

CITY of ALBUQUERQUE

SIXTEENTH COUNCIL

COUNCIL BILL NO. O-04-9 ENACTMENT NO. _____

SPONSORED BY: Michael Cadigan

1 **ORDINANCE**

2 **ADOPTING LAND USE ASSUMPTIONS PURSUANT TO THE STATE**
3 **DEVELOPMENT FEES ACT AND SECTION 14-13-1-4 ROA 1994.**

4 **BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF**
5 **ALBUQUERQUE:**

6 **Section 1. FINDINGS. Section 14-13-1-4 ROA 1994 states that Impact**
7 **Fees, Utility Expansion Charges and other development related charges are**
8 **key strategic tools for implementing the Planned Growth Strategy and the**
9 **City/County Comprehensive Plan. Section 14-13-1-4 ROA 1994 requires that**
10 **impact fees be established in a manner fully consistent with the New Mexico**
11 **Development Fees Act (the "Act".) The Act defines "land use assumptions"**
12 **as "a description of the service area and projections of changes in land uses,**
13 **densities, intensities and population in the service area over at least a five-**
14 **year period." The Act states that the City must prepare a capital**
15 **improvements plan that addresses, among other requirements, the total**
16 **number of projected service units necessitated by and attributable to new**
17 **development within the service area based on the approved land use**
18 **assumptions and calculated in accordance with generally accepted**
19 **engineering or planning criteria. The Impact Fee Committee has advised and**
20 **assisted the Council regarding the adoption of the land use assumptions. The**
21 **City has met the notice and hearing requirements of the Act for the adoption**
22 **of land use assumptions.**

23 **Section 2. LAND USE ASSUMPTIONS. The following tables containing**
24 **the initial Land Use Assumptions for population, housing and employment as**
25 **projected for the years 2010 and 2025 are adopted. (Insert Exhibits 1, 2 and 3).**

1 **Section 3. PERIODIC REVIEW AND UPDATE.** The City shall update the
2 land use assumptions at least every five years as required by the Act.

3 **Section 4. SEVERABILITY CLAUSE.** If any section, paragraph, sentence,
4 clause, word or phrase of this ordinance is for any reason held to be invalid or
5 unenforceable by any court of competent jurisdiction, such decision shall not
6 affect the validity of the remaining provisions of this ordinance. The Council
7 hereby declares that it would have passed this ordinance and each section,
8 paragraph, sentence, clause, word or phrase thereof irrespective of any
9 provision being declared unconstitutional or otherwise invalid.

10 **Section 5. COMPILATION.** This ordinance shall be incorporated in and
11 made part of the Revised Ordinances of Albuquerque, New Mexico, 1994.

12 **Section 6. EFFECTIVE DATE.** This ordinance shall take effect five days
13 after publication by title and general summary.

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EXHIBIT 1

Land Use Assumptions: Distribution of Population in 2000, 2010 & 2025

Subarea	2000	2010		2025		Population Growth 2000-2025	
		Scenarios		Scenarios		Scenarios	
		Vacant Land	Centers & Corridors	Vacant Land	Centers & Corridors	Vacant Land	Centers & Corridors
1-City boundaries through 1959	258,663	263,439	263,356	271,609	270,482	12,946	11,819
2-City boundaries 1960-1979	121,502	133,268	128,348	147,323	145,451	25,821	23,949
3-City boundaries 1980 to present	69,918	108,922	110,361	128,895	123,662	58,977	53,744
4-County North Valley	13,746	14,079	14,126	15,133	15,341	1,387	1,595
5-County South Valley	33,307	33,468	33,450	37,886	37,489	4,579	4,182
6-County Pajarito	2,019	1,996	1,996	2,740	2,165	721	146
7-City/County Volcano Cliffs/Horizon	5	2,596	2,623	6,639	8,240	6,634	8,235
8-City/County Atrisco	9,672	18,685	19,624	27,337	29,578	17,665	19,906
9-City/County North Abq Acres	11,328	15,803	15,548	20,202	20,076	8,874	8,748
10-Planned Communities	40	39	39	17,703	21,611	17,663	21,571
11-County other NE	2,904	3,004	3,011	2,952	2,950	48	46
12-County other SE	6,175	5,186	4,950	6,958	4,830	783	-1,345
13-County other NW	3,092	3,097	5,220	3,910	12,601	818	9,509
14-County other SW	2,971	4,923	4,921	13,509	9,118	10,538	6,147
15-County other East Mountains	17,557	18,792	18,754	21,286	20,853	3,729	3,296
16-Native American Communities	3,779	4,324	5,358	5,281	5,272	1,502	1,493
Grand Total	556,678	631,621	631,685	729,363	729,719	172,685	173,041

EXHIBIT 2

Land Use Assumptions: Distribution of Housing in 2000, 2010 & 2025

Subarea	2000	2010		2025		Housing Growth 2000-2025	
		Scenarios		Scenarios		Scenarios	
		Vacant Land	Centers & Corridors	Vacant Land	Centers & Corridors	Vacant Land	Centers & Corridors
1-City boundaries through 1959	118,728	124,498	124,024	133,240	133,268	14,512	14,540
2-City boundaries 1960-1979	53,547	59,807	57,628	68,057	67,435	14,510	13,888
3-City boundaries 1980 to present	26,485	44,105	44,848	54,615	51,965	28,130	25,480
4-County North Valley	5,643	5,978	5,983	6,609	6,628	966	985
5-County South Valley	11,835	12,303	12,300	14,423	14,213	2,588	2,378
6-County Pajarito	663	668	668	988	757	325	94
7-City/County Volcano Cliffs/Horizon	3	1,003	1,000	2,564	3,054	2,561	3,051
8-City/County Atrisco	3,576	7,172	8,062	11,584	12,393	8,008	8,817
9-City/County North Abq Acres	4,075	6,112	5,968	8,593	8,255	4,518	4,180
10-Planned Communities	18	18	18	6,967	8,979	6,949	8,961
11-County other NE	1,332	1,391	1,395	1,402	1,402	70	70
12-County other SE	2,064	1,692	1,621	2,485	1,614	421	-450
13-County other NW	1,276	1,298	2,130	1,553	5,057	277	3,781
14-County other SW	1,044	1,046	1,046	4,491	2,729	3,447	1,685
15-County other East Mountains	7,423	8,025	8,015	9,186	9,020	1,763	1,597
16-Native American Communities	1,362	1,601	2,007	2,033	2,031	671	669
Grand Total	239,074	276,717	276,713	328,790	328,800	89,716	89,726

EXHIBIT 3

Land Use Assumptions: Distribution of Employment in 2000, 2010 & 2025

Subarea	2000	2010		2025		Employment Growth 2000-2025	
		Scenarios		Scenarios		Scenarios	
		Vacant Land	Centers & Corridors	Vacant Land	Centers & Corridors	Vacant Land	Centers & Corridors
1-City boundaries through 1959	197,078	214,606	209,436	225,103	222,114	28,025	25,036
2-City boundaries 1960-1979	68,502	77,328	74,795	87,817	84,298	19,315	15,796
3-City boundaries 1980 to present	29,415	47,001	51,192	63,392	61,939	33,977	32,524
4-County North Valley	8,442	8,902	8,676	9,288	9,725	846	1,283
5-County South Valley	6,945	8,314	8,428	9,706	9,937	2,761	2,992
6-County Pajarito	154	156	160	183	164	29	10
7-City/County Volcano Cliffs/Horizon	35	101	589	138	670	103	635
8-City/County Atrisco	4,962	7,968	8,819	16,480	15,627	11,518	10,665
9-City/County North Abq Acres	3,201	5,485	6,284	7,396	8,210	4,195	5,009
10-Planned Communities	363	571	404	7,381	13,956	7,018	13,593
11-County other NE	734	756	757	798	814	64	80
12-County other SE	18,264	20,006	19,900	20,865	21,079	2,601	2,815
13-County other NW	1,599	2,227	2,521	3,507	4,943	1,908	3,344
14-County other SW	255	622	480	1,651	1,550	1,396	1,295
15-County other East Mountains	2,217	2,658	2,480	4,474	3,387	2,257	1,170
16-Native American Communities	2,745	5,854	7,653	8,415	8,169	5,670	5,424
Grand Total	344,911	402,555	402,574	466,594	466,582	121,683	121,671