

**IDO Conversion Map Conditions for EPC Consideration on May 4, 2017**

<b>Condition Number</b>	<b>Condition Type</b>	<b>EPC Recommended Condition</b>	<b>Comment No.</b>
<i>(Comment numbers refer to Public Comments Spreadsheet unless otherwise noted)</i>			
<b>Changes to the IDO Conversion Map as of December 29, 2016</b>			
<b>Map 1</b>	Conversion Map Rules	Update the conversion map to address inconsistencies and changes to the conversion criteria made during EPC, as well as zone changes approved since December 2016.	393
<b>Map 2</b>	Conversion Map Rules	Revise the conversion for the Sawmill SDP SU-2/S-I zone from NR-LM to NR-BP to reintroduce the commercial and live-work uses currently allowed in the zone.	358
<b>Map 3</b>	Conversion Map Rules	Revise all conversions on the West Side of the Rio Grande for zones that reference the C-2 and C-3 zones to NR-C, except for properties within 660' of a Premium Transit Station, which should be converted to MX-M and MX-H, respectively.	53, 171, 356
<b>Map 4</b>	Conversion Map Rules	Convert all zones that refer to the C-2 zone in Activity Centers on the West Side to MX-M and all zones that refer to the C-3 zone in Activity Centers on the West Side to MX-H.	728
<b>Map 5</b>	Conversion Map Rules	Review all of the land in the City zoned R-D and SU-1 for PRD to determine the best base zone based on existing approvals. Until this review can be completed, convert all R-D and SU-1/PRD to the PD zone.	421, 722, 1000, 1212
<b>Map 6</b>	Conversion Map Rules	Add boundaries within the MX-FB-DT that reflect the use table in the Downtown 2025 Plan. Add a section on building heights that reflect the highest building heights per the allowable building types in each focus area.	862, 1177, 1178
<b>Map 7</b>	Conversion Map Rules	In the High Desert SDP, convert the SU-2/ HD R-R zone to NR-PO-C for the portions owned by the HOA as private open space. Convert the SU-2/ HD R-R zone to R-1 for the remainder, following the lot sizes to determine the appropriate subzone.	Project Team
<b>Map 8</b>	Agency Comments / Conversion Map	In the next version of the Conversion Map, convert the "SU-1 for Transit Facility and Day-care" to NR-LM to match the heavy vehicle maintenance use currently allowed as a permissive use under the SU-1 zone.	ABQ RIDE [144]
<b>Map 9</b>	Conversion Map Comments	Staff reviewed the lot sizes on this block, and revised the recommended conversion to R-1B.  Staff intends to update the IDO Conversion Map between the EPC and City Council review periods - changes made during EPC review will not appear on the IDO Conversion map until the IDO is moved to City Council review.	Map Comment 3

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Map 10	Conversion Map Comments	This comment refers to a property at the NW corner of Edith and Dr. Martin Luther King, Jr. Ave. According to the City's Official Zone Map, the property's current zoning is SU-2/SM O-1. Staff researched this site and found no records of a zone map amendment for this property since adoption of the South Martineztown SDP, which shows the property as zoned SU-2/SM C-1. Consequently, the Official Zone Map will be revised to reflect the correct zoning for this site as SU-2/SM C-1, as well as in the IDO Conversion Map. The IDO conversion for the C-1 zone is MX-L.	Map Comment 4
Map 11	Conversion Map Comments	The site is currently zoned SU-1 for PDA and converted to PD. Given the information that C-2 is the highest permissive use allowed in the SU-1, the most appropriate conversion is NR-C. Based on policies to address the jobs-housing balance, C-2 zoning on the West Side is proposed to convert to NR-C unless it is within 660 ft. of a Premium Transit station. Those properties that are within 660 ft. of a PT station would be converted to MX-M. The subject property is more than 660 ft. from the proposed PT station areas on Central, which supports the conversion to NR-C.	Map Comment 5
Map 12	Conversion Map Comments	SU-1 for Neighborhood Commercial most closely aligns with C-1 zoning, which would convert to MX-L.	Map Comment 8
Map 13	Conversion Map Comments	The R-D zone West of the River will be converted to PD in the next map update.	Map Comment 9
Map 14	Conversion Map Comments	This comment refers to a location at the SW corner of Coors Blvd. and Western Trail. Staff reviewed this area and revised the recommended conversion to MX-T, which is the conversion for current O-1 zones. Staff intends to update the IDO Conversion Map between the EPC and City Council review periods - changes made during EPC review will not appear on the IDO Conversion map until the IDO is moved to City Council review.	Map Comment 12
Map 15	Conversion Map Comments	See Line XX above for a proposed Use Specific Standard to require a distance separation between industrial uses that require an air quality permit.	Map Comment 17

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<b>Map 16</b>	Conversion Map Comments	Staff is proposing to change the conversion of the Sawmill SU-2/S-I zone to NR-BP, which will preserve more of the C-2 uses allowed in this zone, as well as the live/work use. Other dwellings will become legal nonconforming uses.	Map Comment 22
<b>Map 17</b>	Conversion Map Comments	Eventually, Staff would like to review the approved site plans for all of the land in the City zoned R-D and SU-1 for PRD to determine the best base zone for each part of the development. This analysis may have to occur after adoption of the IDO during the community assessment process.	Map Comment 24, 26, 28, 37, 40, 41, 47, 48, 50
<b>Map 18</b>	Conversion Map Comments	Staff is proposing to change the conversion of the Sawmill SU-2/S-I zone to NR-BP, which will preserve more of the C-2 uses allowed in this zone, as well as the live/work use.	Map Comment 42
<b>Map 19</b>	Conversion Map Comments	These parcels at Valley View Dr. NW will be revised to convert to the MX-L zone, to reflect the site's new zoning.	Map Comment 38
<b>Map 20</b>	Conversion Map Comments	This property is currently zoned through the North Fourth SDP as "M-1 or SU-2/NFTOD." To retain the industrial and manufacturing uses at this location, Planning will use the base zone instead of the opt in zone for the IDO conversion. This will result in a conversion to NR-LM in the IDO.  Please submit a letter from the owner of record to authorize this change.	Map Comment 45
<b>Map 21</b>	Conversion Map Comments	The Riverview SDP zoning for the land surrounding the Open Space references both the R-2 and SU-1/PRD zones. The SU-2 conversion table originally proposed MX-T as the closest conversion in the IDO zones. Staff believes PD would be a better fit, to match other SU-1/PRD zones that are not within a SDP. Eventually, Staff would like to review the approved site plans for all of the land in the City zoned R-D and SU-1 for PRD to determine the best base zone for each part of the development. This analysis may have to occur after adoption of the IDO during the community assessment process.	Map Comment 49