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**CITY OF ALBUQUERQUE  
CITY COUNCIL**

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**INTEROFFICE MEMORANDUM**

**TO: LUPZ Committee**

**FROM: Kara Shair-Rosenfield, Policy Analyst/Planning  
Andrew Webb, Policy Analyst/Planning**

**SUBJECT: Downtown Neighborhood Area Sector Development Plan (R-11-225) – Recommended Process for Proceeding**

**DATE: January 6, 2012**

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R-11-225 has had three hearings before the LUPZ Committee (August 10, 2011, September 14, 2011, and November 30, 2011). This will be its fourth. Extensive public comments have been received and responded to at the LUPZ proceedings. A number of issues with respect to the proposed rezoning of individual properties have been raised before the LUPZ Committee and will ultimately need to be considered by the full City Council.

Staff has presented a Committee Substitute containing clarification/clean-up revisions and a series of amendments at previous LUPZ hearings. Staff recommends that the LUPZ Committee consider adoption of the Committee Substitute and certain amendments (listed below) at the January 11, 2012, LUPZ hearing and then move R-11-225, as substituted and amended, without recommendation to the full City Council.

Items that staff recommends the LUPZ consider adopting on 1-11-12:

1. Committee Substitute: Red/Blue/Green-Line of DNASDP
2. Committee Amendment: SU-2/DNA-CC Zone – Amend Ingress/Egress section
3. Committee Amendment: SU-2/DNA-CC Zone – Delete “parking” as allowed use in front setback
4. Committee Amendment: SU-2/DNA-MUL Zone – Add “Tent” as allowed use under “School” use
5. Committee Amendment: SU-2/DNA-OR Zone – Amend regulation of uses only
6. Committee Amendment: SU-2/DNA-MR Zone – Add allowance for non-residential use on 10% of property
7. Committee Amendment: SU-2/DNA-MR Zone – Reduce lot size requirement

Staff recommends that the following issues that have been raised to-date, including amendments to the Proposed Zoning Map, be discussed, considered, and acted on by the full City Council rather than the LUPZ Committee in order to ensure that more contentious issues are taken up by the full City Council.

Items that staff recommends be sent to the full City Council without recommendation:

1. Amendments to the Proposed Zoning Map:
  - a. Policy-supported amendments:
    - i. 1802, 1806, and 1808 Old Town Road NW
    - ii. 317 and 319 16<sup>th</sup>
    - iii. 1201 Lomas NW
    - iv. 1213 Granite NW and 900 and 906 Brother Mathias NW
    - v. 1519 Fruit Ave., NW and 306, 310, 312, 314, 316, and 320 16<sup>th</sup> St., NW
    - vi. 415 and 417 7<sup>th</sup> NW and 712 and 715 Marquette NW
    - vii. 903, 909, 913, 915, 917 and 919 Copper NW
    - viii. 216 and 220 9<sup>th</sup> St. NW; 120, 122 and 124 10<sup>th</sup> St. NW; 918 and 920 Kent Ave. NW; and 215, 219 and 223 9<sup>th</sup> St. NW
    - ix. 1100 and 1120 Tijeras NW
    - x. The four ownership parcels comprised of the southernmost 100 feet of lots 1 through 8 of the southern 1100 block of Tijeras, NW
    - xi. Lots 9, 10, 11 and 12 of the southern 1100 Block of Tijeras, NW
    - xii. The entire south 1000 block of Tijeras NW, which is bounded by Tijeras to the north, Kent to the south, 10<sup>th</sup> to the east and 11<sup>th</sup> to the west
    - xiii. 312 and 314 Keleher, 800 Marquette and 417 8<sup>th</sup> NW
  - b. Amendments requested by property owners:
    - i. 1800 Old Town Road NW
    - ii. 707 and 709 Granite NW
    - iii. 908 Roma NW
    - iv. 918-924 Tijeras Ave., NW, 200-208 10<sup>th</sup> St., NW, and 919-921 Kent NW
    - v. 906 and 908 Tijeras NW
    - vi. 727 Tijeras NW
2. Revised requirements for existing commercial parking lots in the SU-2/DNA-OR Zone.
3. Reduction of the 1,000-foot courthouse buffer for Bail Bond businesses to 500 feet.