

# The Effects of Complex Land Use Regulation on Commercial Property Development in the City of Albuquerque

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10

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**Bureau of Business & Economic Research**  
THE UNIVERSITY of NEW MEXICO

# Overview:

## Land Use Regulation

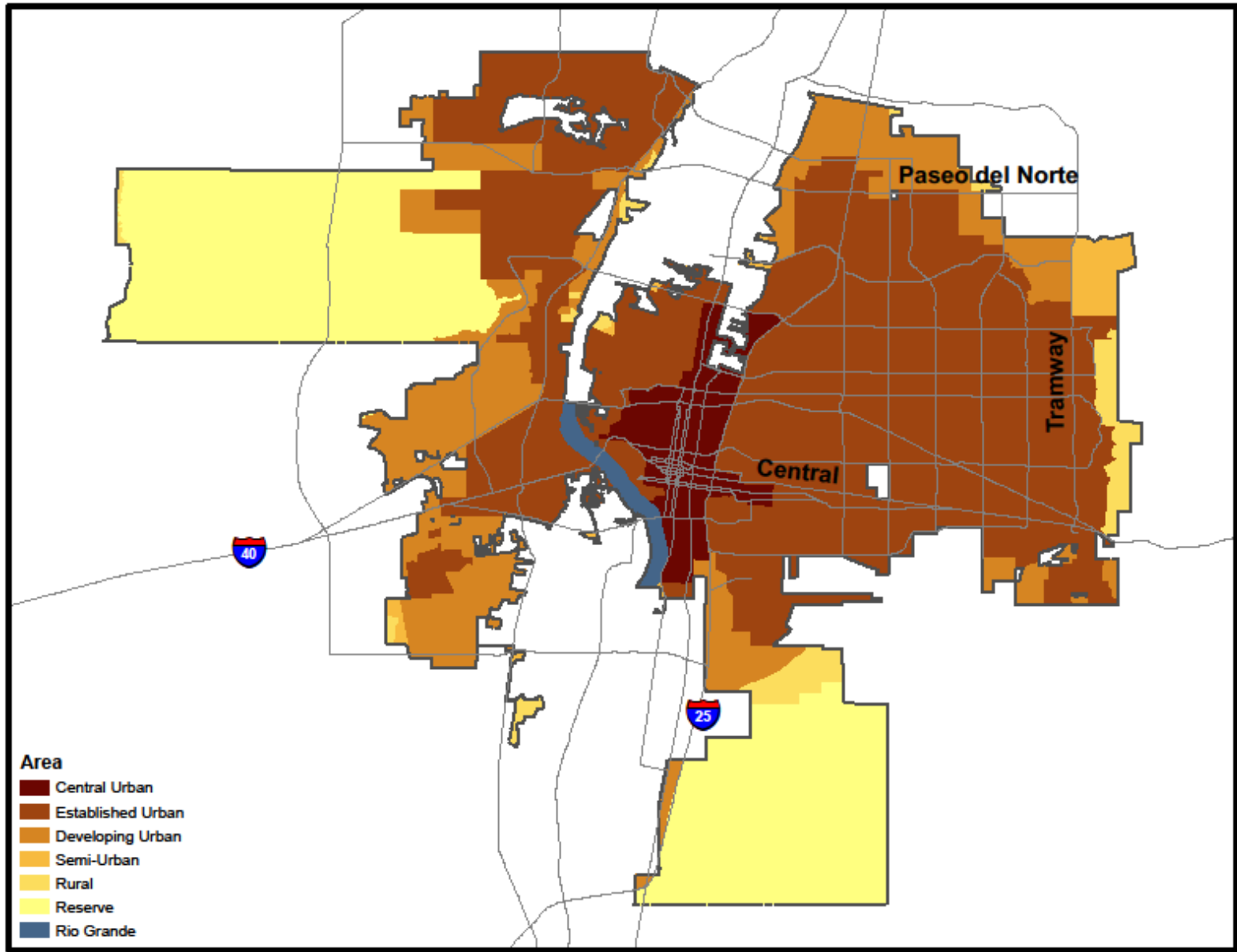
- **Components**
- **Complexity**
- **Commercial Property Development Approval Process**
  - **Development Review Board (DRB)**
  - **Environmental Planning Commission (EPC)**
  - **Building Permit Application**
- **Relating the Data**
- **The Results**

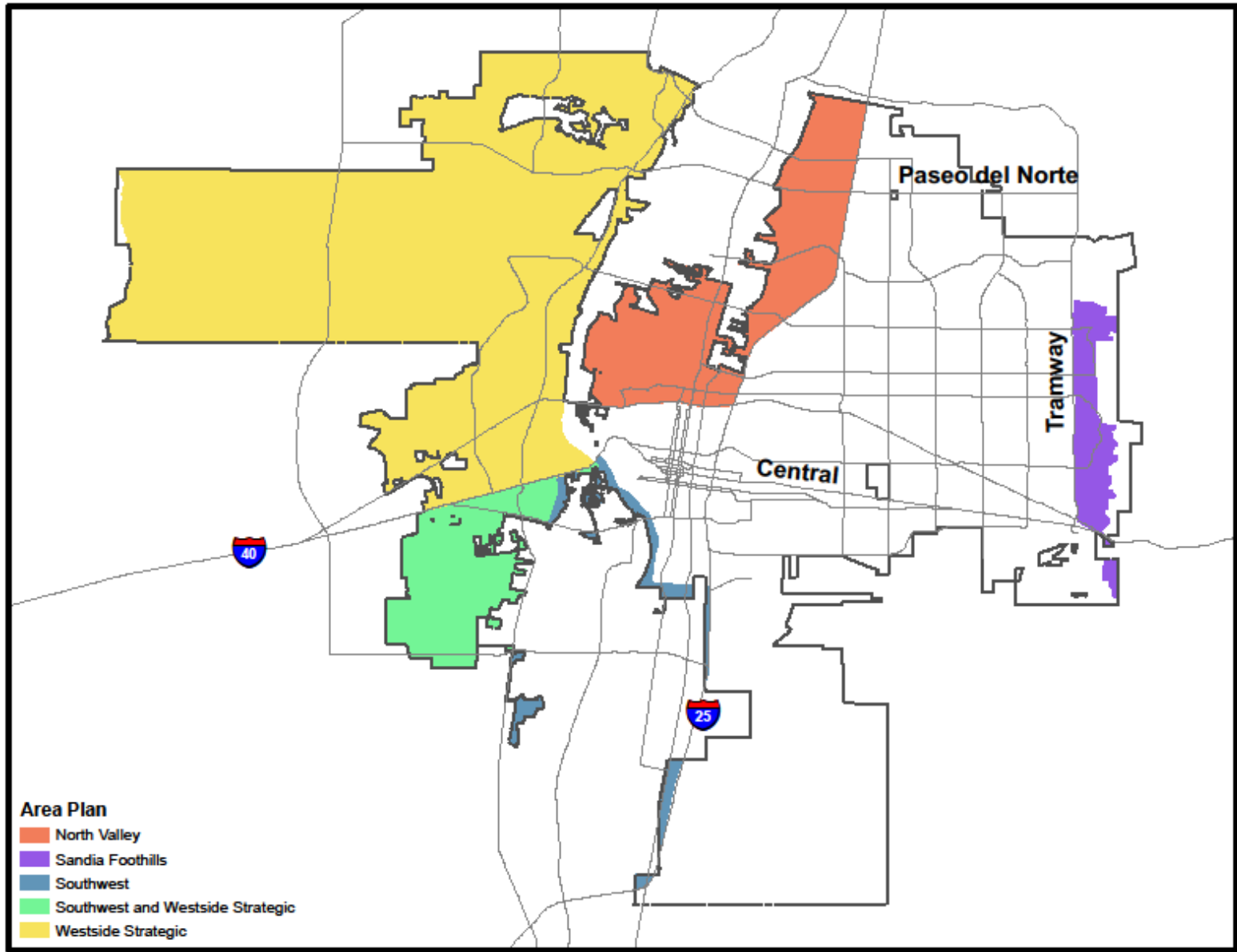


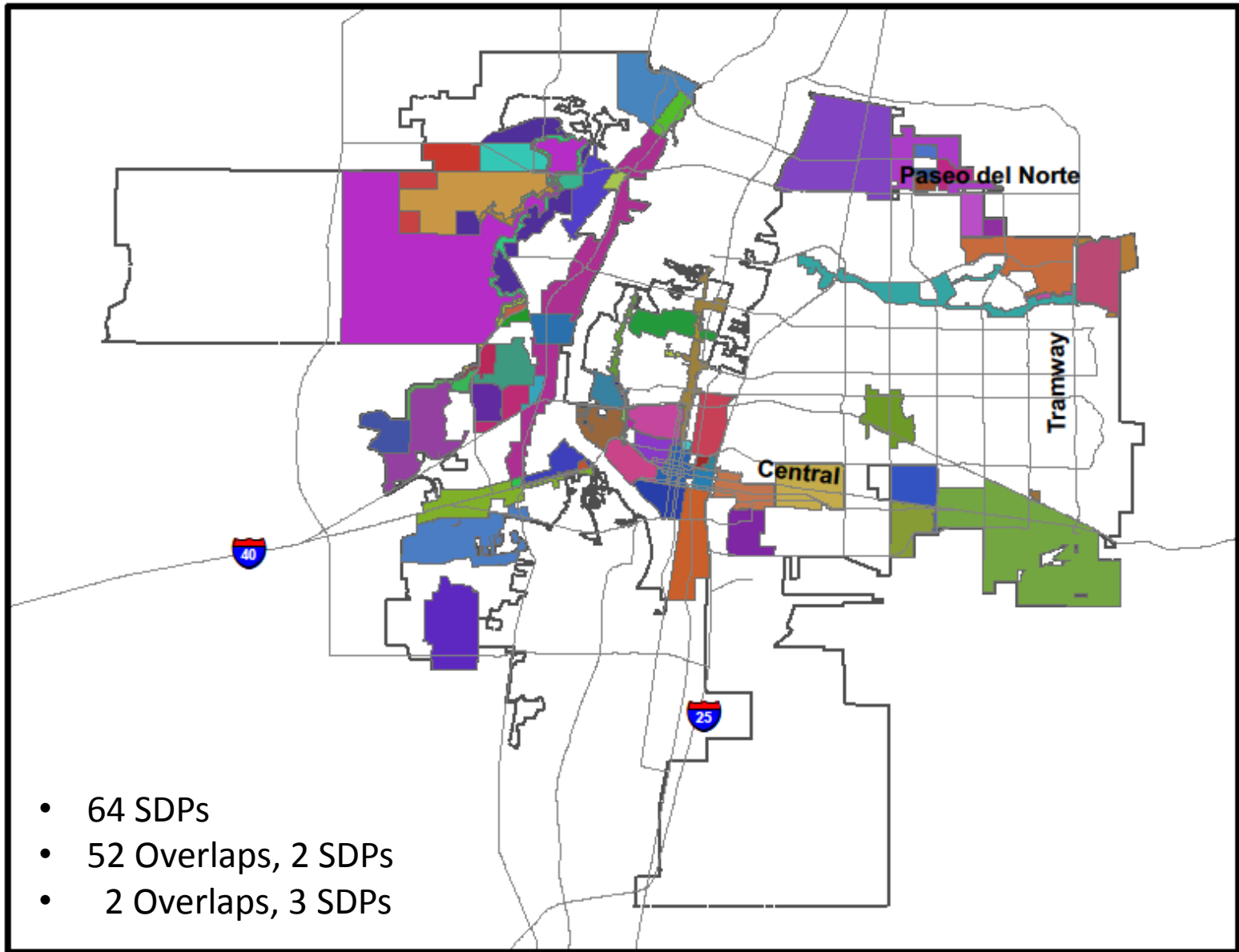
# Land Use Regulation

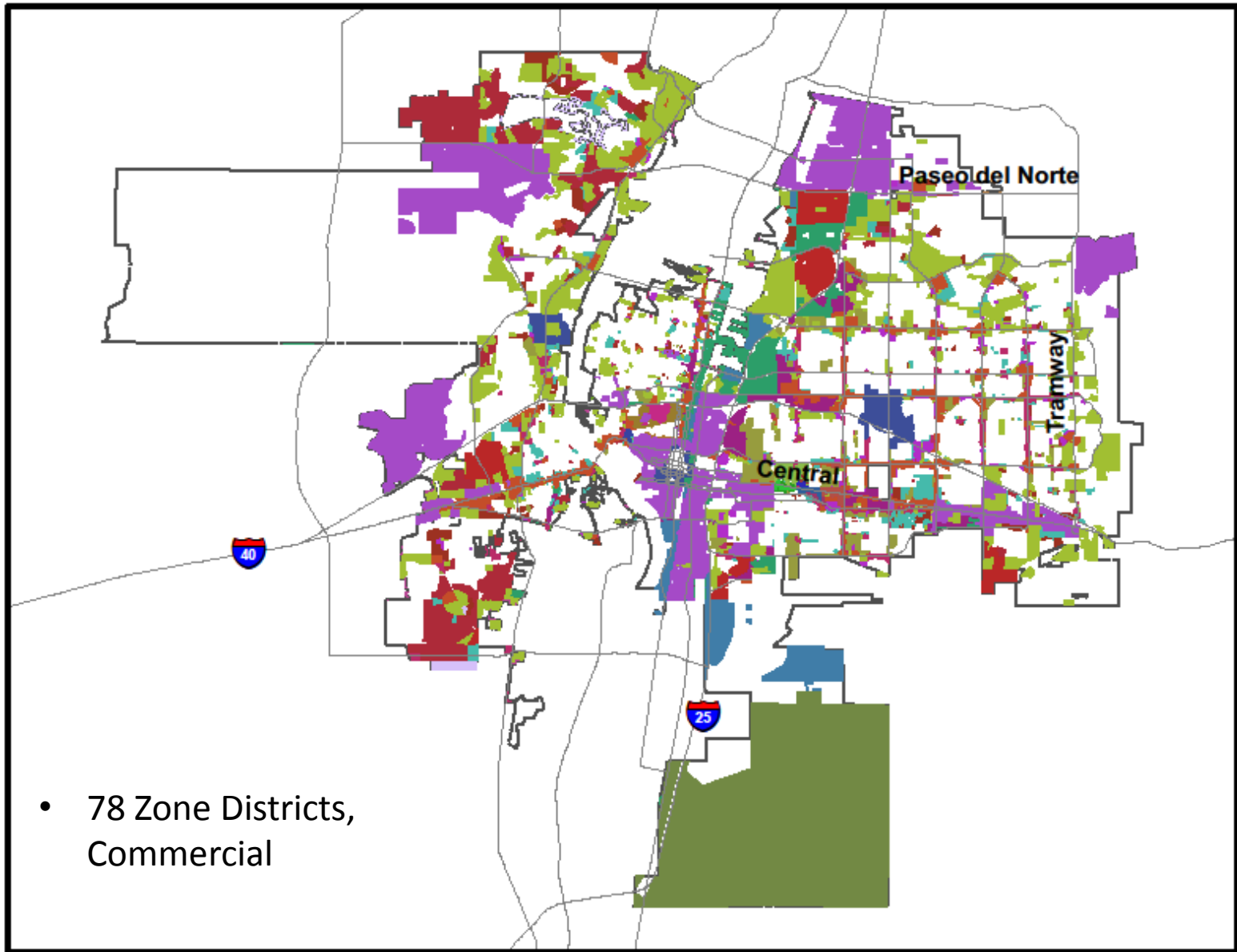
	<u>Policy</u>	<u>Regulation</u>
○ <b>Comprehensive Plan</b>	■	
○ <b>Area Plans</b>	■	
○ <b>Sector Development Plans</b>	■	
○ <b>Overlays</b>		
○ <b>Design</b>		■
○ <b>Historic</b>		■
○ <b>Wall</b>		■
○ <b>Zoning</b>		■



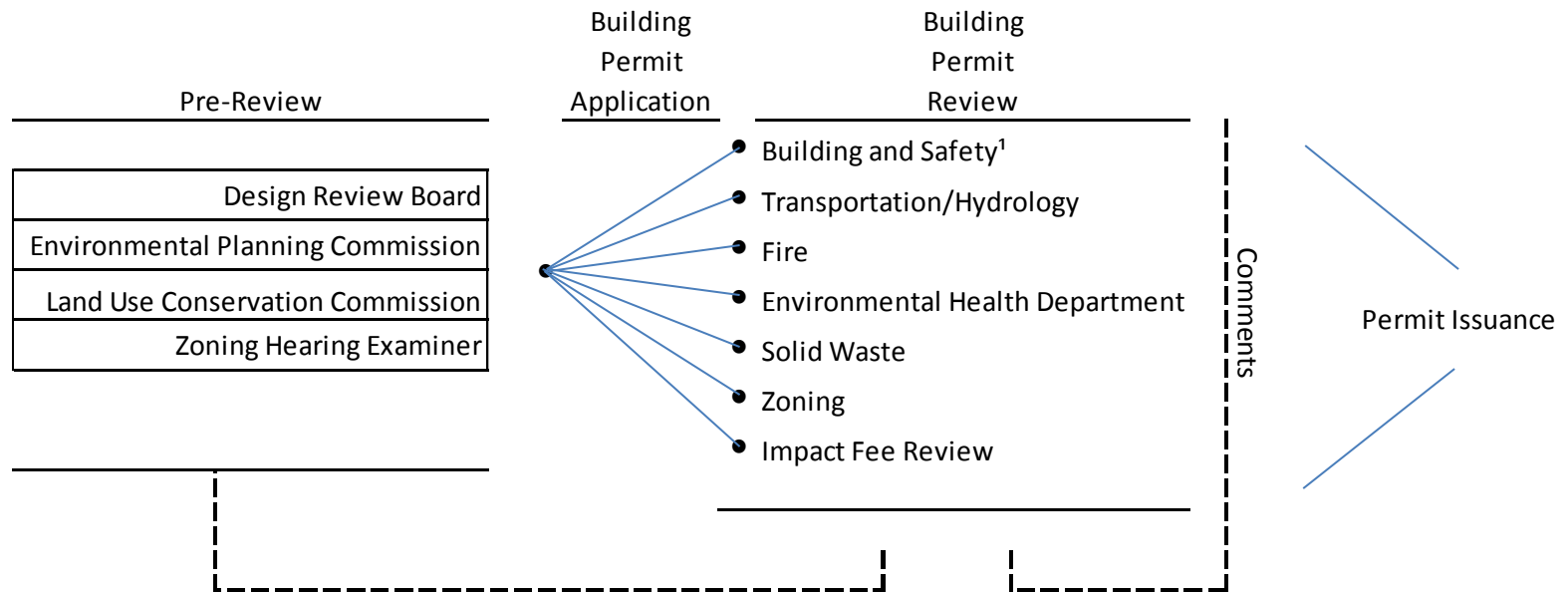








# Administration: Land Use Regulation



Notes:

<sup>1</sup>Building and Safety includes Mechanical/Electrical/Plumbing and Structural standards reviewed according to the International Building Code







Case Review Selection



# Survival Analysis

- Approval Rates

Count of Cases Review Type	Application Not Submitted	Application Submitted		Application Total	Grand Total
		Not Approved	Approved		
DRB	423	11	168	179	602
EPC	62		12	12	74
EPC & DRB	48	3	83	86	134
Grand Total	533	14	263	277	810



# Statistical Analysis

- Approval Times

Variable	Work Days	
Intercept	69	<b>69</b>
Number of Sector Plans (0-3)	5	
DRB	126	<b>+126</b>
EPC	158	
EPC & DRB	140	
Commercial New	27	
Commercial Renovation	13	
Multifamily Addition	66	
Multifamily New	39	<b>+ 39</b>
Valuation (Each Additional \$1M)	4	<b>+ 4</b>
Each Year After 2008	-2	<b>- 16</b>
FASTRAX	-6	<b>- 6</b>
Number of Center or Corridor Designations	5	



# Statistical Analysis

## ○ Approval Times

Variable	Work Days	Variable	Work Days
C-2	-22	SU-1	-29
C-3	-32	SU-1 C-2	13
CCR-2	26	SU-1 M-1	10
CCR-3	32	SU-1 R-1	-35
O-1	-31	SU-1 R-2	-38
M-1	-24	SU-2	-32
M-2	-20	SU-2 RC	-21
IP	-25	SU-2 R-3	-43
RC	-90	SU-2 SU-1	31
R-2	-47	SU-3	-29
R-3	-65		
RA-1	-21		
OR-2	18		

**-22**

**=221**



# Statistical Analysis

- Approval Times

Additional Days With:		
	SU-1	SU-2
C-2	35	22
C-3	32	32
IP	25	25
O-1	31	31
M-1	34	24
R-1	-35	-
R-2	9	47
R-3	-	22
RC	90	69
RT	0	0
SU-1	-	59
SU-2	63	-



# Survey Themes

- **Sector Development Plans**
  - **Numerous (3)**
  - **Overlapping (10)**
  - **Too detailed and too subjective (17)**
  - **Downtown 2025 (5)**



# Survey Themes

- **Environmental Planning Commission**
  - **Neighborhood concerns are hard to substantiate (6)**
  - **Neighborhood voice carries too much weight (4)**
  - **Political, decide against recommendation (14)**



# Effects

- **Complexity leads to uncertainty**
- **Which leads to**
  - **Additional cost, lawyers, consultants, etc.**
  - **Additional time**
- **Which leads to delayed, abandoned, and discourage projects**





# Questions?



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