

LUPZ Amendments

4/6/2023

IDO Annual Update

[Link to Amendments](#)

Amendment	Sponsor	CABQ Planning comments
A1 – Non-residential conversions (removal)	Renee Grout	<ul style="list-style-type: none"> Removes the alternative kitchen allowance for FCS projects, the opposite of what Housing Fwd calls for Reverses what Council allowed last year Ignores recommendation of EPC and Planning staff Repeats same amendment in Housing Forward
A2 – Demolition review	Trudy Jones	<ul style="list-style-type: none"> Limits demolition review to buildings 50 years+ in a State or national registered historic district and small areas that already have demolition review Ignores recommendation of EPC and Planning staff (Historic Preservation)
A3 – Commercial parking requirements	Tammy Fiebelkorn	<ul style="list-style-type: none"> Reduces off-street parking requirements by 30% for retail, grocery, restaurant, nightclub, and tap room/tasting room
A4 – Preliminary plats	Trudy Jones / Isaac Benton, by request	<ul style="list-style-type: none"> Allows appeal of preliminary plats, not final plats

Housing Forward

[Link to amendments](#)

Amendment	Sponsor	CABQ Planning comments
A1 – Duplexes	Renee Grout	<ul style="list-style-type: none"> Removes proposed changes Ignores recommendation of EPC and Planning staff Leaves unenforceable overlap between second kitchens (allowed permissively) and attached ADUs (allowed conditionally only without kitchen, which is indistinguishable from house renovation to add a bedroom or office)
A2 – ADU – R-A	Isaac Benton / Trudy Jones	<ul style="list-style-type: none"> Allows ADUs in R-A permissively Takes recommendation from EPC
A3 – ADU – Materials	Renee Grout	<ul style="list-style-type: none"> Requires ADUs to be similar in color and materials to primary building Addresses concerns heard at EPC
A4 – ADU – Setbacks	Renee Grout	<ul style="list-style-type: none"> Requires ADUs to be set back 5 feet from the side and rear lot lines

		<ul style="list-style-type: none"> • Addresses concerns heard at EPC
A5 – ADU – Conditional Use	Renee Grout	<ul style="list-style-type: none"> • Requires ADUs in R-1 citywide to get a Conditional Use approval <ul style="list-style-type: none"> ○ Requires extra process / time / expense / public comment ○ Shifts burden to property owner to prove they will NOT harm surrounding properties ○ Posits HOUSING as a potentially harmful use, which appears discriminatory • Addresses some concerns heard at EPC • Ignores recommendation of EPC and Planning staff
A6 – Non-residential conversions (removal)	Renee Grout	<ul style="list-style-type: none"> • Removes the alternative kitchen allowance for FCS projects, the opposite of what Housing Fwd calls for • Reverses what Council allowed last year • Ignores recommendation of EPC and Planning staff • Repeats same amendment in Annual Update
A7 – Non-residential conversions (revision)	Isaac Benton / Trudy Jones	<ul style="list-style-type: none"> • Takes EPC recommendations
A8 – Building heights	Isaac Benton / Trudy Jones	<ul style="list-style-type: none"> • Takes EPC recommendations
A9 – Workforce housing parking reduction	Isaac Benton / Trudy Jones	<ul style="list-style-type: none"> • Reduces off-street parking requirements by 20% for permanently affordable housing in Centers/Corridors (i.e. near transit and services)
A10 – Multi-family parking reduction	Tammy Fiebelkorn	<ul style="list-style-type: none"> • Reduces off-street parking requirements by 30% for multi-family dwellings • Provides an incentive for multi-family development • Potentially reduces project costs