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

<table>
<thead>
<tr>
<th>Condition Number</th>
<th>Condition Type</th>
<th>EPC Recommended Condition</th>
<th>Comment No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Conversion Map Rules</td>
<td>Update the conversion map to address inconcistencies and changes to the conversion criteria made during EPC, as well as zone changes approved since December 2016.</td>
<td>393; Map Comment 38</td>
</tr>
<tr>
<td>2</td>
<td>Conversion Map Rules</td>
<td>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.</td>
<td>358; Map Comments 22 &amp; 42</td>
</tr>
<tr>
<td>3</td>
<td>Conversion Map Rules</td>
<td>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 XM and MX-H, respectively.</td>
<td>53, 171, 356</td>
</tr>
<tr>
<td>4</td>
<td>Conversion Map Rules</td>
<td>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.</td>
<td>728</td>
</tr>
<tr>
<td>5</td>
<td>Conversion Map Rules</td>
<td>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.</td>
<td>421, 722, 1000, 1212; Map Comments 9, 24, 26, 28, 37, 40, 41, 47, 48, 50</td>
</tr>
<tr>
<td>6</td>
<td>Conversion Map Rules</td>
<td>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.</td>
<td>862, 1177, 1178</td>
</tr>
<tr>
<td>7</td>
<td>Conversion Map Rules</td>
<td>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.</td>
<td>Project Team</td>
</tr>
<tr>
<td>8</td>
<td>Agency Comments / Conversion Map</td>
<td>Convert the &quot;SU-1 for Transit Facility and Day-care&quot; to NR-LM to match the heavy vehicle maintenance use currently allowed as a permissive use under the SU-1 zone.</td>
<td>ABQ RIDE [144]</td>
</tr>
<tr>
<td>9</td>
<td>Conversion Map Comments</td>
<td>Convert the large lots on Laguna Blvd. between San Carlos Dr. and Los Alamos Ave. to R-1B.</td>
<td>Map Comment 3</td>
</tr>
</tbody>
</table>

*Changes to the IDO Conversion Map as of December 29, 2016*

*Comment numbers refer to Public Comments Spreadsheet unless otherwise noted.*
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<tr>
<td>Map 10</td>
<td>Conversion Map Comments</td>
<td>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.</td>
<td>Map Comment 4</td>
</tr>
<tr>
<td>Map 11</td>
<td>Conversion Map Comments</td>
<td>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.</td>
<td>Map Comment 5</td>
</tr>
<tr>
<td>Map 12</td>
<td>Conversion Map Comments</td>
<td>SU-1 for Neighborhood Commercial most closely aligns with C-1 zoning, which would convert to MX-L.</td>
<td>Map Comment 8</td>
</tr>
<tr>
<td>Map 13</td>
<td>Conversion Map Comments</td>
<td>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.</td>
<td>Map Comment 12</td>
</tr>
<tr>
<td>Map 14</td>
<td>Conversion Map Comments</td>
<td>See Line 85 above for a proposed Use Specific Standard to require a distance separation between industrial uses that require an air quality permit.</td>
<td>Map Comment 17</td>
</tr>
<tr>
<td>Map 15</td>
<td>Conversion Map Comments</td>
<td>This property is currently zoned through the North Fourth SDP as &quot;M-1 or SU-2/NFTOD.&quot; 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.</td>
<td>Map Comment 45</td>
</tr>
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<td>Map 16</td>
<td>Conversion Map Comments</td>
<td>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.</td>
<td>Map Comment 49</td>
</tr>
<tr>
<td>Map 17</td>
<td>Conversion Map Comments</td>
<td>Convert the land within the Rail Yards Master Plan to PD, to reflect the Master Plan that governs this site and the allowable uses.</td>
<td>Map Comment 168</td>
</tr>
<tr>
<td>Map 18</td>
<td>Conversion Map Comments</td>
<td>Revise the conversion for the West Route 66 SDP to more closely align with the uses identified in the SDP and with the updated C-2/C-3 conversion approach.</td>
<td>53, 171, 356</td>
</tr>
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