



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, & Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment (AA)			
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)			
<input type="checkbox"/> IP Master Development Plan	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)			
STORM DRAINAGE (Form D)	L	A	APPEAL / PROTEST of...
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 APPLICANT: City of Albuquerque Planning Department PHONE: 505.924.3860
 ADDRESS: 600 Second Street NW Third Floor FAX: 505.924.3339
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Adoption of an Integrated Development Ordinance (IDO) to replace the Zoning Code, Subdivision Regulations, and Planning Ordinance
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. City-Wide Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): _____ UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX_Z, V, S, etc.):
Project Number 1001620

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: City-Wide
 Between: _____ and _____
 Check if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE: Suzanne Lubar DATE 12/28/16
 (Print Name) SUZANNE LUBAR, PLANNING DIRECTOR Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>16-29-16</u>	<u>ARC</u>		\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	<u>EPC</u>			\$ _____
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date			Total
	<u>February 2, 2017</u>			\$ <u>0</u>

[Signature] 12-29-16 Project # 1001620
 Staff signature & Date

Revised: 11/2014

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
- Annexation and establishment of zoning must be applied for simultaneously.
- Petition for Annexation Form and necessary attachments
- Zone Atlas map with the entire property(ies) clearly outlined and indicated
- NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
- Letter describing, explaining, and justifying the request
- NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
- Letter of authorization from the property owner if application is submitted by an agent
- Board of County Commissioners (BCC) Notice of Decision
- Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
- Sign Posting Agreement form
- Traffic Impact Study (TIS) form
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1) (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14) (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2) (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
- Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
- Zone Atlas map with the entire plan area clearly outlined and indicated
- Letter describing, explaining, and justifying the request
- Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
- Traffic Impact Study (TIS) form (for EPC public hearing only)
- Fee for EPC final approval only (see schedule)
- List any original and/or related file numbers on the cover application

Refer to the schedules for the dates, times and places of DRB and EPC hearings. Your attendance is required.

AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- Zone Atlas map with the entire property clearly outlined and indicated
- Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
- Sign Posting Agreement form
- Traffic Impact Study (TIS) form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
- Plan to be amended with materials to be changed noted and marked
- Zone Atlas map with the entire plan/amendment area clearly outlined
- Letter of authorization from the property owner if application is submitted by an agent (map change only)
- Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
- Letter briefly describing, explaining, and justifying the request
- Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
- Traffic Impact Study (TIS) form
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
- Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
- Letter describing, explaining, and justifying the request
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

SUZANNE LUBAR, PLANNING DIRECTOR
Applicant name (print)
Suzanne Lubar 12/28/16
Applicant signature & Date

Revised: June 2011

Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed

Application case numbers
16EPC - 40082

Vign 12-29-16
Staff signature & Date
Project # 1001620

CITY OF ALBUQUERQUE



December 29, 2016

Karen Hudson, Chair
Environmental Planning Commission
c/o City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Chair Hudson,

After nearly two years of analysis, drafting, editing, public meetings, outreach, and coordination with stakeholders, it is my pleasure to submit the Integrated Development Ordinance (IDO) for the Environmental Planning Commission's review and recommendation to the City Council. This is the second product of the ambitious ABC-Z project, initiated by the Planning Department in response to direction from the City Council.

In April 2014, the City Council adopted Resolution-14-46 (Enactment No. R-2014-022) directing the Planning Department to update the jointly-adopted Albuquerque/Bernalillo County Comprehensive Plan (Comp Plan) and overhaul the City's development regulation framework to create an Integrated Development Ordinance (IDO). This legislation recognizes significant community changes since the last major update of the Comp Plan in 1989 and provides guidance to evaluate recent and anticipated trends, thereby modifying the Plan to better reflect and communicate the vision for future growth. The Council also directed the Planning Department to revise land use, transportation, and development regulations to better implement the Comp Plan's vision for long-term growth and development, including the Zoning Code, Planning Ordinance, and Subdivision Regulations.

The IDO has been drafted as the regulatory tool to realize and implement the "Centers and Corridors" community vision outlined in the Comp Plan in a coordinated, City-wide context where existing communities can benefit from development, while being protected from potential adverse effects. The IDO regulations coordinate with the City's Development Areas – Areas of Change and Consistency – that work together to direct growth to appropriate locations and ensure protections for single-family neighborhoods, parks, and Major Public Open Space. The IDO regulations are also coordinated with transportation and urban design policies in the updated Comp Plan, as well as updated technical standards for infrastructure in the Development Process Manual, currently under review by technical committees.

The ABC-Z project had a rigorous public outreach process, with over 100 public meetings since February 2015 in a variety of formats, including presentations, hands-on visioning workshops, online surveys and in-person polling, thematic focus groups, and open houses. The project team went to community events to increase awareness of this project, presented at neighborhood association meetings and conferences, and met with many stakeholder groups.

The IDO was drafted and released for review in three parts beginning in October 2015, and the full draft has been available since August 2016. Many edits have been incorporated based on

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Albuquerque

NM 87103

www.cabq.gov

public, staff, and agency review in a Consolidated Draft in October 2016 and in the EPC draft that we are submitting for your review.

The IDO includes a revised Zoning Code (§14-16-1-1 et seq) that incorporates the Subdivision Ordinance (§14-14-1-1 et seq), Planning Ordinance (§14-13-1-1 et seq), and other regulations currently adopted in many separate standalone documents. The IDO modernizes the City's development standards and processes, incorporates best practices, and integrates regulations from over 40 adopted sector development plans.

Sector development plans were written at various intervals over the past four decades to reflect issues and conditions at the time for a small geographic area. Each sector development plan was written with its own organization, nomenclature, level of detail, and formatting. Some sector plans have been amended multiple times, and the legislation making the changes was sometimes incorporated into the text of the plan and other times just attached to the plan without reference, causing confusion and inconsistent decision-making and enforcement. Unfortunately though, most of these plans, their regulations, and special processes were not revisited, analyzed, or updated to reflect changed conditions, new concerns, or more recent best practices.

The City's existing land use regulations include 24 base zone categories in the Zoning Code, nearly a dozen overlay zones, some 235 sector development plan designated SU-3 and SU-2 zones, and over 1,000 individual, site-specific SU-1 zones. This unwieldy set of various zoning categories, design controls, and special processes specific to small areas have become more difficult for property-owners, builders, neighborhoods, investors, staff, and other stakeholders to understand, manage, implement, and enforce.

The IDO proposes three categories of zone districts: Residential, Mixed-use, and Non-Residential. These three categories each have five to six zones that generally range from low-intensity to high-intensity and include uses that maintain entitlements in matching existing zones. SU-3 and SU-2 zones from sector development plans are converted into the IDO zones that generally match allowed uses.

The IDO carries over effective regulatory protections for small areas, either extending these protections citywide where warranted or mapped as a special regulation for a small area into one document that can be kept up to date. The IDO offers multiple tools that are flexible enough to accommodate the various protections for small areas, including Use Specific Standards, Character Protection Overlay Zones, Historic Protection Overlay Zones, and/or View Protection Overlay Zones, Development Standards, and Administration and Enforcement processes.

The Planning Department is proud to submit the draft Integrated Development Ordinance to the Environmental Planning Commission, as the first step of the review and approval process.

Sincerely,



Suzanne Lubar, Director
Planning Department