

**Recommended Conditions of Approval for EPC Consideration on May 4, 2017**

Condition Number	Condition Type	EPC Page	EPC IDO Draft Section (14-16-XX)	EPC Recommended Condition	Comment No.
<i>(Comment numbers refer to Public Comments Spreadsheet unless otherwise noted)</i>					
<b>Changes to the EPC Draft of the IDO, Submitted December 29, 2016</b>					
1	Editorial	All	All	Edit the IDO for clarity, correctness, illustrative graphics, section references, and other non-substantive matters as well as any other changes to the EPC Draft made necessary by such edits.	Project Team
2	General Provisions	2	1-7	Revise to make existing language subsection a and add item b. with the following language: "Permitted and Conditional uses allowed under this IDO must be located within structures that meet the adopted Building Code and other applicable technical codes adopted by the City. Location in buildings that are not in compliance with this requirement is a violation of this IDO." Add a footnote that this is adapted from current Sec. 14-16-1-4(B).	Project Team
3	Agency Comments	2	1-7.1A (new)	Add new subsection with the following text: "The Mayor is responsible for the promulgation of rules necessary to fulfill the intent of this Ordinance. Authorized rules shall be published in the Development Process Manual (DPM). The terms and provisions of the DPM, as amended, shall be enforceable to the same extent as if incorporated into the text of this IDO."	DRB [3]
4	Agency Comment	4	1-9.3	Add cross reference to the requirements of the Solar Collector Ordinance Sections 7(B) and (C). Add a new Section 4-9.3 that cross references the Solar Collection Ordinance and the DPM. Coordinate language with the DPM update to require notes to be placed on plats regarding future restrictions and cross reference to the Solar Collector Ordinance.	DRB [173]
5	General Provisions	4	1-10	Revise for completeness, clarity, and consistency.	63, 99, 100, 102, 103, 119, 120, 122, 123

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6	General Provisions	5	1-11	Add a new section 1-11 with the following language: "Figures and illustrations in this IDO are for illustration only. In the event of a conflict between an illustration and the text of this IDO, the text shall apply."	Project Team
7	Zone Districts	7	Table 2-2-2	Revise Table 2-2-1 and Table 3-21 to reflect changes to NR-C and MX-H conversions.	Project Team
8	Zone Districts	9	2-3, 2-4, 2-5	Revise Tables in Sections 2-3, 2-4, 2-5 to remove setbacks from alleys and cross reference acequia setbacks in Section 4-2.6.	156, 147, 195
9	Zone Districts	9	2-3, 2-4, 2-5	Revise Tables in Sections 2-3, 2-4, 2-5 and 4-1 to distinguish between building height and accessory structures and provide cross references to appropriate sections regulating accessory structure height.	Project Team
10	Zone Districts	14	2-3.3.C.1	Review references to mobile and manufactured homes throughout the IDO for clarity about which is intended.	Project Team
11	Zone Districts	14	2-3.3.C.3	Revise for clarity about required usable open space.	Project Team
12	Zone Districts	25	2-4.3	Replace "four stories" with "three stories" to describe general building heights in MX-M.	Project Team
13	Zone Districts	33	2-4.5.C.2.v	Revise text and illustration in c to hold the corner for 50% of the front property line and add the requirement from Nob Hill CPO for street wall that holds the edge.	170
14	Agency Comments	34	2-4.5C.2.c.vii.b	Revise to read: "The <u>pedestrian connections</u> shall <u>be extensions of and</u> continue the existing street grid..."	Current Planning [118]
15	Zone Districts	36	2-4.5-C	Change graphic to show 60%.	Project Team
16	Zone Districts	38	2-4.5.C.2.f	Replace existing text with a cross-reference to Section 4-8.2.A.2.b.	863

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17	Agency Comments	38	2-4.5C.2.f	Revise text to read: "After [effective date of this IDO] new primary and accessory buildings constructed in the MX-FB-DT district with a height greater than thirty feet shall reduce the perceived height of the building when viewed from any adjacent lot containing a single-family detached or two-family detached dwelling occupied by a Household Living use. The perceived building height shall be reduced by "stepping down" any portion of the building within 100 feet of the front, side, and rear lot line adjacent to the lot containing the single-family detached or two-family detached dwelling."	Current Planning [113]
18	Zone Districts	41	Table 2-5-25	Revise NR-C building height to show 55 feet in UC-PT-MS and 35 feet [2] in other areas.	Project Team
19	Zone Districts	44	2-5.2.C	Revise 2. to use the term "Master Development Plans." Add a new 3. to read: "For NR-BP sites of less than 20 acres without an approved Master Development Plan, development can be approved and amended through Site Plans per Table 5-1-1 and associated procedures in Sections 5-5. Add a new 4. to read: "For NR-BP sites of 20 acres or more, development requires a Master Development Plan to be reviewed and approved by the Environmental Planning Commission per Table 5-1-1 and Section 5.5.X [new]." Add a new 5. to read: "Approved Master Development Plans may be amended by the DRB per Table 5-1-1 and Section 5.5.X [new]." Add a new 6. to read: "See also Sections 5-6 for Nonconformities and Section 5-4.24 and 5-4.25 for amendments."	Project Team
20	Overlay Zones	58	2-7	Add text to the end of the paragraph: "If the Overlay Zone is silent, other IDO requirements apply."	Project Team
21	Overlay Zones	60	2-7.1	Revise based on coordination with City Aviation.	Project Team
22	Overlay Zones	67	2-7.2.B	Review and revise CPO language for completeness, clarity, and consistency in terminology and structure for similar intent.	378

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23	Overlay Zones	69	2-7.2.B.2.c.i	Revise to apply to "R-1A, R-T, and R-ML" properties only. Revise Section 2-7.2.B.2.c.iv, revise to apply to MX-L and MX-M properties abutting Central Ave. Revise footnote 107 to reference subsections ii and iii instead of i and ii.	173
24	Overlay Zones	71	2-7.2.B.3.d.i.a & b	Revise as follows: "Within the CPO-3 zone, <u>any portion of a building within 35 feet of a single-family Residential zone district shall be limited to 30 feet.</u> " Revise as follows: " <u>any portion of a structure</u> "	527
25	Agency Comments	71	2-7.2.B.3	Reinstate the southwest block of Central and Broadway into the East Downtown CPO-3 and HPO-1.	Historic Preservation [76, 82]
26	Overlay Zones	76	2-7.2.B.4.c.i.a & b	Revise language to read: " <u>To encourage staggered setbacks, the following standards are required for ...</u> "	751
27	Overlay Zones	76	2-7.2.B.4.c.i.a.ii.	Insert "See figure below." and replace "Los Duranes Front Yard Setbacks" figure with an updated version.	Project Team
28	Overlay Zones	77	2-7.2.B.4.d.iii.a.	Insert "See figure below." and replace "Los Duranes Facade Width" figure with an updated version.	Project Team
29	Overlay Zones	78	2-7.2.B.5	Rename CPO-5 "Nob Hill," since the area doesn't include any of Highland. Delete all instances of "Highland" within CPO.	275
30	Overlay Zones	79	2-7.2.B.5.d.i.b	Revise as follows: " <u>Within the CPO between Girard Blvd. and Aliso Ave...</u> " and replace the phrase "within one block of" with " <u>within the blocks contiguous to the most proximate intersection to a Premium Transit station.</u> "	1072, 1073, 1074
31	Overlay Zones	79	2-7.2.B.5.d.i.c	Revise as follows: " <u>Within the CPO between Aliso Ave. and Graceland Dr. ...</u> "	1072, 1073, 1074
32	Overlay Zones	79	2-7.2.B.5.d.ii	Replace photograph on page 79 with an illustration.	177
33	Overlay Zones	79	2-7.2.B.5.d	Revise map for CPO-5 to show PT stations with streets labeled.	Project Team

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34	Overlay Zones	87	2-7.2.B.8	Revise Volcano Mesa CPO-8 to reflect frontage requirements from the Volcano Heights SDP to ensure a highly walkable Urban Center.	Project Team
36	Agency Comments	90	2-7.3.B.1	Add the buildings marked as "Buildings of Note" in the 2005 EDo UCOZ document to the protected buildings of HPO-1. Revise the text to apply the historic building standards only to the noted buildings, and not new development that may occur on the same parcel.	Historic Preservation [83]
37	Agency Comments	90	2-7.3.B.1	Reinstate the southwest block of Central and Broadway into the East Downtown HPO-1.	Historic Preservation [76, 82]
38	Agency Comments	94	2-7.3.B.5	Revise Old Town HPO-5 map per direction from LUCC in agency comments lines 64-71.	Historic Preservation [64-71]
39	Overlay Zones	94	2-7.3B.5	Revise map for HPO-5 per direction from LUCC to include land south of Mountain, west of 19th Street, and north of Lomas from the existing buffer area.	Project Team
40	Overlay Zones	94	2-7.3B.5.c	Replace 26' to 30' to be consistent with IDO building heights.	Project Team
41	Overlay Zones	94	2-7.3B.5.c	Delete "unless otherwise provided in this IDO," as potentially conflicting with the other standards in this section.	Project Team
42	Overlay Zones	98	2-7.4	Review and edit VPO language for completeness, clarity, and consistency in terminology and structure for similar intent.	Project Team
43	Overlay Zones	98	2-7.4.A	Add after "views" the following text: "such as those from public rights-of-way to cultural landscapes identified in the ABC Comp Plan"	Project Team
44	Overlay Zones	98	2-7.4.B.1	Revise the Coors VPO-1 to require the exterior color of structures to predominantly use the browns and/or greens of the Bosque environment.	1105

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45	Overlay Zones	100	2-7.4B.2	Revise VPO-2 to add recently amended language about "natural grade." Add "natural grade" to definition of "Grade" consistent with its use in the Northwest Mesa Escarpment VPO. Add a cross reference to the VPO.	Project Team
46	Use Regulations	102	3-1, Table 3-2-1	Clarify "primary use" with incidental activities vs. uses that are listed as "accessory uses" in Section 3-1 and in Section 6-1 Definitions.	453
47	Use Regulations	102	3-1.1C	Add Park & Ride lot to the list after WTF of accessory uses that need not be accessory to the main use of the site.	Project Team
48	Use Regulations	102	3-1.1C	Revise text to read: "...lot. Accessory uses can be on a lot abutting the primary use in Mixed-use and Non-residential zones."	90, 439, 442, 453, 455
49	Use Regulations	103	3-1.3	Revise all references to the Planning Director to the Zoning Enforcement Officer.	Current Planning
50	Use Regulations	103	3-1.4	Revise the heading as follows: "Previously Allowed Uses". Label existing language as sub-section A. and replace parenthetical phrase after "...was a Permitted Use" with "or an approved Conditional use". Add a new subsection B. as follows: "Uses that were permissive or approved conditional uses prior to the effective date of the IDO and that are not allowed in the IDO zone district are nonconforming uses. See Section 5-6 Nonconformities."	848
51	Use Table	105	Table 3-2-1	Review the use of "permitted" vs. "allowable" for clarity and consistency.	Project Team
52	Use Table	106	Table 3-2-1	Remove the "P" in the R-T zone for the use Medium Community Residential Facility, consistent with existing regulations.	6
53	Conversion Map Rules	107	FN 203	Revise the IDO Conversion Map to zone existing hospital sites that are currently zoned SU-1 for hospital as MX-H. Update footnote 203 to document this change.	67, 109

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54	Use Table	107	Table 3-2-1	In Section 3-3, create a new Use Specific Standard requiring a distance separation of 1,500 between Daytime gathering facilities.	Project Team
55	Use Table	107	Table 3-2-1	Add hospital as P in MX-M and add the following use specific standard: "In the MX-M zone district, this use is limited to no more than 20 overnight beds and may not include ambulance transportation to or from the facility."	Project Team
56	Use Table	110	Table 3-2-1	Revise Table 3-2-1 to add Heavy vehicle and equipment sales, etc. as conditional in NR-C. Revise Section 3-3.4.L and Section 6-1 for Definition for Heavy vehicle and equipment sales to be internally consistent.	1146
57	Use Table	110	Table 3-2-1	Revise Table 3-2-1 to make Car Wash conditional in the MX-FB-DT.	1148
58	Use Table	111	Table 3-2-1	Add Self-Storage as a conditional use in the MX-L zone and revise the use specific standard to add MX-L.	88, 188
59	Use Table	111	Table 3-2-1	Revise Construction contractor facility and yard to remove it as a conditional use in MX-M, add it as a conditional use in MX-H, and change it to be a permitted use within the NR-BP zone.	448, 1149
60	Use Table	112	Table 3-2-1	Add Outdoor Entertainment as a permitted use in NR-C and NR-BP.	Project Team
61	Use Table	113	Footnote 269	Revise Footnote 269 to delete reference to adding the use to the NR-C zone.	1154
62	Use Table	113	Table 3-2-1, Footnote 267	Add Pawn shop as conditional use in MX-L and fix footnote.	Project Team
63	Agency Comments	114	Table 3-2-1	Add Park-and-Ride lot as an accessory use in the NR-SU zone and a permitted use in the NR-BP zone. Add a use specific standard to indicate they must meet required parking lot standards in Section 4-5.6.	ABQ RIDE [135]
64	Use Table	116	Table 3-2-1	Revise Cold Storage Plant to be a conditional use within the NR-C and a permitted use within the NR-BP zone.	451

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65	Use Table	116	Table 3-2-1	Add Drive-through or drive-up facility use as an accessory use within the NR-LM zone, since retail and restaurant uses are allowed in that zone.	455
66	Use Table	116	Table 3-2-1	Add Outdoor Storage as a conditional accessory use in NR-C.	1147
67	Use Table	118	Table 3-2-1	Add "Parking of more than two truck tractors and two semitrailers for more than two hours" as an accessory use in the NR-BP zone.	456
68	Use Table	118	Table 3-2-1	Review "Parking of non-commercial vehicle" as a use and potentially move the Use Specific Standards to the Section 4-5 (Parking Standards).	457
69	Use Table	118	Table 3-2-1	Add "Dwelling unit, temporary" as a temporary use in R-A, R-1, and R-T.	Project Team
70	Agency Comments	118	Table 3-2-1	Revise the use "Construction trailer or office" to include " <u>Construction staging area</u> , trailer or office."	PNM [109]
71	Agency Comment	118	Table 3-2-1	Revise use specific standard for Solar or geothermal energy generation to indicate that where it allowed as an accessory use, it is private energy generation, and where allowed as a primary permissive use, it could be utility scale or private. Add a cross reference to Utility, Electric uses, and revise definitions and uses for consistency.	PNM [182, 183]
72	Use-Specific Standards	121	3-3.2.C.3.b	Delete standard, as it is redundant of C.3.a.	380
73	Agency Comments	121	3-3.2C.5	Add the following text: "Maintenance for Common Open Space areas is the responsibility of the property owner. See Section 4-12.2.J (Maintenance Standards)."	Parks & Rec [88]
74	Use-Specific Standards	123	3-3.2.G, fn 338	Review and revise Use Specific Standard for live/work vs. home occupation for completeness, clarity, and consistency in terminology and structure for similar intent.	Project Team
75	Use-Specific Standards	123	3-3.2.H	Add a provision that requires trees only for the first-floor dwelling units within DT-UC-PT-MS areas.	193

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76	Use-Specific Standards	124	3-3.2.J	Add the following text: "This use shall be located a minimum of 1,500 feet from any other Group Home." Add "The total number of Group Homes shall not exceed 30 in each Council District." to reflect the intent of existing regulations.	504, 971
77	Use-Specific Standards	124	3-3.2.J	Create a new Use Specific Standard requiring a distance separation of 1,500 between Daytime gathering facilities.	Project Team
78	Use-Specific Standards	124	3-3.3 - 3-3.6	Revise to prohibit the following uses adjacent to MPOS: drive throughs or car washes.	1113
79	Use-Specific Standards	124	3-3.3 - 3-3.6	Revise to prohibit the following uses within XXX distance of MPOS: gas stations, car repair, heavy manufacturing, special manufacturing, natural resource extraction, solid waste convenience center, and waste and/or recycling transfer station.	1113
80	Use-Specific Standards	124	3-3.3 - 3-3.6	Revise to make the following conditional uses within XXX distance of MPOS: drive throughs, car washes, light manufacturing, warehousing, and wholesaling and distribution center.	1113
81	Use-Specific Standards	129	3-3.4.G	Delete Subsection 4. Revise subsection 3 to read "alcohol sales are not permitted within 500 feet of a Residential zone district or within 300 feet of a Religious Institution or school" to be consistent with the state requirement.	979, 980, 981
82	Use-Specific Standards	137	3-3.4.CC	Add a new standard to carry forward the provision from the Large Retail Facility regulations that pertains to the required access for the different size facilities.	1119, 949
83	Use-Specific Standards	139	3-3.4.FF.2	Revise as follows: "In Non-residential zones, all helipads for purposes other than ..."	817
84	Use-Specific Standards	139	3-3.5 4-6.5	Review and revise Sections 3-3.5 and 4-6.5 to be internally consistent.	1169, 1171, 1174

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85	Use-Specific Standards	140	3-3.5.E	Add the following distance separation requirement to the use specific standards for each use listed under the Industrial category: "Industrial uses involving crushing or batching of various materials within an enclosed building or or outdoor that are determined by the City Environmental Health Department to require more than a minor air quality permit as a fixed, stationary source of particulate emissions may not occur within 1,000 feet of another such use. Examples of such uses include, but are not limited to, asphalt and/or cement batching; rock and/or asphalt crushing; and/or metal grinding, cutting, recycling, or fabrication.	bb, ee, 563, 564, 565, 785, 789, 1033, 1169, 1171, 1174, 1222
86	Agency Comments	141	3-3.5F	Move text related to primary use of the site to Section 3-3.5G.	PNM [102]
87	Use-Specific Standards	144	3-3.5.l.v	Add an exemption to v. at the end of the sentence to exempt small cells: "This requirement does not apply to free-standing small cell WTFs".	Current Planning
88	Use-Specific Standards	145	3-3.5.l.2.l.i	Replace with the existing language (C)(1): "Collocations and public utility collocations are encouraged. Such collocations or public utility collocations are not subject to the concealment requirements prescribed.....shall maintain the concealed nature of the facility".	Current Planning
89	Use-Specific Standards	145	3-3.5.l.2.l.i	Replace with the current language (C)(1): "Collocations and public utility collocations are encouraged. Such collocations or public utility collocations are not subject to the concealment requirements prescribed.....shall maintain the concealed nature of the facility".	Current Planning

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90	Use-Specific Standards	146	3-3.5.2.l.iii	Add new text: iii. Small Free-Standing WTFs: a. The equipment for a small WTF shall be screened by use of a wall, fence, or other method such as a telco box, artificial rock, or decorative feature, which fully screens the equipment by use of opaque material. b. Pedestrian pathways and sidewalks shall not be blocked. c. Small WTFs are not subject to the landscaping requirements of this section.	Current Planning
91	Use-Specific Standards	146	3-3.5.l.2.m.iii	Add the following new subsection: Small Free-Standing WTFs: a. The equipment for a small WTF shall be screened by use of a wall, fence, or other method such as a telco box, artificial rock, or decorative feature, which fully screens the equipment by use of opaque material. b. Pedestrian pathways and sidewalks shall not be blocked. c. Small WTFs are not subject to the landscaping requirements of this section.	Current Planning
92	Agency Comments	146	3-3.5.l.l.iv	Replace the phrase "electric transmission line structure" with " <u>public utility structure</u> " in this Section and throughout the document where it appears.	PNM [103, 184]
93	Use-Specific Standards	147	3-3.5.L.2	Revise language for consistency with zones where Outdoor Storage is permitted and with the provisions of 4-6.9.D on page 249 including applicability , i.e. abutting and adjacent to a Residential zone, residential component of MX zone, public park, MPOS, trail, or arroyo.	468
94	Use-Specific Standards	148	3-3.6.D	Specify the maximum size of order boards for drive-through restaurants and review for consistency with sign regulations in Section 4-11.	1112
95	Use-Specific Standards	156	3-3.6.l	Add the following language to the end of the text: "including Chapter 9, Article 2 of the Albuquerque Code of Ordinances."	Project Team
96	Use-Specific Standards	156	3-3.6.J	Review for clarity, consistency with the existing Zoning Code and enforceability going forward.	Project Team

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97	Use-Specific Standards	157	3-3.6.J.8	In the Use Specific Standard for Home Occupation, reduce the number of individuals that can be regularly attracted to the premises to two instead of four.	76
98	Use-Specific Standards	158	3-3.6L	Move items L.3-L.5 to Section 3-3.6K, since this language applies to mobile vending trucks, which would use parking spaces.	Project Team
99	Use-Specific Standards	162	3-3.7.C.2	Replace the text in C.2 to read: This use may only be located on the lot for the following timeframes: (a) From 30 days before construction begins to 30 days after issuance of a certificate or occupancy (for a structure) or 30 days after construction finishes (if no certificate of occupancy is required), if associated with a construction project; (b) From seven days before to seven days after a special event approved by the City or permitted under this IDO, or as stated in any approval for the special event approval issued by the City; or (c) if neither subsection (a) nor (b) applies, then not longer than a period of 30 consecutive days."	Project Team
100	Dimensional Standards	165	Table 4-1-1	Revise the dimensional standards for the R-ML zone to eliminate the minimum lot width or allow adjustment in conjunction with actual lot depth.	352, 353
101	Dimensional Standards	166	Table 4-1-1	Remove reference to carports. Add provision for 20 foot setback to R-T for garages.	277
102	Contextual Development Standards	167	4-1.3.B	Review and revise the dimensional standards in Table 4-1-1 and the Residential Contextual Standards for workability with the Cluster, Co-housing, and Cottage Developments.	561, 1087-1092
103	Dimensional Standards	167	4-1.3.B	Revise the setback provisions to delete reference to "detached" dwellings so the Contextual Standards would also apply to Townhouses.	1048
104	Dimensional Standards	167	Table 4-1-1	Revise to allow 0 ft. setbacks for R-T and R-ML in UC-MS-PT for interior and street side of corner lots.	Project Team
105	Dimensional Standards	167	Table 4-1-1	Add to rear setback for R-1, R-T, R-ML, R-MH: "Garage off alley: 3 ft."	Project Team

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106	Dimensional Standards	167	Table 4-1-1 & Table 4-1-2	For Interior Side Setback, add 0 ft. minimum for UC-MS-PT for R-MH and all MX zones.	147, 156, 195, 231, 246, 250, 270, 523, 524
107	Dimensional Standards	167	Table 4-1-1 & Table 4-1-2	For Streetside of Corner Lot Side Setback, add a 0 ft. minimum, 15 ft. maximum for UC-MS-PT for R-MH and all MX zones.	155
108	Dimensional Standards	167	Table 4-1-1, Table 4-1-2, and Table 4-1-3	Add maximum stories, in addition to the building heights, in each zone and in the Zone Dimensional Standard Tables in Chapter 2.	140, 331, 333, ff, 232, 287, 315, 898, 1096, 1095, 1205
109	Dimensional Standards	169	Table 4-1-2	For Front Yard and Corner Yard, add a standard for MS that requires 50% of the building frontage to be provided at the corner.	150
110	Dimensional Standards	169	Table 4-1-2	Provide an upper tier of allowable density in MX-L and/or MX-M where taller building heights are allowed in those zones for UC-MS-PT areas.	349
111	Dimensional Standards	169	Table 4-1-2	Add to the Side setback cell: "UC-MS-PT - Interior: 0 ft. min."	Project Team
112	Dimensional Standards	169	Table 4-1-2	Add to all MX zones: "Garage off alley: 3 ft."	Project Team
113	Dimensional Standards	169	Table 4-1-2	In the right hand table cell opposite (Front yard and corner yard, from street" revise first line to read "UC- PT: 0 ft. min; 15 ft. max." Add a line after that reading "MS, 50% of front property line width must be occupied by the primary structure constructed within 15 feet of the property line. On a corner lot, the required 50% must begin at the corner." Footnote the change.	Project Team
114	Dimensional Standards	170	Footnote 555	Note that this is a new bonus to help implement the existing Workforce Housing Ordinance.	Project Team
115	Dimensional Standards	170	Table 4-1-2	Provide a building height bonus that can be gained through providing off-site parking in the Mixed-use districts.	702

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116	Dimensional Standards	171	Table 4-1-3	Reduce building heights in the NR-C zone to 55 ft. within UC-MS-PT areas and 35 ft. in other areas, with note [2] for the 100-ft. rule.	791, 1115, 1256, 1273
117	Agency Comments	176	4-2.5C.4	Revise text to read "one-half mile for paved trails."	Parks & Rec [91]
118	Agency Comments	178	4-2.6.B	Revise text to read: "These standards apply to all MRGCD owned or maintained irrigation facilities and community acequia associations."	MRGCD [158]
119	Sensitive Lands	178	4-2.6.C.1	Revise map to add street labels.	753
120	Sensitive Lands	178	4-2.6B	Delete final sentence to remove language that involves encouraging as inappropriate for a regulatory document.	Project Team
121	Sensitive Lands	180	4-2.6C	Review for completeness, consistency, and clarity.	Project Team
122	Sensitive Lands	181	4-2.8	Revise to address MPOS properties within XXX distance of MPOS, those adjacent to MPOS on any size property, those 5 acres or greater adjacent to the MPOS for appropriate design standards, and those adjacent to the Petroglyph National Monument. [See attachment for proposed revisions]	510, 512, 763, 767, 769, 768, 943, 946, 947, 1116, 1117, 1234, 1235, 1236, 1237, 1239, 1240, 1245
123	Sensitive Lands	181	4-2.8.A	Add a reference to the Approvals section 5-5.2.F to indicate that site plans for properties that are 5 acres and larger and adjacent to MPOS go to the EPC for review/approval.	510, 512, 763, 767, 769, 768, 943, 946, 947, 1116, 1117, 1234, 1235, 1236, 1237, 1239, 1240, 1245

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124	Sensitive Lands	182	4-2.8.B	Remove this section in the IDO and move the content to the Development Process Manual (DPM). Delete subsection 2 as unnecessary, as it repeats language in the NWMEP VPO-2 and is not relevant to construction mitigation.	Project Team
125	Agency Comments	183	4-3.2.B.1	Edit the text to read as follows: "... safe access by users of all ages and abilities, including pedestrians, bicyclists, motorists, and transit riders to allow comfortable, convenient, and universally accessible street crossings, transit stops, and pedestrian access..."	DRB [2]
126	Development Standards	184	4-3.3.A	Remove illustrations and review and edit text for consistency with DPM updates to the transportation chapter.	Project Team
127	Agency Comments	185	4-3.3.A.4	Revise subsection a to delete "stub street" and subsection b to delete "cul-de-sacs." Revise the section to be consistent with the updates to the DPM transportation chapter.	DRB [4]
128	Agency Comments	186	Footnote 642	Replace "Development Review Board" with "City Engineer. "	DRB [5]
129	Development Standards	188	4-3.4	Move reference to Mixed-use Development to section B, to apply the same standards and requirements to Mixed-use development as to Non-residential Development.	Project Team
130	Agency Comments	188	Footnote 648	Revise to reflect the correct reference: 14-14-4-5(A)(7)(c).	DRB [6]
131	Access and Connectivity	189	4-3.4.B.2	Move subsections b-d to Section 4-3.4.C and make them applicable only within Mixed-use zone districts.	Project Team
132	Development Standards	189	4-3.4.B.2.b	Review development standards that were drawn from the Large Retail Facility regulations to determine if they should be made citywide, or if a new section should be created for retail facilities of a certain size.	157, 198, 551
133	Access and Connectivity	189	4-3.4.B.2.b.iii	Revise to exempt non-retail uses in NR-LM and all development in NR-GM from the sidewalk width provision and defer to DPM standards.	470

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134	Agency Comments	189	4-3.4.B.3.c	Edit language on sidewalk exceptions to be consistent with the DPM for the approach in areas other than Los Duranes.	DRB [7]
135	Access and Connectivity	189	4-3.4.B.2	Revise to distinguish between sidewalks in the public right-of-way and walkways on private property.	Project Team
136	Access and Connectivity	190	4-3.4.C	Add a requirement for a connection between primary buildings on the site and at least one sidewalk per block.	Project Team
137	Agency Comments	192	4-4.1	Add to subsection A: "and other plans, policies, and ordinances adopted by the City Council". Add to subsection F: "while while providing economy for governmental purposes and efficiency in governmental operations."	DRB [8]
138	Subdivision of Land	192	4-4.5.A.2	Add reference to pedestrian refuge in the purpose/role of medians.	Project Team
139	Subdivision of Land	194	4-4.5.C	Replace "mid-block pedestrian access points" with reference to what may be required per the DPM. Add "See also DPM for street standards."	Project Team
140	Subdivision of Land	194	4-4.5.C.2	Clarify that internal drive aisles and private streets qualify to form blocks. Consider larger block sizes in the NR-LM and NR-GM zone districts.	471
141	Agency Comments	195	4-4.6.C.5 (new)	Add a new subsection to read: " <u>Tracts for open space, drainage, landscaping or other communal purposes shall have their use, beneficiaries, and maintenance responsibilities clearly noted on the subdivision plat.</u> " Section 4-4.6D should be retained to be clear that in the future, the City will continue to prohibit remainder parcels.	DRB [9]
142	Agency Comments	198	4-4.11.B	Edit to read: "an appropriate tract shall be shows as reserved, deed restricted, or dedicated for public use on the plat."	DRB [10]
143	Agency Comment	199	4-4.12	Replace "private infrastructure" with "private facilities" in this Section and throughout the document where it appears.	PNM [198, 199]

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144	Agency Comments	199	4-4.12.B	Revise as follows: "Easements or rights-of-way dedicated for public infrastructure shall be granted or dedicated, respectively, ..." Revise subsection B.1 as follows: "All easements or rights-of way granted or designated, respectively, ..." Revise subsection B.3 as follows: "Easements with rights-of-way..."	DRB [11]
145	Agency Comments	199	4-4.12B.3	Revise the text to read "All ABCWUA easements shall be exclusive from all other underground utilities. ABCWUA easements shall not include storm drain facilities."	ABCWUA [47-50]
146	Agency Comments	199	4-4.12C	Revise text to read: "Utility easements may be required along any lot line."	DRB [12]
147	Agency Comments	199	4-4.13	Revise to read: "Development shall be required..."	DRB [13]
148	Parking Standards	201	4-5.2.A.1.d	Create a new d that reads as follows: "Non-residential uses other than Restaurants in establishments of less than 3,000 s.f. in CPO-5 for Nob Hill." On page 80, Section 2-7.2.B.5.f, add a cross reference to Section 4-5.2.A.	884
149	Parking Standards	204	Table 4-5-1	Consider adding a provision to the parking standards for very small infill sites to encourage redevelopment in transit-oriented-development (TOD) locations.	486
150	Parking Standards	204	Table 4-5-1	Review and revise the use of design capacity, square feet (sq.ft.), net leasable area, and GFA (gross floor area) for clarity and consistency.	756 (cont'd)
151	Parking Standards	207	Table 4-5-1	Add a new standard for hotel parking in DT-UC-PT-MS areas of 2 spaces per 3 hotel rooms.	245, 254, 272, 274, 1176

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152	Parking Standards	207	Table 4-5-1	Reduce the minimum parking required for Restaurant in UC-MS-PT to 1 space per 4 persons design capacity. Review other standards that mention design capacity and reduce them for UC-MS-PT areas.	756 (cont'd)
153	Parking Standards	208	Table 4-5-1	Revise minimum parking requirements for Bank to 2 spaces per 1,000 SF GFA for UC-MS-PT and 3 spaces per 1,000 SF GFA for other areas.	756 (cont'd)
154	Parking Standards	209	Table 4-5-1	Revise the maximum parking standards for office and retail to only apply to UC-MS-PT areas.	114
155	Parking Standards	209	Table 4-5-1	Revise parking maximum for Office to apply only within DT-UC-MS areas.	Project Team
156	Parking Standards	210	Table 4-5-1	Revise parking maximum for Retail to apply only within DT-UC-MS areas.	Project Team
157	Parking Standards	212	Table 4-5-1	Add outdoor seating area in gross floor area parking requirements. Exclude outdoor seating areas from parking requirements in UC-PT-MS areas.	Project Team
158	Parking Standards	216	4-5.3.D.6 & 6.b	Revise to refer to on-street parking abutting any lot line instead of on-street parking in front of the subject property.	29
159	Parking Standards	218	4-5.4	Review and revise for clarity, completeness, and consistency with the DPM update for Transportation chapter.	Project Team
160	Parking Standards	219	4-5.5.D	Review and revise for clarity, completeness, and consistency with the DPM update for Transportation chapter.	Project Team
161	Parking Standards	221	4-5.6B.1.a.i	Edit subsections a.i and a.ii for clarity and move them to Table 4-1-4 to be with similar items.	Project Team
162	Parking Standards	222	4-5.6.B.1.b.ii	Revise map to include entire historic district.	Project Team
163	Parking Standards	222	4-5.6.B.2a	Revise threshold to 100,000 square feet.	Current Planning

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164	Parking Standards	223	4-5.6.B.2	Move text from section 4-5.5D.3 here, as it is overarching design requirement, similar to other provisions in this section. Add "See the DPM" reference to 2.c. Add a new 2.d: "For parking lots with over 200 spaces, bicycle route shall be provided and clearly marked. See the DPM."	Project Team
165	Parking Standards	223	4-5.6B	Review IDO requirements that overlap with DPM standards to make clear which would go to the ZHE (zoning requirements) for variances and which go to the DRB for variance (DPM standards). Revise Table 5-1-1 and subsequent relevant subsections in Section 5-5.	Project Team
166	Parking Standards	224	4-5.6.C.2.c	Revise to read: "Vehicular access to a primary non-residential use shall be located to avoid the need for traffic from an arterial or collector to use a local residential street for more than 150 feet to access the non-residential property, to the maximum extent practicable."	Project Team
167	HPO	224	4-5.6D.1	Revise to refer to EDO HPO-1, not Huning Highland. These are two adjacent Historic Protection Overlay zones with different standards.	Project Team
168	Development Standards	227	4-5.7.A.2	Revise 25 ft. to 40 ft.	158, 204
169	Development Standards	227	4-5.7.B	Add "Premium Transit Corridor."	159, 205
170	Development Standards	227	4-5.7A.2	Revise length to 40' to differentiate between the articulation requirements for the MX-FB-DT district, which should require more articulation.	Project Team
171	Parking Standards	227	4-5.7B	Revise to include PT station areas in the list of places that require the ground floor of parking garages to be built to retrofit a liner building.	Project Team

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172	Drive-through Facilities	229	4-5.9A	Revise the title to remove the "(per lane)" requirement for the Minimum Required Stacking Spaces to allow businesses to allocate the stacking spaces in the number of lanes that is optimal for the use or the site.	755 (cont'd)
173	Drive-through Facilities	229	4-5.9A	Revise the measurement for the required stacking space to be from the end of <u>queuing lane</u> to: _____. (change in text and table header). Revise text to read "20 feet is provided at <u>each</u> access point."	755 (cont'd)
174	Drive-through Facilities	229	4-5.9A	Split the retail and restaurant use into two lines and require 4 spaces for restaurants in UC-DT-MS areas and 6 spaces in other locations.	755 (cont'd)
175	Drive-through Facilities	229	4-5.9B	Add text as follows: "Drive-through aisles located adjacent to a street shall be screened by a solid masonry/block wall or landscape berm with a finished earth grade a minimum of forty-two inches in height. Each drive-through aisle shall be appropriately screened with a combination of decorative walls and landscape to prevent headlight glare and direct visibility of vehicles from adjacent streets and parking lots."	Project Team
176	Landscaping Standards	232	4-6.3	Review and revise text and graphics for completeness, clarity, and consistency with existing Zoning Code standards.	23, 24, 25, 26, 206, 207, 1037
177	Landscaping Standards	232	4-6.3.B.1	Revise second sentence to read "In these areas, landscaping required..."	23, 24, 25, 26, 1037
178	Landscaping Standards	233	4-6	Revise references to "invasive vegetation" to "noxious weeds" and reference the noxious weed list.	1038
179	Landscaping Standards	234	4-6.3.E	Add a row to table 4-6-1 at the bottom for prohibited trees 4 in. or larger to receive 1 tree credit for preserving an existing tree.	1039

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180	Landscaping Standards	236	4-6.3.J	Add required parking lot landscaping to the regulation about overlapping landscaping requirements. Confirm that Usable Open Space requirements are also allowed to be applied to the overall site landscape requirements.	474
181	Agency Comments	241	4-6.5.A.3	On page 241, Section 4-6.5.A.3, add reference to Section 4-8.5 (Neighborhood Edges) requirements.	Parks & Rec [95]
182	Wall and Fence Standards	245	4-6.6 & 4-6.9.B.1	Revise the wall height standard of a maximum of 36 inches to remove conflict with the Parking regulations, which require screening walls between 3 feet and 4 feet in height.	475
183	Landscaping Standards	247	4-6.7	Revise to begin the provision with "In all but DT, UC, PT, and MS areas,"	209
184	Fence & Wall Standards	248	4-6.8	In subsections A, B, and C, add the requirement to screen from view from Major Public Open Space, in addition to the public right-of-way.	Project Team
185	Fence & Wall Standards	250	4-6.9	Revise for clarity and consistency.	144, 1050
186	Agency Comments	250	4-6.9	Move the language allowing higher walls in PD to the wall permit section, so it will apply to walls in all zone districts.	PNM [185]
187	Fence & Wall Standards	250	4-6.9	Add a requirement that walls abutting Major Public Open Space and/or arroyos shall be constructed of materials and/or stuccoed with natural or earth-tone colors. Unfinished concrete block walls are prohibited abutting Major Public Open Space and/or arroyos.	Project Team
188	Fence & Wall Standards	250	4-6.9.A.2 4-6.5.B.2	Revise graphic illustration to reflect the correct 36" wall height and remove reference to opacity in the illustration. On Page 242 remove graphic and replace with a graphic that better illustrates the policies in Section 14-16-4-6.5.B.	278, 1050

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189	Wall and Fence Standards	250	4-6.9.B.6.b	Revise as follows: "Walls, fences and retaining walls greater than three feet are not allowed in the front setback area of parcels with single-family detached dwellings, two-family detached dwellings, and townhouse dwellings in the mapped areas shown. <u>Exceptions do not apply in the mapped areas shown.</u> "	1099
190	Agency Comments	250	4-6.9B.1	Revise to read "... Major Open Space, trail or arroyo may not be more than 36 inches tall. Walls in other locations on the lot may not be more than eight feet tall and may be opaque. <u>The Director, or their designee, may approve a taller wall if necessary for security reasons due to specific site conditions or the nature of the land use or related materials and facilities on the site.</u> "	PNM [104, 105]
191	Wall and Fence Standards	252	4-6.9.B.6.b	Revise map to include entire College View historic district.	Project Team
192	Neighborhood Edges	262	4-8.2.A.2.a	Remove the exception for live-work dwelling in the applicability for the Neighborhood Edges protections.	664, 1102, 1143
193	Neighborhood Edges	263	4-8.5	Revise to read as follows: "For lots abutting the zone districts listed in Section 14-16-8.2.a or b, a special buffer..."	161, 211
194	Neighborhood Edges	263	4-8.6	Revise to exempt lots less than 10,000 square feet and revise the text to require 40 feet or 25% of the lot depth, whichever is less.	212
195	Solar Access	265	4-9.3	Add text to subsection A.: "or angle plane equivalent."	Project Team
196	Development Standards	268	4-10.3	Revise the introductory text to begin with: "In the areas listed in Section 14-16-4.10.2.C,"	1100
197	Building Design	269	4-10.5.A	Revise the applicability of this section to require these enhanced building facades and entrance standards in Activity Centers.	1128
198	Building Design	270	4-10.5.A.e.ii	Add an illustration of the fenestration requirement.	Project Team
199	Building Design	271	4-10.5.B.2.d	Revise to read as follows: "The seating and gathering area shall be linked to the main entrance of the principal structure and the public sidewalk or internal driveway <u>or located adjacent to or to maximize views to public or private open space.</u> "	1129

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200	Sign Standards	272	4-11	Revise the signage requirements and add illustrations of sign types.	383
201	Sign Standards	278	Table 4-11-2	Delete "Lot must have 100' linear feet of frontage for the sign to be permitted."	222
202	Sign Standards	279	Table 4-11-2	Revise the text in the Freestanding Sign section to prohibit monument and pylon signs in the Nob Hill CPO-5. Revise footnote 1051 to refer to the Nob Hill Highland SDP.	1101
203	Maintenance Standards	296	4-12.2.E	Delete the phrase "and all drive-thru facilities and off-street loading areas" so that they are not exempted from being kept clean and maintained in good repair.	Current Planning
204	Administration	298	Table 5-1-1	Include "Master Plan" in the list of "Certain Plans."	Project Team
205	Administration	298	Table 5-1-1, 2-5.2.C, 1-10, 5-2.4 & 5-5	Add Master Development Plans for approval by EPC and amendment by DRB and revise Section 2-5.2.C accordingly. Review and revise Sections 1-10, 5-4.24, and 5-5 for consistency with proposed additions. Coordinate with zone changes and Council review/approval thresholds.	63, 119, 120, 121, 536
206	Administration	299	Table 5-1-1	Revise Table 5-1-1 and relevant subsections in Section 5-5 to add demolition of non-contributing structures to Administrative Decisions and reflect existing practice that only the demolitions for which staff recommends denial go to the Landmarks Commission.	Project Team
207	Agency Comments	299	Table 5-1-1	Edit to show that only Published and Web Posting Notice are required at Final Plat.	DRB [17]
208	Agency Comments	299	Table 5-1-1	Delete the word "Public" before "Easements."	DRB [18]
209	Agency Comments	299	Table 5-1-1	Delete "Posted Sign" requirement for Sidewalk Variance.	DRB [19]
210	Agency Comments	299		Revise the application type under "Subdivision fo Land - Major" to read: "Preliminary Plat (Including Variance and/or <u>Subdivision Improvement Agreement/Extension</u> )"	DRB [15]

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211	Administration	301	5-2.4	Add "Parks and Recreation representative" to the list of members on the DRB.	Project Team
212	The Planning System	307	5-3.1	Replace with the following text: "...establishes long-range City Goals and policies for land use, urban design, economic development, housing, parks and open space, heritage conservation, infrastructure, community facilities and services, and resilience and sustainability, to guide growth and development in the metropolitan area."	Current Planning
213	Administration	308	5-3.4	Revise this section to update the reference to O-92 to read "the Neighborhood Recognition Ordinance." Revise to reflect the requirement to notify neighborhood associations that "cover, abut, or are across the public right-of-way from the subject site" to be consistent with current notification practice for zone map amendments. Review in conjunction with O-92 and recommend changes to ensure consistency and to eliminate any conflicts.	Project Team
214	Administration	311	5-4.3	Add the following new provision: "The applicant should provide information about the scope of uses with general square footages, general site layout, design guidelines, architectural style and/or conceptual elevations, and conceptual landscaping."	1131
215	Administrative	311	5-4.3.F	Add the following: "including areas of agreement and disagreement, and next steps in the process, if any."	Current Planning
216	Administration	311	5-4.4.A	Remove reference to applications requiring a Policy Decision so that the Planning Department has the discretion to require Facilitated Meetings for all application types.	948

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217	Administration	311	5-4.5A.1	Add "to the maximum extent practicable. In the case that not all of the property owners have consented in writing to the application, or when the ownership status of some parties is unclear (as shown on a title abstract or title insurance commitment), the owner shall attest in writing that all of the property owners shown on a title abstract or title insurance commitment have been notified of the application in writing at their last known address as shown on the property tax records of Bernalillo County."	Project Team
218	Administrative	312	5-4.5.C	Revise to replace "in substantially the same way" with "re-filed with the same requested change."	Current Planning
219	Administrative	313	5-4.8	Add " <u>shall</u> be rejected."	Current Planning
220	Administration	315	5-4.11.E	Revise as follows: "RNA located partially or completely within one-quarter (1/4) mile of the subject property listed in the application."	Project Team
221	Administration	315	5-4.B.	Add Manufactured Home Resident Notification from existing § 14-16-3-21 that requires 18 month prior notice of end of tenancy resulting from change of use (zoning) instead of the 6 month mandated by New Mexico Mobile Home Park Act (Chapter 47, Article 10, NMSA 1978). Add cross reference to R-MC zone district Section 2-3.3.	Project Team
222	Agency Comments	318	5-4.13.E	Consider revisions to clarify that as a technical review board composed of City staff, the DRB is often contacted or contacts directly with applicants regarding technical design issues – these usually involve minimum standards and may not rise to the level of discussing the ‘merits’ of an issue. Provide additional or exception language as appropriate.	DRB [20]
223	Administrative	318	5-4.13.F	Break out the sentence and add the word remand, as follows: "A continuance, deferral, or remand may not be appealed."	Current Planning

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224	Administrative	318	5-4.13.G	Delete the word "material" before finding.	Current Planning
225	Agency Comments	319	5-4.13.G.5	Add DRB to the list of review bodies that provide a written decision with findings after the hearing.	DRB [21]
226	Administration	320	5-4.15.B.4	Revise section B.4 to say that no deviations are allowed in properties within Overlay Zones for provisions that are regulated by that Overlay Zone. Revise Table 5-4-1 to delete reference to VPO.	p, 419
227	Administrative	320	Footnote 1215	Delete this footnote.	Current Planning
228	Administration	320	Table 5-4-1	Revise to address accessory buildings or structures.	Project Team
229	Administrative	321	5-4.15.B.1	Revise the following text to become a new B.2: "and not created by the actions of the property owner or another interested party." Renumber the following sections.	Current Planning
230	Administration	323	5-4.19	Add a new D that describes the existing Zoning Code provision for Landmark determinations within 90 days.	Project Team
231	Administrative	323	5-4.19.C	Insert "in accordance with timing established by federal regulations" into the last sentence in section C. Delete subsections C.1 - C.3.	Current Planning
232	Administrative	324	5-4.21.B.1	Delete section 1.d, as this is covered by 1.e.	Current Planning
233	Administration	324	5-4.21.B.1.c	Revise as follows to be consistent with the notification requirements in 5-4.11.B and O-92: "An RNA <del>whose boundaries include</del> <u>located partially or completely within one-quarter (1/4) mile of the subject property that can demonstrate the showing of impact required by subsection 2 below; or...</u> "	1133

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234	Administrative	325	5-4.21.C.1.b	Add that 15 days means 15 calendar days, excluding holidays.	Current Planning
235	Administrative	326	5-4.21.C.4	Elevate the Criteria for Decision as a separate letter D.	Current Planning
236	Administrative	328	Table 5-4.2	Delete the following: "if required conditions are met".	Current Planning
237	Administration	328	Table 5-4-2	Add expirations to the table for Master Plans and Master Development Plans.	Project Team
238	Agency Comments	328	Table 5-4-2	Move the "Development Agreement" application type to the Administrative Decisions section.	DRB [23]
239	Agency Comments	328	Table 5-4-2	Revise the period of validity for Vacation of Easements to read: "1 year, if not platted" and revise the type of approval to read: "Vacation of Easements"	DRB [24]
240	Administration	330	5-4.24	Revise for completeness, clarity, and consistency. Coordinate with edits to Section 1-10. Remove cross references to Table 5-4-1 (Deviations) and create a new table with the same thresholds, deleting the lines for lot area or lot width. Revise text to indicate that all amendments to lots require review and approval by the DRB.	63, 99, 100, 102, 103, 119, 120, 122, 123
241	Administration	330	5-4.24	Add a new Section 5-4.25 for amendments of approvals granted prior to the effective date of the IDO. Coordinate with edits to Section 1-10.	63, 99, 100, 102, 103, 119, 120, 122, 123
242	Administration	330	5-4.24.A.2	Replace "Metropolitan Redevelopment Plans" with "Resource Management Plan." Coordinate with edits to Section 1-10 and Section 5-5.3.A.	121
243	Administration	333	5-5.1.A.1.a	Revise to reflect minor Certificates of Appropriateness only per the existing Zoning Code. Move Major Certificate language to Section 5-5.2.A.	Project Team

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244	Administration	334	5-5.1.C	Pull in text from Sections 4-6.9.C.2 and 3 on page 253.	Project Team
245	Administration	337	5-5.1.F.1	Revise as follows: "All new civic, institutional, commercial, or industrial development with no more than 50,000 sq.ft., with the exception of grocery stores, which may be approved administratively up to and including 70,000 sq. ft.	1134, 1255
246	Administrative	337	5-5.1.F.1.d	Create a new subsection e to address: "All new commercial development with less than 50,000 square feet of gross floor area."	Current Planning
247	Administrative	340	5-5.1.H.2	Add a new b to state "Collocations on concealed WTFs".	Current Planning
248	Administration	342	5-5.2.A.3.g	After the first sentence, add "In the meantime, no permit for demolition can be issued."	Project Team
249	Administration	344	5-5.2.C.1	Revise Nob Hill Highland map to remove Characteristic Buildings as confusing, since they are not mentioned in the regulation.	Project Team
250	Administration	344	5-5.2.C.1	Add map of EDO CPO-3 as an area that is covered by the "Demolition of Non-Designated Structure Outside of HPO" to retain Staff and/or LUCC review of structures over 50 years old. Add to list of mapped areas after Table of Contents.	11, 14
251	Administration	345	5-5.2.C.2	Move these procedures to Certificate of Appropriateness Major and leave a cross reference here.	Project Team
252	Administration	346	5-5.2.D	Revise the threshold for building expansions before the nonconformance regulations apply to provide a higher threshold for large lots.	433
253	Administration	346	5-5.2.D.3.a	Remove subsection D.3.b and revise language for subsection D.3.a. for consistency with updates to similar criteria in other approval processes.	127

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254	Administration	346	5-5.2.D.3.a	Edit text to read: "Will not create material negative impacts on other land in the surrounding area through increases in traffic congestion, parking congestion, noise, or vibration, without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts." Add a new b to read: "Will not increase non-residential activity within 300 feet of a lot in a Residential zone district between the hours of 8:00 p.m. and 6:00 a.m." Add a new c to read: "Will not negatively impact pedestrian or transit connectivity without appropriate mitigation."	Project Team
255	Administration	347	5-5.2.E.1	Revise Applicability subsection a to add: "with the exception of b below." Add a new section b to read: Any application for a site 5 acres or greater that is not adjacent to Major Public Open Space (which requires review of a Site Plan - EPC under Section 14-16-5-5.2.F).	510, 512, 763, 767, 769, 768, 943, 946, 947, 1116, 1117, 1234, 1235, 1236, 1237, 1239, 1240, 1245
256	Sensitive Lands	348	5-5.2.F.1	Revise the Site Plan - EPC applicability to add all properties that are 5 acres and larger and adjacent to MPOS.	510, 512, 763, 767, 769, 768, 943, 946, 947, 1116, 1117, 1234, 1235, 1236, 1237, 1239, 1240, 1245
257	Administration	349	5-5.2.F.3	Add criteria for EPC to grant exceptions to IDO Dimensional and Development Standards for projects with exceptional design that provide positive civic and/or environmental benefits.	1107

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258	Agency Comments	351	5-5.2H.1.a.iv	Revise the text to read: "Does not require installation of any significant infrastructure, other than <del>pipes, wires, and other service</del> <u>connections</u> between permitted structures on the lot and existing infrastructure <del>pipes, wires, and other systems</del> located on or in an adjacent street or parcel of land; and"	PNM [107]
259	Agency Comments	353	5-5.2H.3.c	Add the following review and decision criterion: " <u>A request must demonstrate that varying from the normal requirements will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning, or that extraordinary hardship or practical difficulty may result from strict compliance with the minimum standards.</u> "	DRB [26]
260	Agency Comments	353	5-5.2.H.3.c.	Revise to read: "If an adjustment from the applicable subdivision standards in this IDO or the Development Process Manual has been requested, <u>the Development Review Board shall not approve variances unless it shall make findings, based upon the evidence presented to it at a public meeting, that:</u> <u>(i.) The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community;</u> <u>and</u> <u>(ii.) The variance will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, this IDO, or any other city code or ordinance; and</u> <u>(iii.) The variance will not permit, encourage or make possible undesired development in the 100-year Floodplain; and</u> <u>(iv.) The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements."</u>	DRB [29]

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261	Agency Comments	353	5-5.21.3.c	Add the following review and decision criterion: " <u>A request must demonstrate that varying from the normal requirements will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning, or that extraordinary hardship or practical difficulty may result from strict compliance with the minimum standards.</u> "	DRB [30]
262	Agency Comments	353		In the procedure illustration, revise the title to read: "Preliminary Plat (Including Variance and/or <u>Subdivision Improvement Agreement/Extension.</u> "	DRB [31]
263	Agency Comments	355	5-5.2.1.2.e	Delete subsection iv.	DRB [35]
264	Agency Comments	356	5-5.2.1.3.c.	Add the following text: " <u>(v.) Where a waiver is based upon a bulk land transfer, development shall require subsequent further review for subdivision or site plan approval; such further review and approval must be more comprehensive than issuance of a building permit, and a notice of any waivers shall be placed on the final plat and on a separately recorded.</u> "	DRB [37]

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265	Agency Comments	357	5-5.2.I.3.c	<p>See also line 30 and 37.</p> <p>Replace the text with the following: "If an adjustment from the applicable subdivision standards in this IDO or the Development Process Manual has been requested, <u>the Development Review Board shall not approve variances unless it shall make findings, based upon the evidence presented to it at a public meeting, that:</u></p> <p><u>(i.) The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community;</u></p> <p><u>and</u></p> <p><u>(ii.) The variance will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, this IDO, or any other city code or ordinance; and</u></p> <p><u>(iii.) The variance will not permit, encourage or make possible undesired development in the 100-year Floodplain; and</u></p> <p><u>(iv.) The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements."</u></p>	DRB [36]
266	Agency Comments	357	5-5.2J	<p>Revise the title and the produce illustration to read: "Vacation of Easement and Right-of-Way"</p> <p>Add to subsection 1 at the end of the applicability sentence: "<u>as well as private ways and easements shown on recorded plats."</u></p>	DRB [38, 40]
267	Agency Comments	357	5-5.2J.2.a	<p>Revise to read: "<u>Notwithstanding the provisions of Table 5-1-1, Published and Posted Sign notice are not required when the application is for vacation of a private easement that does not involve a public right-of-way and the Planning Director is satisfied that all the benefitted and burdened parties are clearly and completely defined and all agree to the vacation."</u></p>	DRB [39]

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268	Administrative	358	5-5.1.2.D.3.a.1	Replace "injurious" with "significantly adverse impact".	Current Planning
269	Administration	362	5-5.3.A	Remove reference to Metropolitan Redevelopment Plans from Section 5-5.3.A, because the approval of these plans is regulated by a separate standalone ordinance that is not being incorporated in the IDO, and ADC, not EPC, is the review body for this type of plan.	1197
270	Administration	362	5-5.3.A	Create a new subsection 2 specifying that the BioPark Master Plan is adopted and amended through a separate procedure managed by Cultural Services, as specified by the BioPark Master Plan.	Project Team
271	Administration	364	5-5.3.B.3.c	Review and revise the IDO to ensure consistency with R-270-1980.	1029
272	Administration	364	5-5.3.B.3.c.iii.c	Revise as follows: "A different zone district is more <del>consistent with the advantageous to the community, as articulated</del> Comprehensive Plan <del>than the current zone category or other City master plan even though (1) and (2) above do not apply.</del> "	1136
273	Administrative	371	5-5.3.E.3.e	Add a new section e stating that an amendment to this IDO shall not be for a single lot or a single project.	Current Planning
274	Administration	372	Table 5-4-2, 1-10, 5-4.24 & 5-5	Revise to clarify what counts as "50% developed," at which point approved site plans and Master Development Plans do not expire, including phasing and the amount of required on-site, below-ground infrastructure must be constructed.	534
275	Administration	376	5-6.2F	Revise heading to read: "Mobile Home Dwellings and Mobile Home Development."	Project Team

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276	Administration	377	5-6.3.E	Revise provision to read: "A nonconforming structure may be expanded in size by an amount not to exceed 25 percent, provided that the expansion will not increase an existing nonconformity or create a new nonconformity, if approved by the Zoning Hearing Examiner pursuant to Section 14-16-5-5.2.D."	126
277	Administrative	382	5-7.2	Add not paying impact fees as a new H.	Current Planning
278	Administrative	385	5-7.4.C	Add a new sentence at the end of this section as follows: "Any waiver of penalties shall be accompanied by a written rationale for the waiver."	Current Planning
279	Definitions	386	6-1	Add "railroad right-of-way, trail, or public utility easement," prior to "whether public or private."	Project Team
280	Definitions	386	6-1	Revise the definition for "Accessory Use" as follows: on the same lot, or, in Mixed-use or Non-residential zones, the same premise, ..."	90, 439, 442, 453, 455
281	Definitions	387	6-1	Clarify that alleys do not count as streets for setback standards, unless specifically called out.	256, 258, 523
282	Definitions	387	6-1	Revise definition for "Bakery or Confectionary Shop" to read: "A facility for the production and sale of baked goods and confectioneries, primarily for retail sales to customers of the facility. Accessory sales to off-site customers is permitted. For uses with primary off-site sales, see Manufacturing, Light."	Project Team
283	Use	388	6-1	In Section 6-1, revise definitions of Artisan, Light, and Heavy Manufacturing to read "Manufacturing, Artisan," "Manufacturing, Light," and "Manufacturing, Heavy" so that these definitions can easily be found together.	1158
284	Definitions	389	6-1	Add a definition for 'Building.'	Current Planning
285	Definitions	390	6-1	Add a definition for Car Wash per footnote 232.	1270

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286	Definitions	392	6-1	Revise the maximum number of residents to 10 for Small Community Residential Facility to better align with current regulations.	6
287	Definitions	392	6-1	Revise definition for "Community Residential Facility" to reflect that small is 10 people, consistent with the existing Zoning Code.	Project Team
288	Definitions	392	6-1	Review definitions for "abut," "adjacent," and "contiguos" and revise for clarity and consistency with usage throughout the document.	Project Team
289	Definitions	393	6-1	Delete the illustration of the View Area, retaining the text and adding a cross-reference to the View Frame definition.	1054, 1055
290	Definitions	393	6-1	Move Coors Boulevard Corridor View Protection Overlay Zone Definitions from Section 6-1 to the Coors Boulevard VPO-1 in Section 2-7.4.	552, 376, 1052, 1106
291	Definitions	393	6-1	Revise View Frame definition as follows: A "View Frame is a vertical rectangular frame drawn 90° to a given sight line (in the plan view) at the highest point on the proposed building. The top of the view frame is established by the highest point of the Sandia ridgeline in the view frame. The bottom of the view frame is the elevation of the Coors ROW where the sight line begins. The left and right edges of the view frame are an upward projection of the property lines where the view frame crosses the property lines. If the distance between the left and right edges of the view frame is greater than 450', then additional sight lines will be added."	1063
292	Definitions	393	6-1	Review and edit the definition for "Corridor Area" and use consistently throughout the document.	Project Team
293	Definitions	394	6-1	Revise the illustration of View Frame by shifting the left and right vertical edges of the View Frame away from the corners of the property.	1056

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294	Definitions	395	6-1	Add to "Daytime Gathering Facility" that ambulatory medical service is one of the list of services.	1077
295	Agency Comments	395	6-1	Revise the DRB membership to refer to an "ABCWUA representative." Add Parks and Recreation Department representative. On page 426, delete the definition for 'Water Resources Engineer.'	DRB [44]
296	Definitions	395	6-1	Add a definition for 'Deviation.' Revise the definition for Variance to distinguish between a ZHE and DRB approved variance.	Current Planning
297	Definitions	396	6-1	Review and edit the definition for "Downtown" and use throughout the document for consistency and clarity.	Project Team
298	Definitions	397	6-1 / 3-3.2.E	Revise the definition and Use Specific Standard for Cottage Development and Co-Housing Development to reference single-family uses.	1085
299	Definitions	398	6-1	Review and edit the definition for "Escarpment" for consistency with use throughout the document.	Project Team
300	Agency Comments	398	6-1	Add the following to the definition for Easement at the end: " <u>Easements may also be granted for open space, view protection, or specific uses.</u> "	DRB [41]
301	Agency Comment	398	6-1	Delete "public rights-of-way" in the Definition for Easements	DRB [177]
302	Definitions	400	6-1	Add "natural grade" to definition of "Grade" consistent with its use in the Northwest Mesa Escarpment VPO. Add a cross reference to the VPO.	Project Team
303	Definitions	400	6-1	Revise the IDO to remove reference to "FAR," which is floor area ratio, because this is no longer a regulated concept.	Current Planning
304	Definitions	402	6-1	Add "emergency shelters" to definition of Group Home.	Project Team
305	Definitions	403	6-1	Review and edit the definitions for "Utility" and "Infrastructure" for consistency with use throughout the document.	Project Team

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306	Definitions	404	6-1	Delete definition for "Hobby Breeder" as unnecessary.	Project Team
307	Agency Comments	404	6-1	Revise the definition for Infrastructure to replace "lines" with " <u>electric facilities.</u> "	PNM [108]
308	Definitions	405	6-1	Clarify the definition of "Landscape Area."	23, 24, 25, 26, 206, 207, 1037
309	Definitions	406	6-1	Add "boats" to definition of "Light vehicle sales and rental."	458, 463
310	Definitions	408	6-1	Revise the definition for Premium Transit and Measurement, Premium Transit to use a distance of 1,320 feet (1/4 mile) from the transit station for those properties abutting the corridor.	567
311	Definitions	408	6-1	Add language after the word applicant: "and are not self-imposed" and before "economic."	Current Planning
312	Definitions	412	6-1	In the definition of "Open space, usable," add a reference that rooftop decks may be included in usable open space.	23, 24, 25, 26, 1037
313	Agency Comments	412	6-1	Revise the definition for "Open Space, Major Public" to read: "Publicly-owned spaces managed by <u>the Open Space Division</u> of the City Parks and Recreation Department, <u>such as the Rio Grande State Park (i.e. the "Bosque"), the Petroglyph National Monument, the Sandia Foothills, etc.</u> ..."	Parks & Rec [99]
314	Definitions	416	6-1	Add definitions for 'Public Hearing' and 'Public Meeting.'	Current Planning
315	Definitions	417	6-1	Add illustrations of sign types.	Project Team
316	Definitions	417	6-1	Add definition for "Resource Management Plan" to read as follows: Plans used to manage and protect natural, historic, or cultural resources and/or scenic views on City-owned or managed Major Public Open Space (MPOS). Resource Management Plans also help guide the overall planning, visitor uses, budgeting, and decision-making for specific individual MPOS properties.	Project Team

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317	Definitions	419	6-1	Review and revise definition for Freestanding Sign for consistency with the sign regulations. Delete the last sentence and add a note to Table 4-11-2 reading: "The use of permitted portable signs shall not reduce the number of other freestanding signs permitted on the lot."	Project Team
318	Definitions	421	6-1	Add definition for "Small Loan Business" as follows: "Any business requiring licensure under the New Mexico Small Loan Business Act, NMSA 1978 Sections 58-15-1 through 58-15-39, including but not limited to businesses offering Payday Loans, Title Loans, Installment Loans, or Refund Tax Anticipation Loans." Reference "Small Loan Business" in the definition of "bank."	465, 467
319	Agency Comments	423	Footnote 1626	Revise to read: "This is a new definition for stub streets, which is different from how they are currently defined by the City of Albuquerque. The definition is consistent with the regulations and intent to regulate streets that temporarily dead-end, until abutting development occurs to continue the road through. Footnote revised since EPC draft."	DRB [179]
320	Agency Comments	424	6-1	Revise definition for "Transit Facility to read as follows: "A land use for bus or rail stops, stations, terminals, shelters, transfer points, depots, park and ride lots, and/or related facilities on publicly or privately owned parcels."	ABQ RIDE [134]
321	Definitions	424	6-1	Add a definition for "Time Calculation."	Current Planning
322	Definitions	427	6-1	Add a definition for Small Wireless Telecommunications Facility as follows: A Wireless Telecommunications Facility that is designed to act as a booster site that provides increased localized network capacity. A small WTF has three or fewer antennas, no greater than 4 feet long each, and does not exceed 35 feet in height for a free-standing small WTF, and includes associated equipment cabinet(s).	Current Planning

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323	Definitions	427	6-1	Delete language regarding "camouflaged into."	Current Planning
324	Definitions	428	6-1	[+Small Wireless Telecommunications Facility. A Wireless Telecommunications Facility that is designed to act as a booster site that provides increased localized network capacity. A small WTF has three or fewer antennas, no greater than 4 feet long each, and does not exceed 35 feet in height for a free-standing small WTF, and includes associated equipment cabinet(s).+]	Current Planning
325	Definitions	428	6-1	Add "WTF, steel monopoles with exposed antennas."	Current Planning
326	Agency Comments	429	6-1	Revise the definition for Zoo to indicate that it " <u>may</u> be accredited by the American Zoological Association..."	Cultural Services [63]
327	Agency Comments	199	4-4.12.B	Revise as follows: "Easements or rights-of-way designated for public infrastructure shall be granted or dedicated, respectively, ..." Revise subsection B.1 as follows: "All easements or rights-of way granted or dedicated, respectively, ..."	DRB [174]
328	Agency Comments	299	Footnote 1119	Revise to read: "Currently, Preliminary Plat approvals (Including Variance and/or Subdivision Improvement Agreement/Extension), require neighborhood notification."	DRB [175]
329	Agency Comments	352	5-5.2.H	Delete subsections 2.a.ii, 2.a.iii and 3.c to remove a Bulk Land Waiver from the variance section. Insert a new Item 2.a.ii after Item 2.a.i to read: "A request must demonstrate that varying from the normal requirements will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning, or that extraordinary hardship or practical difficulty may result from strict compliance with the minimum standards."	DRB [176]

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<b>330</b>	Agency Comments	352	Footnote 1323	Revise text to read: "... The Subdivision Ordinance is specific to subdivision design standards, which include dimensions..."	DRB [176]
<b>331</b>	Agency Comments	406-407	6-1	Revise the definitions for Lot, subsections 2 and 3, to more closely reflect the definitions from the appropriate ordinances from the existing Zoning Code Definitions.	DRB [178]