

CITY OF ALBUQUERQUE



April 24, 2012

Dear Neighborhood Association Representative:

This letter is to inform you that City Council has submitted an application for a Text Amendment to the Nob Hill / Highland Sector Development Plan. The Environmental Planning Commission (EPC) will hear this request on June 14, 2012, whereupon they will make a recommendation to the City Council, who will make the final decision.

The specifics of the proposal are as follows:

- Currently, the Nob Hill / Highland Sector Development Plan regulates off-street parking for commercial establishments based primarily on square footage. Recently, an influx of new businesses, primarily in the Community Commercial/Residential zones along Central Avenue has revealed inadequacies in the parking requirements for certain commercial uses.
- The amendment proposes to add specific requirements for restaurants, bars, and dance halls, which are land uses that could open in these zones with only a fraction of their actual parking needs met by off-street parking.
- The proposed text intends to limit the impact of these uses on the surrounding community by requiring that adequate off-street parking is provided at the rate of one parking space per 6 persons of permitted fire occupancy load.
- The text amendment will apply to the CCR-1, CCR-2, and CCR-3 zones within the entire Nob Hill / Highland Sector Development Plan area.

PO Box 1 293

Albuquerque

NM 87103

www.cabq.gov

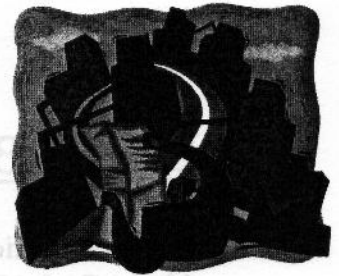
This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the Plaza del Sol building, located at 600 2nd Street NW. It is advised that you call the Planning Department at 924-3860 to schedule a visit so that the project file will be available upon your arrival.

If you have any comments or concerns regarding this request, please contact me at 924-3879. All comments should be submitted by Monday, May 14 in order to be addressed in the Staff Report and recommendations to the EPC. Otherwise, the final date for submission of comments is 48 hours prior to the EPC hearing on June 14, 2012.

Sincerely,

Carrie Barkhurst
Staff Planner
City of Albuquerque

Nob Hill/Highland Sector Development Plan



This notice will serve as your association's notification from the City of Albuquerque under provisions of 0-92 (*Neighborhood Recognition Ordinance*) pertaining to:

Case: **12EPC-40021**

Project #: **1009243**

Agent: Randall Falkner, Planning Department at 505-924-3933

Applicant: City of Albuquerque, Planning Department at 505-924-3860

Type of request: The purpose of this community planning effort is to update the *Nob Hill/Highland Sector Development Plan*.

The Text Amendment is intended to further clarify off-street parking requirements in the CCR-1, CCR-2 and CCR-3 zoning districts by specifying the number of spaces required for restaurants, bars and dance halls at one (1) space per six (6) persons of permitted fire occupancy load.

Attached is a copy of the Council Bill R-12-40 by Councilor Rey Garduno for your information on the above proposed Text Amendment.

Staff Planner: **Randall Falkner at 505-924-3933**

E-mail: rfalkner@cabq.gov

City Planning accepted application for this proposed action on **April 25, 2012**.

Please be advised that this Sector Plan is scheduled for a hearing before the **Environmental Planning Commission (EPC)** at **8:30 a.m. on Thursday, June 14, 2012**, at the **Planning Hearing Room, Room 160, Plaza Del Sol Building, Basement Level**. You should contact the above-mentioned planner in the Planning Department to confirm this date and time - **AND-** to seek any further information.

There will be a **Pre-Hearing Discussion** on this item on **Wednesday, May 16, 2012**, at **1:30 p.m.** in the **Planning Department Large Conference Room, 3rd Floor, Plaza del Sol Building, 600 Second St. NW**.



It is very important that your association notify the planner of your association's initial reaction to the above mentioned *Sector Development Plans* so that your concerns or comments may be noted at the Public Hearing.

Distribution List for Neighborhood and/or Homeowner Associations and Coalitions is on backside of this Notice.

-OVER-

CITY of ALBUQUERQUE TWENTIETH COUNCIL

COUNCIL BILL NO. R-12-40 ENACTMENT NO. _____

SPONSORED BY: **Rey Garduño**

1 RESOLUTION

2 TEXT AMENDMENT TO THE NOB HILL HIGHLAND SECTOR DEVELOPMENT
3 PLAN TO FURTHER CLARIFY PARKING REQUIREMENTS IN THE CCR-1, -2,
4 AND -3 ZONING DISTRICTS FOR SPECIFIC USES ALLOWED IN THE
5 UNDERLYING ZONING BUT NOT SPECIFICALLY ADDRESSED IN THE PLAN.

6 WHEREAS, the Council, the Governing Body of the City of Albuquerque,
7 has the authority to adopt and amend plans for the physical development of
8 areas within the planning and platting jurisdiction of the City authorized by
9 statute, Section 3-19-3, NMSA 1978, and by its home rule powers; and

10 WHEREAS, the Council has the authority to adopt, amend, or repeal such a
11 sector development plan; and

12 WHEREAS, the City of Albuquerque adopted the Nob Hill Highland Sector
13 Development Plan (NHHSDP) in 2007 through Council Resolution R-07-185,
14 Enactment Number 96-2007; and

15 WHEREAS, the NHHSDP established five zones to regulate appropriate
16 commercial and office development in the Plan area; and

17 WHEREAS, these zones contain requirements for off-street parking for
18 commercial establishments based primarily on square footage; and

19 WHEREAS, a recent influx of new businesses, particularly in the
20 aCommunity Commercial/Residential zones on Central Avenue, has revealed
21 inadequacies in the parking requirements for certain commercial uses; and

22 WHEREAS, there are concerns that some types of businesses, such as
23 bars and dance halls, could open in these zones with only a fraction of their
24 actual parking needs met by off-street parking; and

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1 paragraph, sentence, clause, word or phrase thereof irrespective of any
2 provisions being declared unconstitutional or otherwise invalid.

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