

Topic: Comprehensive Planning
Resource Type: Planning Documents & Policy Statements
State: New Mexico
Jurisdiction Type: Municipal
Municipality: County of Bernalillo; City of Albuquerque
Year (*adopted, written, etc.*): 1988-2001
Community Type – applicable to: Urban; Suburban
Title: Comprehensive Plan for Albuquerque and Bernalillo County
Document Last Updated in Database: February 3, 2016

Abstract

This comprehensive plan has several interesting provisions for natural drainage systems through arroyo protection. The plan also includes transportation provisions to create a more bicycle friendly transportation system.

Resource

§ 1-2-1 COMPREHENSIVE PLAN FOR ALBUQUERQUE AND BERNALILLO COUNTY.

(A) The 1987 Comprehensive Plan, attached to Resolution No. 138-1988, including the plan map, but excluding the segments of the plan cited in divisions (B)(1) and (B)(2), is adopted as the Rank One Plan for the city and the County of Bernalillo. It shall hereafter be designated as the 1988 Comprehensive Plan.

(1) The overall densities, character and design of all land uses and development, including residential, agricultural, commercial, industrial, and recreational and open space shall be in accordance with the goals and policies of this Comprehensive Plan.

(2) The regional network of open space identified on the plan map, and the Open Space Network goals and policies shall be the basis for preservation, protection, acquisition, and coordination of open space to meet the present and future needs of all residents of the area.

(3) Environmental protection and heritage conservation shall be pursued in accordance with the goals and policies of this Comprehensive Plan.

(4) The provision, maintenance, and design of public and private facilities and services, including roads, public transit, bikeways, trail corridors, public safety, education, employment, solid waste disposal, drainage, and water and sewer systems shall be in accordance with the goals and policies of the Comprehensive Plan.

(5) The Comprehensive Plan Map consisting of a map and an overlay map of Major Open Space, is adopted as a constituent part of the Comprehensive Plan.

(B) Comprehensive Plan goals and policies shall serve as general guidelines for land use, environmental, and resource management decisions and shall form the foundation for lower ranking plans and land use regulations.

(1) The Introduction and Context Section shall serve to interpret the origin and intent of goals and policies rather than as adopted Comprehensive Plan policy in itself.

(2) The possible techniques may serve to implement policies, but are not adopted Comprehensive Plan policies in themselves. They shall be reviewed periodically and revised, if necessary, to achieve general policy objectives.

(3) All city regulations and ordinances affecting land use, environmental quality, heritage conservation, and community resource management shall conform to general policies of the Comprehensive Plan.

(4) Criteria governing the size, configuration, land use mix, densities, and other features of planned communities in the Reserve and Rural Areas will be proposed by the City Planner, after working with key members of the private sector, for adoption by the city and county within one year of the effective date of this section. The criteria will be used in evaluating and approving planned communities.

(5) In the course of developing area plans, densities of planned community developments may be studied; if justified by appropriate analysis, including cost-benefit analysis, an area plan can be the basis for amending the planned community gross density provisions of the Comprehensive Plan.

(C) The Monitoring and Implementation Section shall be used as a foundation for procedures to evaluate accomplishments and recommend amendments to the plan and revisions to the work priorities associated with implementation; and such evaluation and adjustment shall be done at least biennially.

(D) That amendment procedures shall be as provided in Section III of the Comprehensive Plan and in Article 7-4 R.O. 1974, the City Plans Ordinance. Amendments to the Comprehensive Plan goals, policies, and map shall be made only upon review and action by the planning commissions and elected officials of both the city and county. Standards for amending plan map boundaries shall be as follows:

(1) Amendment of the boundary of the Central Urban Area shall be dictated by changing conditions and needs.

(2) Because of different regulatory provisions in the City Zoning Code, amendment to boundaries between the Established Urban and the Developing Urban areas shall not be permitted except in cases of technical mapping error.

(3) Adding or deleting Urban Centers and adjustment to boundaries of the Open Space Network may be based on lower ranking plans which cover the land in question.

(4) Revision to other plan map boundaries shall occur only for compelling reasons of planning policy.

(E) Lower ranking plans undertaken should include but not be limited to plans for sub-metropolitan areas, urban centers, and the Open Space Network to prepare specific recommendations within general density and character guidelines of the Comprehensive Plan goals, policies, and map. Such plans, like the Comprehensive Plan hereby adopted, are comprehensive plans and master plans for statutory purposes.

(F) The Albuquerque/Bernalillo County Comprehensive Plan, adopted by Resolutions 49-1975, 69-1975, 153-1975, and as subsequently amended, are hereby repealed.

(G) In the event of conflicts between this Comprehensive Plan and any already-adopted Rank Two or Rank Three Plans, this Comprehensive Plan shall govern.

(Res. 138-1988, approved 8-30-88)

(H) The Albuquerque/Bernalillo County Comprehensive Plan is amended to include an urban center symbol on the Comprehensive Plan maps dated July 6, 1988.

(I) The revised map and a copy of the resolutions amending the Plan shall be included in copies of the Plan as soon as practicable.

(Res. 25-1989, approved 2-15-89)

(J) The Comprehensive Plan Development Area map shall be amended to include Tracts 2-A, 2-B, 3-A, 5-A, 5-B, 5-C, 6, 7, 8, 9-A and 9-8, Manzano Mesa Addition, within the Established Urban category, as shown on Exhibit 1 attached to Resolution No. 215-1989.

(Res. 215-1989, approved 12-20-89)

(K) Section II.B LAND USE policies shall be amended as follows:

A. Policy B.1.h. "Developing areas shall have neighborhoods parks and open areas located to serve the population of the area."

B. Policy B.2.a. "A proportion of new growth may be accommodated in new planned communities in Reserve Areas. Such communities should meet the following guidelines:

1. Political unification with the central urban government.

2. Substantial self-sufficiency in provision of employment, goods, and public services - with at least one community center; normally, there shall be adequate jobs and housing in the planned community to support the concept of self-sufficiency; within the planned community, housing should correspond to employment opportunities as to its quantity, type and price, and location.

3. Negotiated sharing of service costs by the developer and local government(s), with water, sewer and street systems installed to meet city requirements; planned communities shall not be a net expense to local government(s).

4. Transit/paratransit capability to provide service within the planned community and to connect with other urban areas.

5. Designate portions of the open space network in order to distinguish a new community from ultimate Developing Urban Area development; dedication of open space adequate to create a clear sense of separation from the contiguous Albuquerque urban area.

6. Variety in economic levels and types of housing within carefully planned areas to ensure compatibility.

7. Contiguous acreage sufficient to meet the above guidelines.”

C. Policy B.3.c. “Development shall be carefully controlled in flood plains and valley areas where flood danger, high water table, soils and air inversions inhibit extensive urbanization.”

D. Policy B.4.c. “The following policies shall govern industrial and commercial development in semi-urban areas:

1. Neighborhood-scale rather than regional-scale commercial centers are appropriate.

2. Strip commercial development is discouraged in favor of clustered commercial development.

3. Mixed-use areas should protect residential uses in the area, while offering a variety of local employment opportunities.

4. Mineral extraction should be discouraged in highly scenic or prime recreational, agricultural or residential areas.”

E. Policy B.5.k. “Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.”

F. Policy B.6.g. Add a new policy g to read: “Existing urban center locations shown on the Comprehensive Plan map, and their predominate uses in accordance with their unique roles and expected needs of the community, shall be developed in accordance with their respective sector plans:

1. Downtown;
2. Uptown;
3. University of Albuquerque;
4. University of New Mexico;
5. Westgate.

(L) The Comprehensive Plan map is hereby amended to indicate the locations of the Westgate and University of New Mexico urban centers.

(M) Section II.D. COMMUNITY RESOURCE MANAGEMENT shall be amended as follows:

A. Policy D.2.a. “The water resources of the metropolitan area shall be managed to ensure permanent adequate supply.”

B. Policy D.2.b. “Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management.”

C. Policy D.3.b. “Efficient and economic use of alternative and renewable energy sources such as solar, wind, solid and liquid waste, and geothermal supplies shall be encouraged.”

D. Policy D.3.d. “A transportation system that is more energy efficient shall be developed. In particular, promote:

1. A variety of transportation modes including expansion of transit, paratransit, and railway systems; and
2. Fuel efficiency standards for automobiles.

E. Policy D.4.a. “Transportation system improvements among all modes shall be made in accordance with land use, environmental, and public service policies of the Comprehensive Plan.”

F. Delete policy D.4.b.

G. Reletter subsequent policies of the Comprehensive Plan Section II.D.4. appropriately.

H. Policy D.4.c. “Travel needs shall be reduced and alternative mobility, including transit, shall be promoted through management of land use, transportation demand, building and site design.”

I. Policy D.4.d. “Land use changes shall be managed to maintain acceptable minimum service levels on arterial streets.”

J. Policy D.4.e. “Public transit should serve a variety of trip purposes, schedule needs, and connections among activity centers to make it more competitive with the automobile.”

K. Policy D.4.f. “Alternative mobility shall be provided to those who cannot be served by conventional transit or private automobiles.”

L. Policy D.4.g. “Transit planning and implementation shall be coordinated among agencies and area jurisdictions, including identification of high capacity corridors for high occupancy vehicles.”

M. Add a new policy D.4.h, to read: “Land use strategies shall be used to promote transit use in transit development corridors.”

N. Add a new policy D.4.i, to read: “Transportation strategies shall be used to promote transit use in transit development corridors.”

O. Renumber subsequent policies of the Comprehensive Plan Section II.D.4. appropriately.

P. Policy D.4.h. “Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.”

Q. Policy D.4.i. “A metropolitan area-wide recreational and commuter bicycle and trail network which emphasizes connections among activity centers shall be constructed and promoted.”

R. Policy D.4.j. “Street and highway projects shall include paralleling paths and safe crossings for bicycles, pedestrians, and equestrians where appropriate.”

S. Policy D.4.k. “For each mode, potential transportation/emergency response hazards such as grade crossings, obsolete street geometry, and inadequate street lighting shall be minimized.”

T. Policy D.4.l. “In currently developed areas, the efficiency and safety of existing arterial streets shall be improved to reduce the need for the expansion of freeways and future arterials.”

U. Policy D.4.m. "In newly developing areas, efficiency and safety of the arterial street system shall be emphasized in order to reduce the need for additional future arterials."

V. Policy D.4.q. "Efficient, safe access and transfer capability shall be provided between all modes of transportation."

W. Policy D.4.r. "Transportation investments should emphasize overall mobility needs and choice among modes in the regional and intra-city movement of people and goods."

X. Add a new policy D.6.g. to read: "g. Concentrations of employment in activity centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel."

(N) In addition to the above amendments of the adopted Albuquerque/Bernalillo County Comprehensive Plan, non-policy changes, including amendments of the unadopted "Possible Techniques," are authorized for publication in the Comprehensive Plan book as specified in the attachment to Resolution No. 160-1991.

(Res. 160-1991, approved 10-25-91)

(O) Tracts A and B, Thunderbird Partnership and Tracts A-1-A and A-1-B of SP-84-90 are hereby designated as being located within the developing urban area on the Albuquerque/Bernalillo County Comprehensive Plan Map. Said area is shown on Exhibit A attached to Resolution No. 12-1992.

(Res. 12-1992, approved 1-21-92)

(P) The Albuquerque/Bernalillo County Comprehensive Plan map is amended by removing the the designation of Major Public Open Space for a portion of Tract I-2, High Desert Subdivision.

(Res. 150-1993, approved 10-14-93)

(Q) Area A, bounded by the North Diversion Channel on the east and on the north, Edith Boulevard and the Rural area boundary on the west and eastward extension of the right-of-way line of Calle del Fuego on the south, shall be designated as Rural on the Comprehensive Plan Map.

(R) Area B, bounded by the Alameda Lateral on the west, the municipal limits on the east, Osuna Road on the south and Ranchitos Road on the north, shall be designated as Semi-Urban on the Comprehensive Plan Map.

(S) Area C, bounded by the AT&SF Railroad tracks on the east, the Chamisal Lateral on the west, the Gallegos and Stotts Lateral on the south, Willow Road and Osuna Road on the north, shall be designated as Semi-Urban on the Comprehensive Plan Map.

(T) Area D, bounded by Municipal limits on the east, the AT&SF Railroad tracks on the west, Montano Road on the south and Osuna Road on the north, shall be designated as Semi-Urban on the Rio Grande on the west, the Municipal limits on the north and I-40 on the Comprehensive Plan Map.

(U) Area E, bounded by Gabaldon Road on the east, the Rio Grande south, shall be designated as Semi-Urban on the Comprehensive Plan Map.

(Res. 56-1993, approved 6-2-93)

(V) The Comprehensive Plan Development Area Map is amended to include the areas as shown on Exhibit A attached to Resolution No. 58-1995 within the Reserve category.

(Res. 58-1995, approved 4-28-95)

(W) The Open Space Facility Plan, attached to Resolution No. 1-1999 and made a part hereof, is hereby adopted as a general guide to management for the city of Albuquerque Open Space Network pursuant to the Albuquerque/Bernalillo County Comprehensive Plan and in response to Council Bill No. M-11. Other plans in place affecting the Open Space Network shall be reviewed and amended as necessary for consistency with the Open Space Facility Plan. Work on the implementation of policies called out in the Open Space Facility Plan shall begin immediately and be carried out in a timely manner as a high priority for all involved city departments.

(Res. 1-1999, approved 1-5-99)

(X) The Plan Map is amended to change the land use designation of certain portions of the unincorporated Bernalillo County area of North Albuquerque Acres from Developing Urban and Semi-Urban to Rural, as more particularly depicted on the attached Exhibit A of Resolution No. 145-2001 .

(Res. 145-2001, approved 10-24-01)

(Y) (1) That "Introduction and Context" Section I.C.9., Community Identity and Urban Design, is added; it includes the attached narrative pertaining to preservation and enhancement of community identity in each unique area identified on the map of Albuquerque/Bernalillo County Communities.

(2) That "Goals and Policies" Section II.C.9., also entitled Community Identity and Urban Design is added; it includes Policies a thru e establishing community and identity areas and policies for the preservation and enhancement of each areas special historic, social, environmental and economic character.

(3) That the map entitled "Albuquerque/Bernalillo County Communities" is part of a new Community Identity and Urban Design policy section of the Comprehensive Plan.

(4) Findings accepted.

(a) The request is to amend the Albuquerque/Bernalillo County Comprehensive Plan, adding new text, policies and a map relating to protecting and enhancing unique community identity area by area.

(b) A series of public workshops, Council Resolution 70 and other initiatives support the concepts put forth in the request.

(c) The amendments would establish basic policy agreement within City and County government in support of promoting and enhancing community identity.

(Res. 171-2001, approved 11-30-01)

(Z) (1) That "Introduction and Context" Section I.B.6. of the Comprehensive Plan is amended by re-titling the section from Urban Centers to "Activity Centers" and replacing the section in its entirety with the attached narrative of the same title.

(2) That "Introduction and Context" Section I.D.4., "Transportation and Transit" is amended and revised to include the attached narrative pertaining to development and enhancement of transportation corridors.

(3) That "Goals and Policies" Section II.B.6., re-titled "Activity Centers", is amended by replacing the policies with the attached Policies a through j and including the list of "Possible Techniques for Implementing Activity Centers."

(4) That "Goals and Policies" Section II.D.4., "Transportation and Transit" is amended by replacing the Goal and Policies with the attached Policies a through e, and including the list of "Possible Techniques for Implementing Corridors."

(5) That the Comprehensive Plan map be replaced with the map entitled "Comprehensive Plan with Centers and Corridors Concept for Bernalillo County."

(6) Findings accepted.

(a) The request is to amend the Albuquerque/Bernalillo County Comprehensive Plan, adding and revising text, policies and map, relating to identifying and enhancing activity centers and linking transportation corridors.

(b) There are a number of legislative and public forum directives (e.g. R-70, Shared Vision town halls, focus groups, stakeholder and community input meetings) that call for future development and redevelopment of the type called for in the requested amendments.

(c) Present land use, design and development patterns in the Albuquerque and Bernalillo County, frequently noted as undesirable by the public, are resulting in:

1. Growing shortages of funding necessary to deliver, maintain and rehabilitate infrastructure and public services;
2. a build environment more conducive to car travel than bus transit, walking or bicycling;
3. greater distances from homes to work, and transportation costs that take from potential housing expenditures;
4. increasing vehicle miles traveled and eroding drive time despite construction of more lane miles.

(d) The amendments would establish basic policy agreement among City and County government agencies in support of creating vital urban and rural places in designated activity centers and transportation corridors made up of concentrations of retail, offices and other employment uses, entertainment and recreation, as well as residential uses.

(e) Regulatory modifications and changes to the Capital Implementation Program and other public investment programs and strategies will be necessary to realize the vision expressed by the amendments for centers and corridors.

(f) A continuing update and reformatting of the Comprehensive Plan by the Planning Department will address, many of the detail concerns raised in other agency and jurisdiction comments.

(g) Discernable progress on implementation of activity centers and transportation corridors as described in these amendments will require continued commitment of public financial resources for 20 to 25 years. A lesser commitment will translate into less discernable progress.

(9) Issues raised by neighborhoods, developers, environmental advocates and the business community illustrate the breadth and depth of the implementation challenge facing centers and corridors development, and will have to be addressed by the City and County in subsequent work on detailed planning and implementation programs and policies.

(10) An issue has been raised concerning whether the note added to the map by Open Space which states in part, "It is not the intent of any proposed corridor on this map to take land from either existing or proposed major public open space or from the Petroglyph National Monument" should appropriately be included on a map that is specifically labeled conceptual.

(Res. 172-2001, approved 11-30-01)

§ 1-2-2 APPLICATION TO UNIFIED GOVERNMENT.

Land use controls proposed for the unified government shall be consistent with the Albuquerque/Bernalillo County Comprehensive Plan and land use designations within the Albuquerque/Bernalillo County Comprehensive Plan will continue to serve as a guide for establishing potential service areas for planning and delivery of public services and infrastructure.

(Res. 124-2000, approved 12-28-00)