

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

2016
April
22

*Presentation to: the NM Geographic Information Council
Presented by: Daren Ruiz, UNM-BBER*



Bureau of Business & Economic Research
THE UNIVERSITY of NEW MEXICO

Overview:

Land Use Regulation

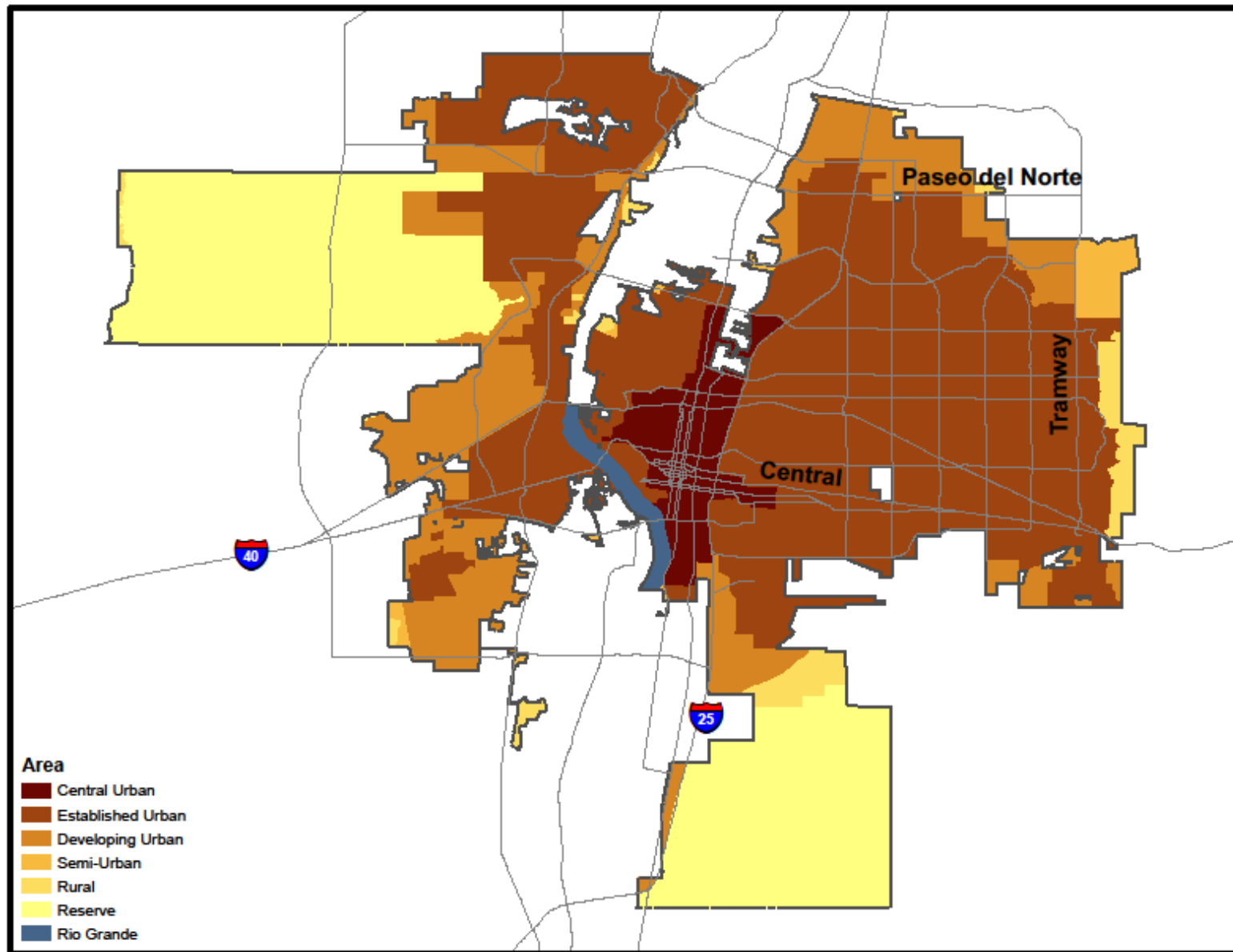
- Components
- Complexity
- Commercial Property Development Approval Process
 - Development Review Board (DRB)
 - Environmental Planning Commission (EPC)
 - Building Permit Application
- Relating the Data
- The Results

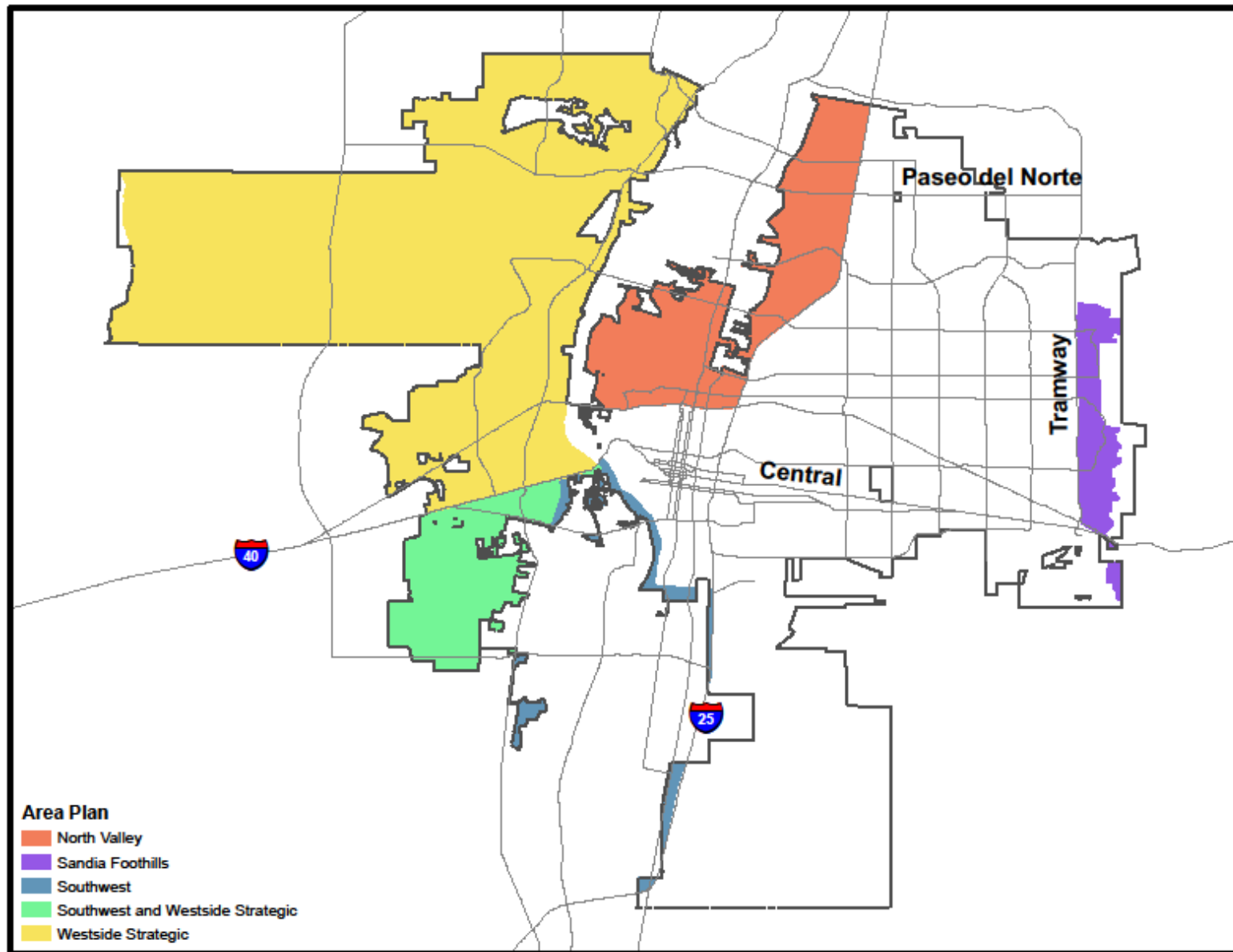


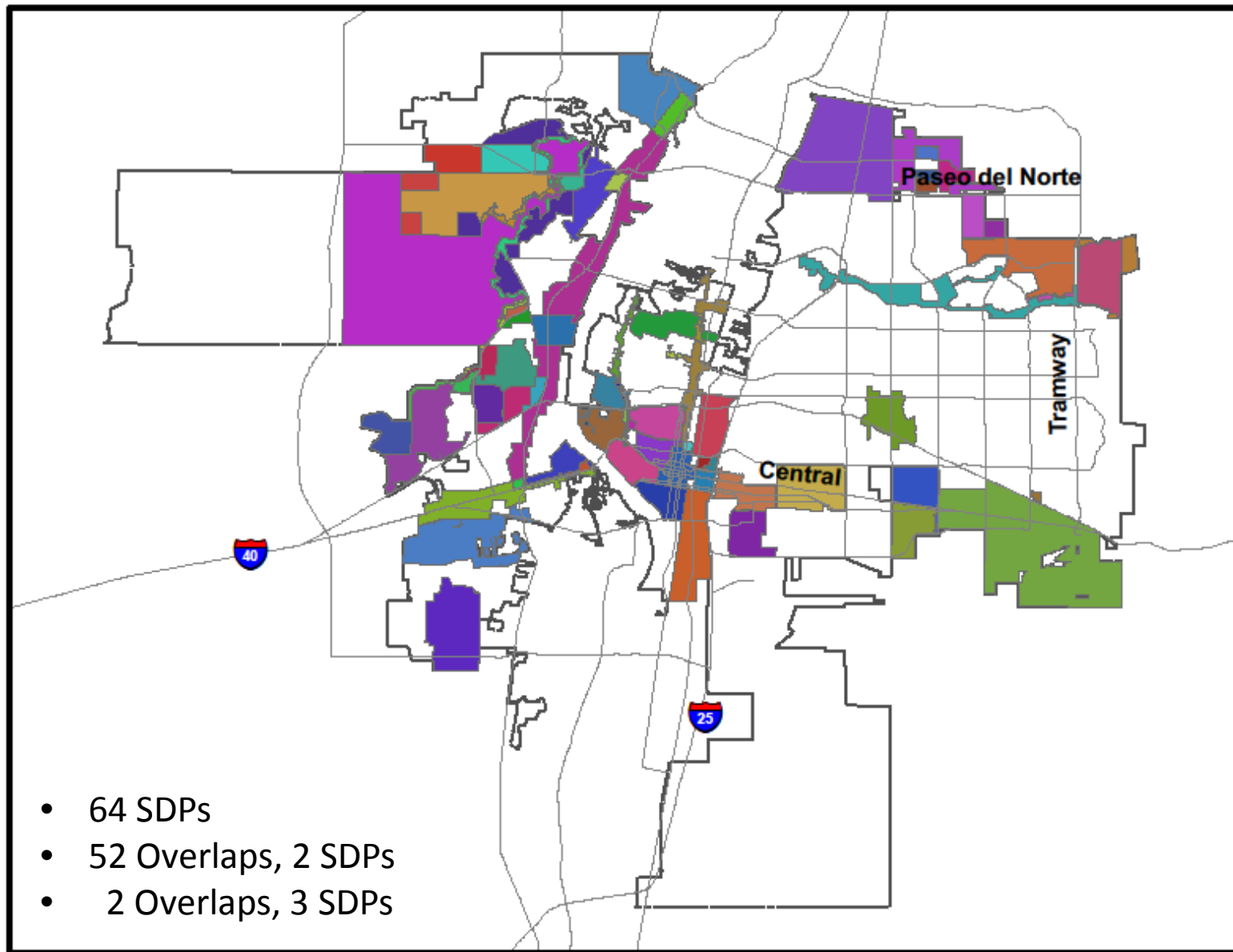
Land Use Regulation

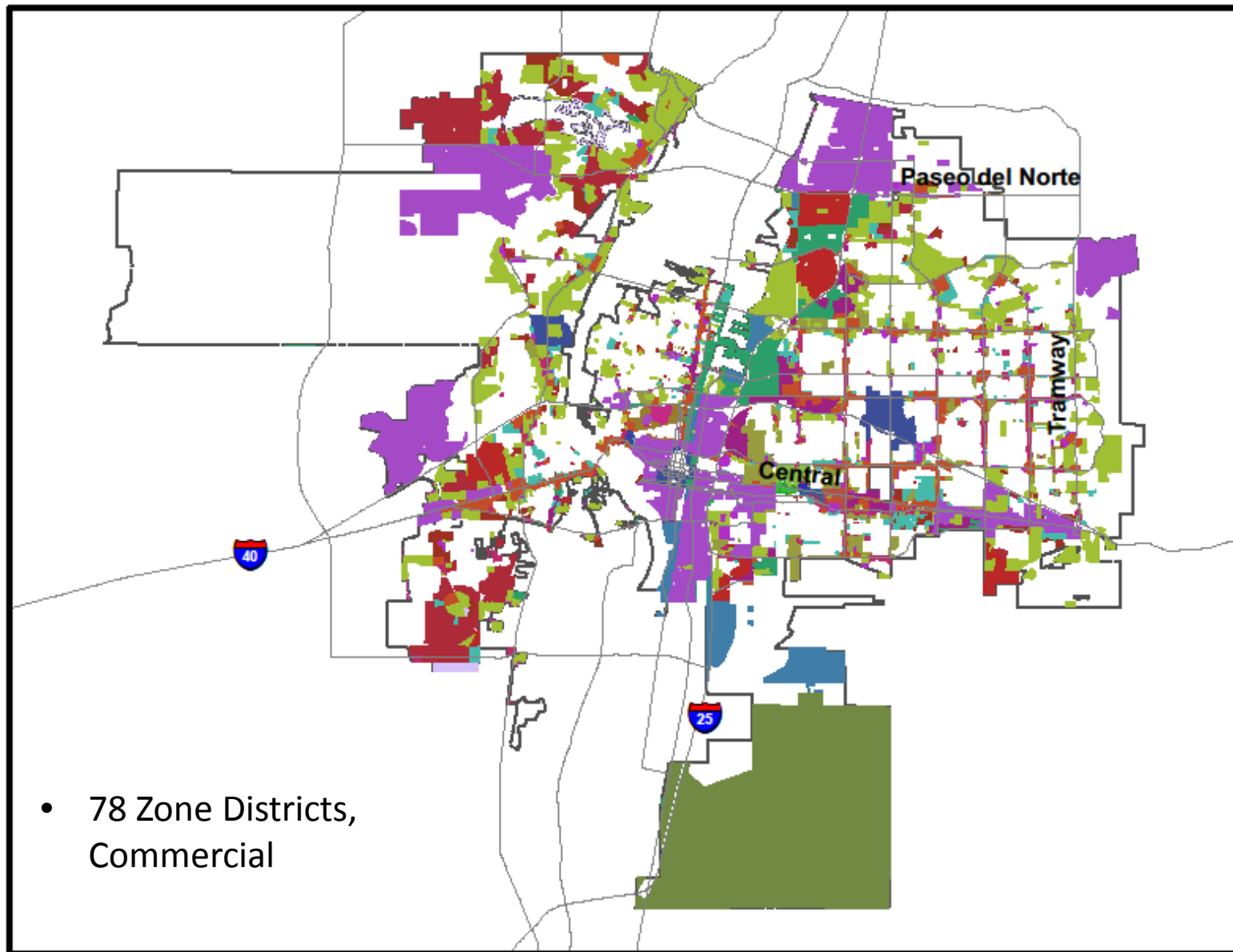
	Policy	Regulation
○ Comprehensive Plan		
○ Area Plans		
○ Sector Development Plans		
○ Overlays		
○ Design		
○ Historic		
○ Wall		
○ Zoning		



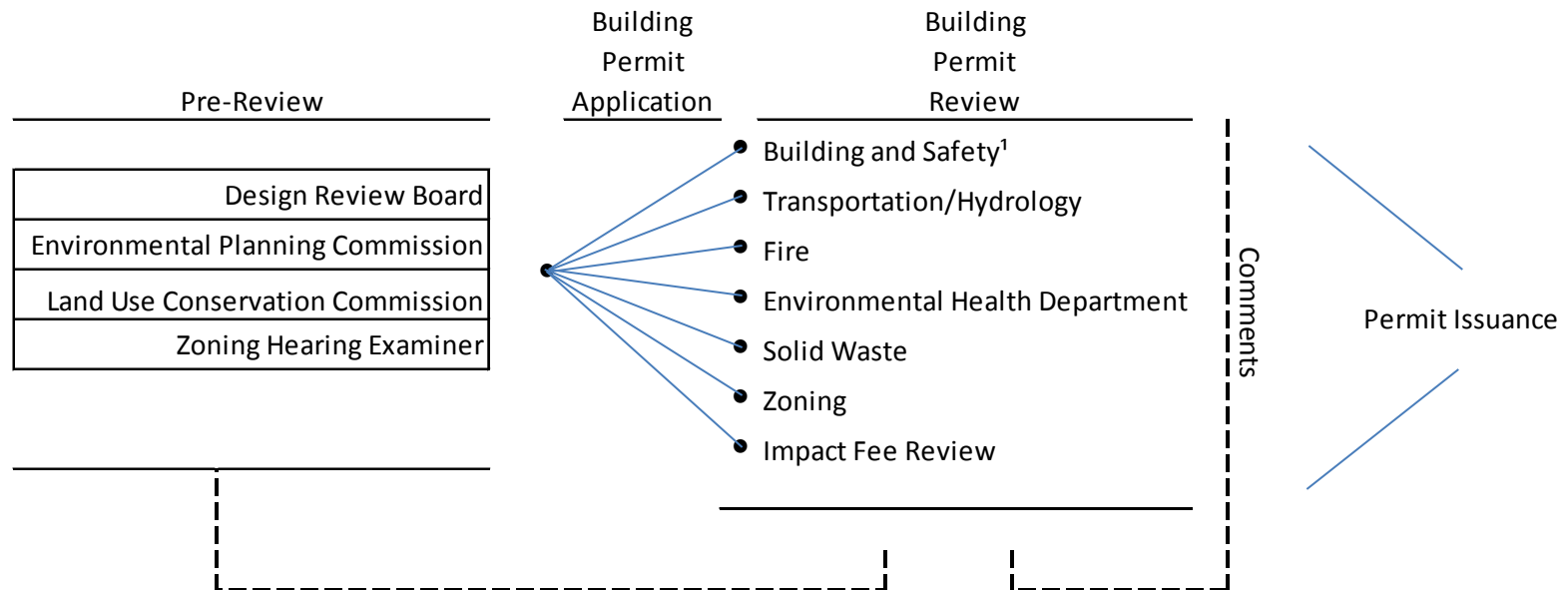








Administration: Land Use Regulation



Notes:

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



Bureau of Business & Economic Research
THE UNIVERSITY of NEW MEXICO



Effects of Land Use Regulation

○ Approval Rates

Count of Cases Review Type	Application Not Submitted	Application Submitted			Grand Total
		Not Approved	Approved	Application Total	
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



Effects of Land Use Regulation

○ Approval Times

	Average Approval Time (in work days)
No Sector Development Plan	73
1 Sector Development Plan	71
2 Sector Development Plans	150
Overall Average	76



Questions?



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