West Route 66 Sector Development Plan* is amended to improve pedestrian, bicycle and vehicle travel efficiency and safety in a new Chapter VI. SUBDIVISION AND PUBLIC RIGHT-OF-WAY REGULATIONS.
8. The following articles of the *City Charter* are furthered by the subject request:
- a. The text amendments to the *West Route 66 Sector Development Plans* are exercises in maximum local government. The City Council has the authority to create development standards through legislative action (Article I).
 - b. The proposed text amendments to the *West Route 66 Sector Development Plans* are intended to further the interest of the public by insuring the proper use of land and promoting and maintaining an aesthetic and humane urban environment (Article IX).
9. *Comprehensive Plan* policy (II.B.6. Activity Centers) is furthered by the *West Route 66 Sector Development Plan* amendments to add a map to show designated activity centers and text amendments to create Community Activity Center and Neighborhood Activity Center zoning districts that will enable activity center development to help concentrate moderate-density mixed land use and social/economic activities to reduce urban sprawl, auto travel needs, and service costs.
10. The following *West Side Strategic Plan* goals are furthered by the subject request.
- a. The inclusion of maps to show designated activity centers and text amendments to create activity center zoning districts to enable activity center development in the *West Route 66 Sector Development Plan* further the following West Side Strategic Plan goals:
 - (1) Goal 4 that land use considerations and overall growth and development concerns should be tied to infrastructure and funding considerations for realistic implementation
 - (2) Goal 5 that the Plan should recommend solutions for design and development issues, as well as cultural and environmental concerns

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(3) Goal 10 that the Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents.

(4) Goal 12 that the Plan should provide for long-term sustainable development on the West Side.

b. The text amendments to the *West Route 66 Sector Development Plan* to improve pedestrian, bicycle and vehicle travel efficiency and safety support West Side Strategic Plan further the following West Side Strategic Plan goals:

(1) Goal 10 that the Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents

(2) Goal 12 that the Plan should provide for long-term sustainable development on the West Side.

11. There is general support for the proposed amendments.

RECOMMENDATION – That a recommendation of APPROVAL of 07EPC-00253, Text Amendment to the *West Route 66 Sector Development Plan* be forwarded to the City Council, based on the preceding Findings.

Paula Donahue, AICP
Senior Planner

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Attachments:

Southwest Albuquerque Strategic Action Plan - July 10, 2008

AGENCY COMMENTS

Refer to February 14, 2008 and May 8, 2008 Staff Reports.