

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).**

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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