

## Sec.5 Isleta Boulevard Mixed-Use Zone Background

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Economic development in the South Valley has always been defined by Isleta Boulevard, and today that legacy continues. Isleta Boulevard functions as the economic and social corridor of the Valley: a place to shop, to eat, to run into neighbors, and to work. The Isleta corridor economy was established first by agriculture, and later by a vibrant small businesses community. Together, agriculture and this small business sensibility have served as the backbone of the community's economy and shaped its sense of place.



Local businesses along the Isleta corridor

Given the significant population growth and economic change in the South Valley today, Isleta Boulevard's rich character and economic vitality are now vulnerable. Declining agriculture and an increase in suburbanization have paved the way for development that turns its back on local history and creates a sense of "placelessness." Today, the corridor is home to some national chains that operate at the expense of truly local economic development that will add both to the local economy and to local character.



Yet opportunity exists: unlike many of the suburbs being built on the Westside that offer newer infrastructure and affordable housing, the South Valley still supplies an element of uniqueness and history, both of which have increasing value in an increasingly homogeneous commercial world. In a time when globalization has spawned a "geography of nowhere," the ultimate irony is that *place* now matters more than ever.

This means that the ability to develop *smart*, with development that supports local markets and honors local uniqueness, is vital to the Valley's economic future. Throughout this planning process, meeting participants felt that community economic development goals are to:

- Increase retail and services for local residents;
- Build the image of the Isleta corridor as a regional destination without turning into a tourist commodity; and,
- Improve upon existing historical character with restored buildings, culturally-significant businesses, and pedestrian amenities.

In order to increase the economic vitality of the South Valley for local businesses and a better circulation of local dollars, a comprehensive approach of social, programmatic, and zoning issues must be undertaken. Unfortunately, many of these issues are outside the scope of this sector plan. However, the important policy issues that were articulated by the community have been included here for future discussion, including small business support and historical building re-use.

### i. Isleta Boulevard Mixed-Use Zone (SD-IMU)

The idea of mixed-use development is not new to Isleta Boulevard; it lies in its history. Land uses along Isleta have historically been an eclectic mesh of housing and commercial coexisting side by side. It is one of the many elements of the area's unique character. Community members have articulated a need for zoning that allows a mix of land uses along the corridor, which since World War II have tended to be separated by mutually exclusive zoning districts.

Currently, there is a mismatch between historic land use development and current zoning policy. Despite historic land patterns in the Valley, the "modern" separation of uses is seen along Isleta Boulevard's small parcels, many of which were split into two and zoned C-1 along Isleta and R-1 in the back. In many cases, the C-1 parcel is very small, limiting its development potential. Although a single person might own both the C-1 and R-1 portions of a parcel, that owner is unable to create a complementary use between them.

The best thing that could happen to Isleta would be:  
"That it retain its small business ambience and encourage storefront businesses with apartments or homes on the second floor."

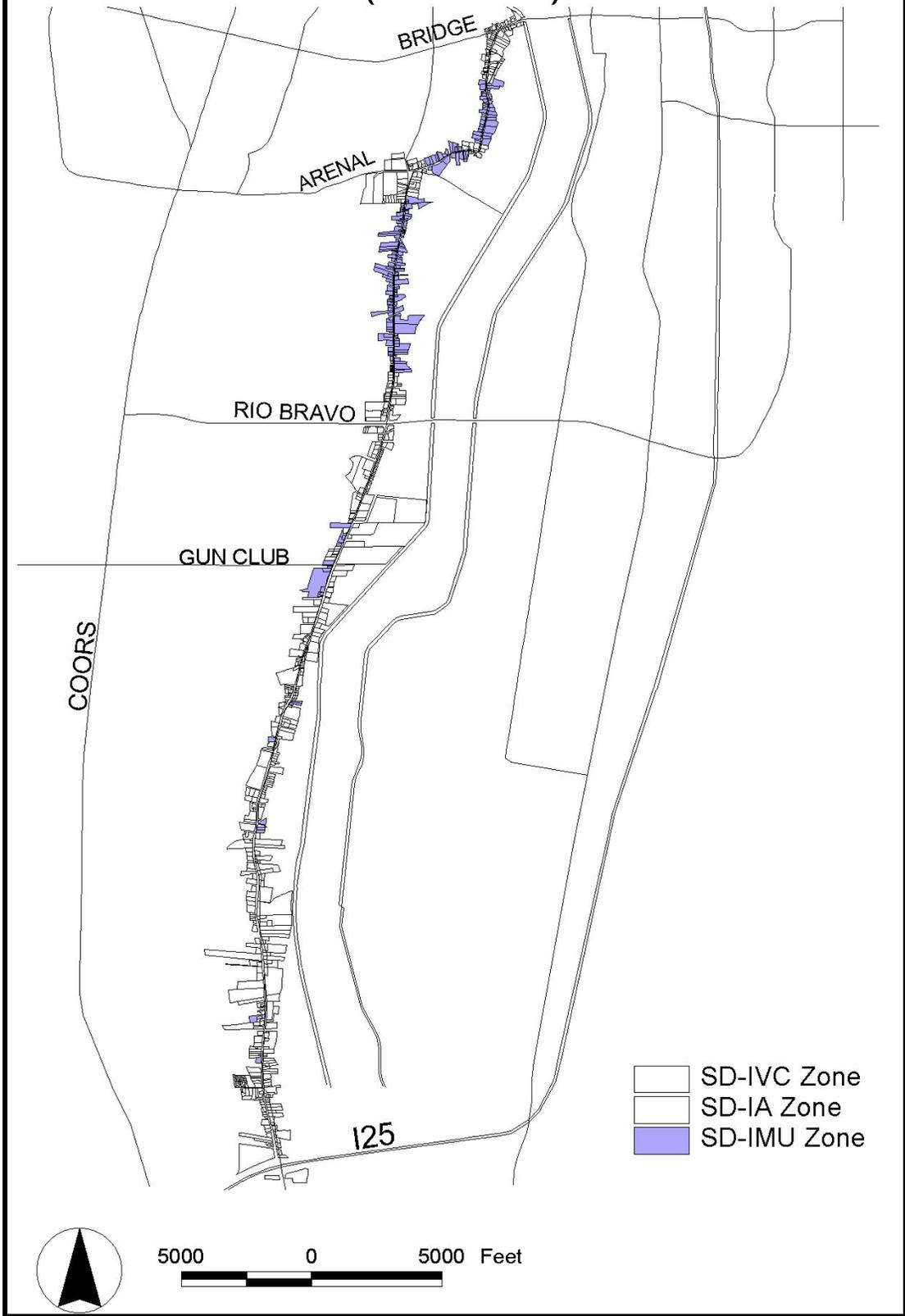
Mixed-use is actually a departure from traditional zoning to the extent that it encourages a combination of land uses that might normally be regarded as incompatible. The intent of this zone is to create self-sustaining areas within the community that complement its history, enabling residents to walk to work, retail, transit, and recreational facilities. Pedestrian accessibility is key in

the Mixed-Use Zone, as is community. Mixed-use development can facilitate interaction among people, cultivating a sense of community and place.

The goals of the Mixed-Use Zone include:

- Encouraging well-designed and functional mixed-use areas, which meet the needs of the local residents;
- Promoting residential uses as a vital and integral component of these mixed-use zones and encouraging residences to locate on top of or behind commercial uses;
- Protecting and enhancing the neighborhood and the existing streetscape through appropriate design measures that ensure aspects such as privacy and solar access;
- Ensuring appropriate placement of commercial uses without adversely impacting nearby residential uses; and,
- Safely moving vehicular and pedestrian traffic while limiting adverse effects of parking on adjoining residential neighborhoods.

# Isleta Mixed-Use Boundary (SD-IMU)



## Sec.5 Isleta Boulevard Mixed-Use Zone Regulation (SD-IMU)

The purpose of the Isleta Boulevard Mixed-Use Zone is:

- To encourage well-designed and functional mixed-use areas, which meet the needs of the local communities;
- To promote residential uses as a vital and integral component of these mixed-use zones;
- To protect and enhance the neighborhood area and the existing streetscape through appropriate design measures ensuring such aspects as privacy and solar access are not adversely affected by development;
- To facilitate the consolidation and improvement of appropriately located, efficiently operated, commercial-based centers; and,
- To provide for the safe movement of vehicular and pedestrian traffic within and around these nodal points without the adverse intrusion of vehicles, particularly parking associated with these centers, throughout the adjoining residential neighborhoods.

### Application

Areas eligible for the SD-IMU zone include parcels along the corridor that are currently zoned C-1 or R-1 between Village Centers as indicated on page 15. The SD-IMU zone will not automatically replace current zoning along Isleta Boulevard; rather, property owners can request that their zoning be changed. Requests for this zone are initiated by the property owner following procedures for a zone change outlined in the Bernalillo County Code. Properties located in the Rural Area as defined by the City of Albuquerque/Bernalillo County Comprehensive Plan are not eligible for the SD-IMU zone.

#### A. Use Regulations

##### 1. Prohibited Uses

- a. Any use not designated a permissive use or conditional use in this zone.
- b. Any use not recognized as customarily incidental to a permitted use in the zone.
- c. Drive-through or drive-in establishments such as restaurants, grocery store, banks, pharmacy or refreshment stand.
- e. Contractor's Yards.

##### 2. Permissive Uses

- a. Library.
- b. Museum.
- c. Church and related facilities.
- d. Nursing or Rest Home.
- e. Family Day Care Home.
- f. Single family dwelling.
- g. Club.
- h. Public parks or plazas, including accessory uses.
- i. Commercial animal establishments excluding kennels.
- j. Bank.
- k. Beauty and barber shop.
- l. Day care center.

- m. Day spa.
- n. Health Gymnasium.
- o. Galleries.
- p. Medical or dental clinic.
- q. Mixed-use development with residential and nonresidential uses combined in the same building or buildings. The nonresidential uses are limited to those allowed as permissive or conditional in this zone, plus incidental activities such as the creation of arts and crafts items for resale or similar activities.
- r. Office.
- s. Retail sales, including:
  - (1) Art, antique or gift shop.
  - (2) Bakery goods shop or confectionary store wherein a majority of the products are sold on the premises and at retail.
  - (3) Book or stationary store, but not an adult bookstore.
  - (4) Clothing or shoe store.
  - (5) Drugstore.
  - (6) Feed store.
  - (7) Florist.
  - (8) Jewelry Store.
  - (9) Notion Store.
  - (10) Paint Store.
  - (11) Grocery, fruit, vegetable or delicatessen store, meat market.
  - (12) Hardware store.
  - (13) Newsstand.
- t. Laundry.
- u. Nursery or Greenhouse.
- v. Photography studio, but not an adult photography studio.
- w. Restaurant provided:
  - (1) There shall be no drive-in or drive-through restaurant; and
  - (2) Alcoholic drink may be sold only under restaurant license for sale of beer and wine, as provided by NMSA 1978. Section 60-6A-4.
- x. Shoe repair, shoeshine shop or stand.

3. Conditional Uses: The following use may be permitted if approved by the Zoning Administrator in accordance with procedure set forth by Section 24 of the Bernalillo County Zoning Code.
- a. Apartments.
  - b. Concealed wireless telecommunications facilities meeting requirements or Section 22.5 of the Bernalillo County Zoning Code as amended.
  - c. Police and fire stations, ambulance service and public utility facilities;
  - d. Cleaning (clothes) agency or clothes pressing establishment provided that:
    - (1) All activities are conducted within an enclosed building.
    - (2) Not more than three persons are engaged, exclusive of pressers and office, clerical or delivery personnel.
    - (3) The establishment is operated principally as a retail business, and;
    - (4) That portion of the building in which any cleaning process is done shall be at least 50 feet away from any A-1, SD-1A, R-1, A-2, M-H, or R-2 zone.
  - e. Garage or Automotive Repair provided it complies with the following:

- (1) Any automotive repair shall be conducted within a completely enclosed building located at least 50 feet away from any A-1, SD-IA, R-1, M-H or R-2 zone.
  - (2) Storage of not more than five automobiles awaiting repair shall be permitted provided that the outdoor areas in which such cars are stored shall be enclosed by a solid wall or fence at least six (6) feet high.
  - f. Kennels, provided there is no outside kennel or pen. Outside exercise runs may be provided and must comply with the following:
    - (1) A run must be enclosed with a solid wall or fence at least six (6) feet high.
    - (2) No animal shall be permitted to stay in the run overnight.
  - g. School.
  - h. Townhouse.
- B. Height Regulations. Buildings and structures shall not exceed 26 feet or 2 1/2 stories in height, except as provided in the Supplementary Height and Area Regulations Section of the Comprehensive Zoning Ordinance of Bernalillo County.
- C. Area Regulations
- 1. Front Yard. There shall be a front yard having a depth of not less than 10 feet, but no more than 30 feet as measured from Isleta Boulevard right-of-way.
  - 2. Side Yard.
    - a. Except as provided in the following paragraph and in the Supplementary Height and Area Regulations of the Comprehensive Zoning Ordinance of Bernalillo County, there shall be a side yard on both sides of a building as least 10 feet.
    - b. There is no required side yard setback from internal lot lines for townhouses, but there shall be a minimum setback distance of five (5) feet from external lot lines of corner townhouse lots.
  - 3. Rear Yard. Except as provided in the following paragraph and in the Supplementary Height and Area Regulations of the Comprehensive Zoning Ordinance of Bernalillo County, there shall be a rear yard having a depth of not less than 25 feet.
- D. Signage
- 1. On Premises Signs
    - a. Wall Signs: Any on-premise sign directly attached and flush-mounted to an exterior wall of a building with its exposed face parallel to the plane of the building on which it is placed. Signs directly painted or printed on walls, windows, canopies, or awnings shall be considered wall signs. No wall sign shall project more than 18 inches from the building wall. Further, no wall sign shall project above the roof of a building.
    - a. Monument Signs: An on-premise sign attached to or supported from the ground and not attached to a building in which the bottom of the sign is flush with the ground and the horizontal dimension is greater than the vertical dimension. Mounted signs shall be located on private property. All signs greater than two and one-half (2-1/2) feet in height as measured from the grade of the road shall be located a minimum of ten (10) feet from the public right-of-way. No monument sign shall be greater than 4-feet high by 6-feet wide.

- b. Low Profile Signs: An on-premise sign whose face is suspended from a support arm at a right angle from a ground-mounted pier, pillar, column, or pole. No ground-mounted sign shall be greater than 4-feet high by 6-feet wide, and the bottom edge of the sign is six feet or more above the grade. An on-premise low profile sign shall not exceed ten (10) feet in height.

2. Prohibited Signage

- a. The following signs are prohibited:
  - (1) Off-premise signs.
  - (2) Neon signs.

E. Lighting

- 1. Outdoor light fixtures exceeding 12 feet in height shall be shielded outdoor light fixtures so that light is directed downward.
- 2. Free standing light fixtures shall not exceed 15 feet.
- 3. All existing overhead outdoor lighting fixtures shall be converted to shielded, downward focused lighting by 2010, to help implement statewide dark skies regulations.
- 4. Interior walkways and parking areas in commercial development areas shall be lighted.

F. Walls and Fences

- 1. Open walls or fences may be built no more than six (6) feet unless approved as a conditional use. Solid walls or fences may be built no more than six (6) feet unless approved as a conditional use.
- 2. General height limitations.
  - a. *Front Yard*: Any fence or wall facing Isleta Boulevard shall not be higher than six (6) feet at any point.
  - b. *Backyard*: Any fence or wall along the rear of the property line shall not be higher than six (6) feet.
  - c. *Side Yard*: Any fence or wall along the side of the property line shall not be higher than six (6) feet and dropped to three (3) feet in height at the front setback line

G. Parking

- 1. Individual off-street parking areas shall not exceed 5,000 contiguous square feet.
- 2. Off-street parking area shall provide landscaping planted with shade-producing trees and other vegetation in the form of landscaped header strips, planter strips between groups of stalls, and islands, equal to at least 10 percent of the surface used for parking and access.
- 3. Apply parking standards to new developments (See following table) except, businesses must provide handicapped spaces as calculated by the Bernalillo County Zoning Code and provide at least one employee parking space for each business.

<b>Parking space requirements</b> (#s do not include employee or handicapped spaces)
Buildings less than 2,000 square feet in area, at least one parking space for each 200 square feet of floor area shall be provided. However, any additional off-street parking spaces provided including the total number of required spaces shall not exceed 10 percent of the number required.
Buildings between 2,000-5,000 square feet in area, at least one parking space for each 300 square feet of floor area shall be provided. However, any additional off-street parking spaces provided including the total number of required spaces shall not exceed 10 percent of the number required.
Buildings over 5,000 square feet in area, at least one parking space for each 400 square feet of floor area shall be provided. However, any additional off-street parking spaces provided in addition of the total number of required spaces shall not exceed 10 percent of the number required.
Restaurant, bar, nightclub, café, dance hall, skating rink or similar recreation or amusement establishment, or an assembly or exhibition hall without fixed seats. One parking space for each 100 square feet of floor area with fixed seats; one parking space for each four seats.

H. Landscaping

1. A minimum of ten percent of the unbuilt area of a commercial lot shall be landscaped.
2. Landscaping shall consist of trees, shrubs, ground cover, or other low growing drought tolerant plants and may include natural or manufactured materials such as rocks and gravel.
3. Rock and gravel may comprise no more than twenty-five percent of the landscaped area.
4. Cottonwood trees in excess of 12 inches in diameter shall not be removed. If it is necessary to cut down a mature cottonwood tree as determined by the Administrator, a cottonwood or a comparative cultivator must be replanted in its place.
5. At least fifty percent of walkways and parking areas created within commercial developments shall be shaded at maturity of plantings during summer months.
6. Commercial properties shall use cottonwoods and other native vegetation species.