



City of Albuquerque

Planning Department

Timothy M. Keller, Mayor

Interoffice Memorandum

May 29, 2018

To: Russell Brito, Planning and Urban Development Manager, Planning Department

From: Jacobo Martinez, Zoning Enforcement Officer, Planning Department *JM*

Subject: Zoning Map Conversion: R-D to PD lots

Table 2-2-1 of the City of Albuquerque Integrated Development Ordinance (IDO) shows previous zone districts in relation to IDO base zone districts. Pursuant to Table 2-2-1, R-D zones of the City of Albuquerque Comprehensive Zoning Code were converted to Planned Development (PD) in the Official Zoning Map unless the land use was clearly identifiable as R-1 (i.e. single-family residential) or R-T (i.e. townhouse residential) land uses and development patterns.

Within the City of Albuquerque, there are vacant lands that have been subdivided that do not have an approved site plan to clearly identify R-1 or R-T land uses. However, the subdivision and resulting plat shows a clear pattern of single family residential land use.

In the event in which a PD zoned parcel has an approved subdivision that shows a clear pattern of single-family residential land use, a land owner may apply for a building permit for a single-family residential land use. The building permit will entitle the single-family land use on the property and will maintain the pattern of single family residential and will be reviewed pursuant to 6-5(G) of the City's Integrated Development Ordinance.

The City of Albuquerque strongly recommends that the owners of lots with a PD zone that show a clear pattern of single-family residential land use opt in to the City's follow-up, voluntary zone conversion process as afforded by Resolution 18-49 adopted by the City Council and administered by the Planning Department.