

**CITY COUNCIL
OF THE
CITY OF ALBUQUERQUE**

August 6, 2007

FLOOR AMENDMENT NO. _____ TO _____ R-07-185

AMENDMENT SPONSORED BY COUNCILLOR _____

The Nob Hill Highland Sector Development Plan attached to R-07-185 is amended as follows:

1. On pages 82, 84, and 86, under “Architecture: Form & Elements”, insert the following:
“Existing facades that abut a public right-of-way for buildings that are designated as characteristic shall comply with the following:
 - Façade rehabilitation or remodeling shall maintain the historically characteristic window and door proportion and character of the building.
 - Any new materials shall be consistent with historically employed materials on such facades.
 - Additions to contributing buildings shall reflect the historic façade demarcations (i.e., walls, pilasters or similar elements.)
 - Additions above contributing buildings shall be vertically aligned with the historic demising walls of the storefronts below (see illustrations pp. 82, 84, 86.)
 - Colors of paint or stucco may be modified without a limit to frequency.”
2. Insert a map developed by the Planning Department to indicate facades designated as characteristic to accompany the amendment set forth in the amendment above.
3. On pages 83, 85, 87, 89, and 91, under “1. Parking Requirements”, after the end of the sentence in subsection “A. Front Setback”, insert the following sentence:
“Parking lots and off street parking shall be behind or within a building or buildings adjacent to the fronting street.”
4. On pages 85 and 87, related to the CCR-2 and CCR-3 zones, under “1. Parking Requirements”, after the word “less” insert “if parking is located completely behind the structure. If parking is located within the structure or if a parking structure is wrapped, the Front Setback shall be 20% of lot depth minimum or 25 feet whichever is less provided that the front of building contains active uses including retail, office, residential, entertainment, and civic.”

5. On page 11, regarding the “Historic Buildings/Districts” map, include two new categories: “City Landmarks” and “Characteristic Buildings”. Add the following structures to the Characteristic Buildings Category: buildings on the northwest (formerly Club Rhythm and Blues) and northeast corner (Eagle Trading Company) of Central and Carlisle; Immanuel Presbyterian Church, and First Church of Christ Scientist.

6. On page 92, after “2. Lighting”, insert a new section as follows:
 - “3. Historic Preservation
 - All buildings on the State and National Historic Registers, City Landmarks, and Characteristic Buildings shall be preserved within the project area. Alteration, demolition, and/or new construction to buildings on the State and National Historic Registers and City Landmarks buildings shall comply with existing LUCC procedures. Alteration, demolition, and/or new construction to Characteristic Buildings shall be reviewed by the LUCC staff and a report provided in a timely way to the Development Review Division of the Planning Department. LUCC staff shall proceed to have designated Characteristic Buildings, the Nob Hill Business Center, Monte Vista Fire Station, De Anza Motor Lodge, and Solar Building as City Landmarks.”

7. On pages 82 and 84, under “1. Setbacks”, insert the following at the end of the section: “Notwithstanding the other provisions of this Plan, two forecourts are allowed on each side of Central (within the reach of the Route 66 Historic Core and within the reach of Emerging Nob Hill), setback to the following specifications: between ten feet (10’) and twenty feet (20’) deep from the right-of-way, between twenty-five feet (25’) and seventy-five feet (75’) wide parallel to the right-of-way, and sited not less than fifty feet (50’) from any block corner.

8. On pages 83 and 85, under “1. Parking Requirements”, after the section specifying the required number of spaces per use, insert the following: “Commercial uses 3000 square feet or less in size are exempt from parking requirements.”