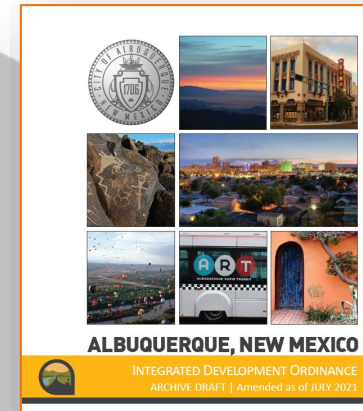


IDO ANNUAL UPDATE 2020



2020 IDO Archive Draft:

<https://ido.abc-zone.com/2020-ido-archive-draft>

Overview

July 2021

ONE
ALBUQUE
RQUE

2020 IDO Annual Update Trainings

Monday, July 26, noon - 1 pm - Part 4 Uses

Tuesday, July 27, noon - 1 pm - Council Amendments

Wednesday, July 28, noon - 1 pm - Part 5 Development Standards

Friday, July 30, noon - 1 pm - Part 6 Development Processes

Zoom Details:

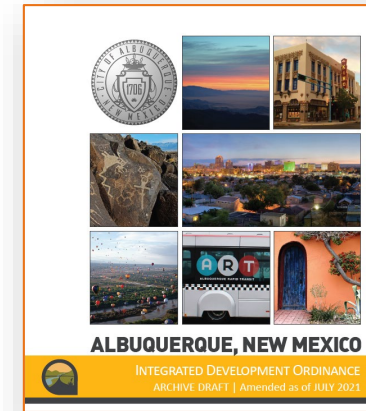
<https://cabq.zoom.us/j/91371262282?pwd=dndHMIZoVVZYUisyZTQ3aFdqNUROQT09>

Meeting ID: 913 7126 2282

Passcode: CABQ

By Phone: +1 669 900 6833

Meeting ID: 913 7126 2282



2020 IDO Archive Draft:

<https://ido.abc-zone.com/2020-ido-archive-draft>

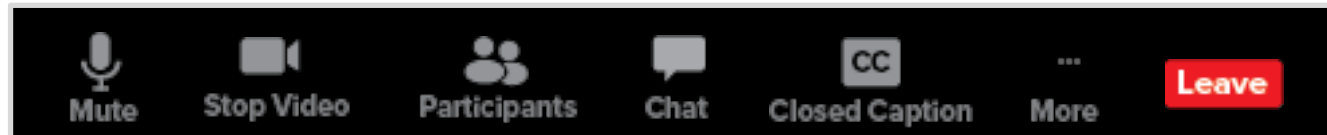
2020 Annual Update Webpage:

<https://abc-zone.com/ido-annual-update-2020>

Today's Training

- Presentation (recorded)
 - *Please use the chat box for questions*

Using Zoom

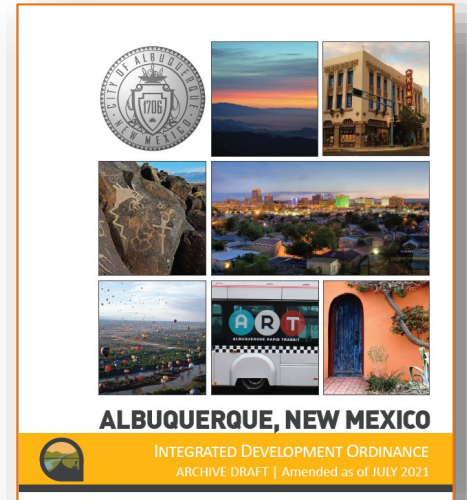


- If you have trouble hearing, turn up the audio from your computer or phone or turn on closed captioning.
- Use the chat box to ask questions.
- We'll do questions & answers after the presentation, and you'll be able to turn on video & unmute.

Zoom Cheat sheet:

<https://abc-zone.com/document/zoom-tools>

- **Archive Draft**
 - Green text = Council Amendment
 - LUPZ Amendments
 - Council Amendments
 - Cannabis
 - Other amendments
 - Red text = EPC Recommended Condition – Citywide change
 - Blue text = EPC Recommended Condition – Small Area change



2020 IDO Archive Draft:

<https://ido.abc-zone.com/2020-ido-archive-draft>

2020 UPDATE

- **IDO Annual Update webpage** <https://abc-zone.com/ido-annual-update-2020>
 - **EPC Redline Draft**
 - <https://documents.cabq.gov/planning/environmental-planning-commission/2021-03-04/IDO-2020AnnualUpdate-RedlineDRAFT-2021-03-17.pdf>
 - **LUPZ Council Amendments**
 - https://documents.cabq.gov/planning/longrange-plan-revisions/IDO2020/IDOAmendments_LUPZMay12_Summary.pdf
 - **Council Amendments**
 - **Cannabis**
 - https://documents.cabq.gov/planning/longrange-plan-revisions/IDO2020/IDOannualUpdate2020_PacketB_CC%20Cannabis_Passed.pdf
 - **Other**
 - https://documents.cabq.gov/planning/longrange-plan-revisions/IDO2020/IDOannualUpdate2020_PacketB_CC%20Amendments_Passed.pdf

EFFECTIVE DRAFT

August 1, 2021

1. General Provisions

2. Zone Districts

3. Overlay Zones

4. Use Regulations
Allowable Use Table
Use-specific Standards

5. Development Standards
Dimensional Standards Tables
General Regulations

6. Administration & Enforcement

7. Definitions & Acronyms

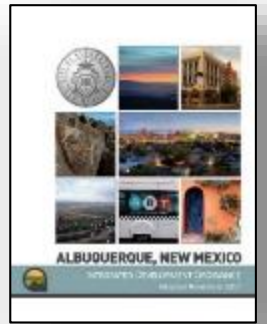
Zones

Uses

Standards

Processes

Integrated
Development
Ordinance



<https://ido.abc-zone.com>

IDO Zoning Map



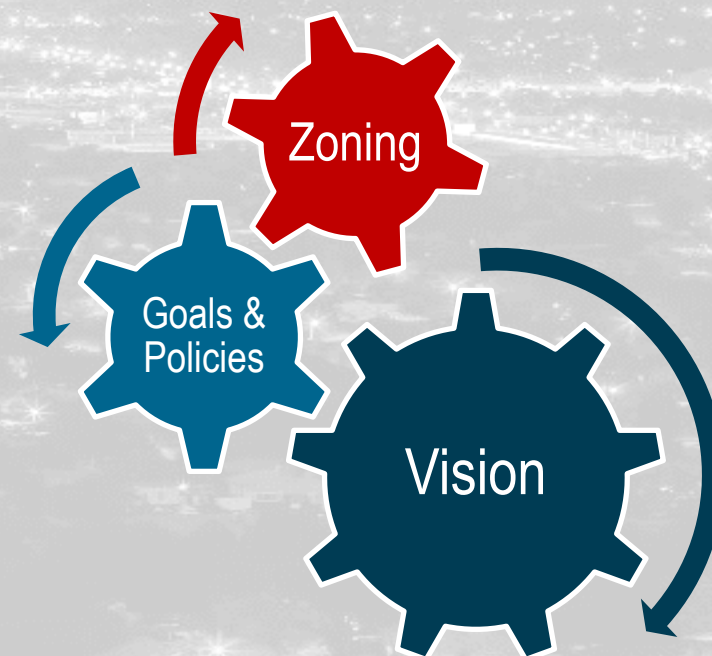
<https://tinyurl.com/IDOzoningmap>

WHAT IS ZONING?

- Establishes rights and limits on private property to protect public health, safety, and welfare
 - Land uses
(homes, offices, factories, etc.)
 - Development standards
(building heights, setbacks, parking, landscaping, etc.)
 - Review/approval processes
(decision-makers, required notice, etc.)
- Implements policies
 - *(community identity, land use, transportation, urban design, housing, economic development, heritage conservation, etc.)*

U.S. Constitution

5th Amendment = protection of property rights
“a person may not be deprived of **property** by the government without **due process** of law”



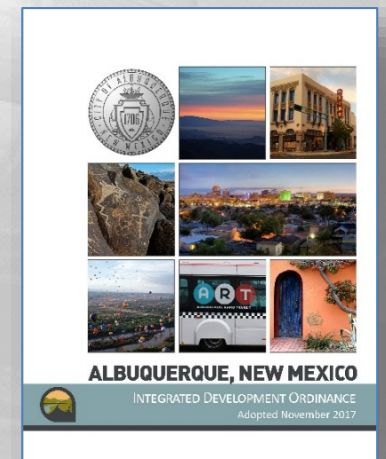
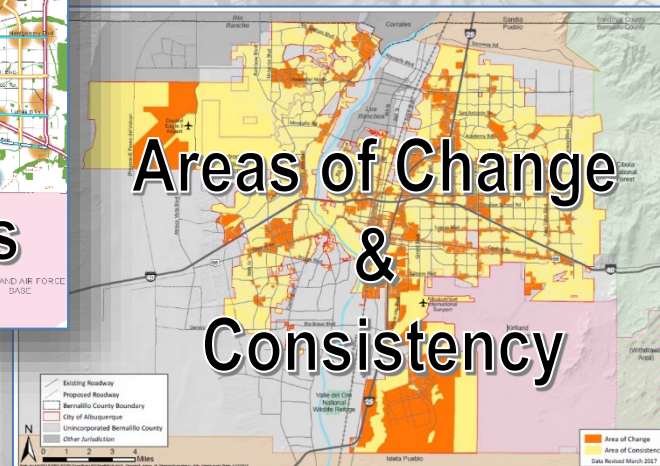
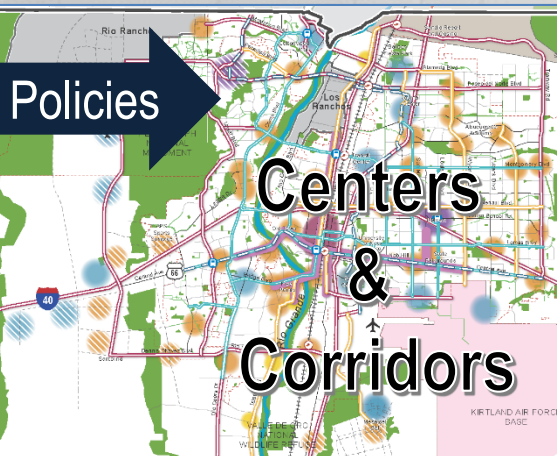
PLANNING + ZONING

ABC COMPREHENSIVE PLAN

- What we want + why:
 - Where to direct growth
 - What to protect
 - What actions to take
 - How to measure progress

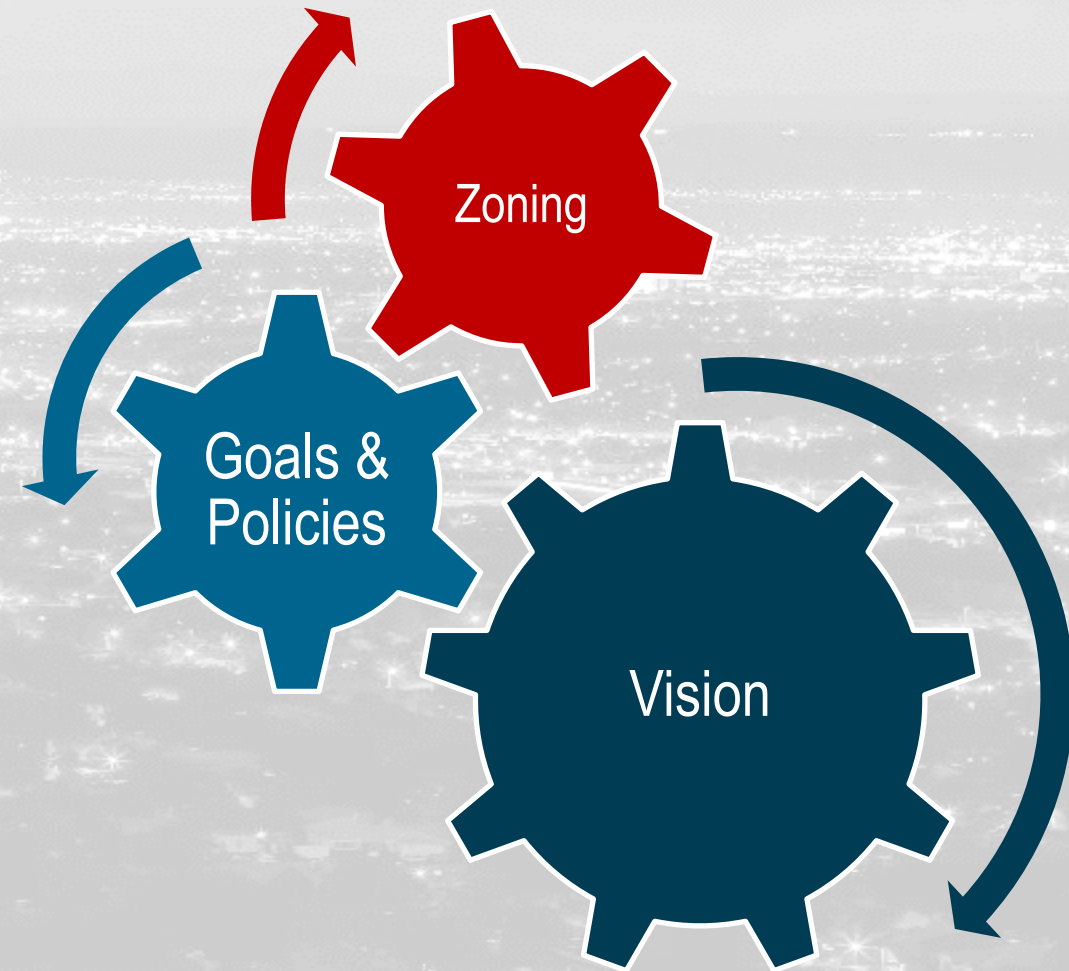
INTEGRATED DEVELOPMENT ORDINANCE

- How to get there:
 - Tailored rules
 - Centers + Corridors
 - Areas of Consistency
 - Overlay Zones
 - Special places
 - Transitions / Edge Protections
 - Between Areas of Change + Consistency
 - Next to neighborhoods



WHAT MAKES A GOOD ZONING SYSTEM?

- Clear what rules apply
- Easy to understand the rules
- Rules ensure high-quality development citywide
- Rules protect special places and open space
- Rules make it easier to develop where appropriate
- People have input about development that will affect them
- Appropriate flexibility case-by-case



FINDING THE BALANCE

Community Input

Early consultation
& more public notice

Streamlined Approval Process

More administrative review



Intent

- If we get the rules right – and we need to continually work together to get the rules right – and projects follow those rules, they get approved quickly.
- Asking for exceptions means more notice, more public input, and a longer process.

NOTICE & HEARINGS

Table 6-1-1: Summary of Development Review Procedures
 X = Required R = Review and/or Recommend D = Review and Decide AR = Appeal Review and Recommend
 AD = Appeal Review and Decision [] = Public Meeting < > = Public Hearing

Section	Public Notice						Mtgs.		Review and Decision-making Bodies							Specific Procedures
	6-4(K)						6-4(B)	6-4(C)	6-2							
	Published	Mailed	Posted Sign	Electronic Mail	Web Posting	Pre-application	Neighborhood	City Staff	ZHE	DRB	LC	EPC	LUHO	City Council		
Application Type																
Administrative Decisions																
Sign Permit																
<i>Permit</i>				X	X				D				<AR>	<AD>	6-5(F)	
<i>Alternative Signage Plan</i>			X	X	X				D				<AR>	<AD>	6-5(F)	
Site Plan – Administrative			X	X					D				<AR>	<AD>	6-5(G)	
Wall or Fence Permit – Minor				X	X				D				<AR>	<AD>	6-5(J)	
Decisions Requiring a Public Meeting or Hearing																
Conditional Use Approval	X	X	X	X	X	X	X	R	<D>				<AR>	<AD>	6-6(A)	
Expansion of Nonconforming Use or Structure		X	X	X	X	X	X	R	<D>				<AR>	<AD>	6-6(C)	
Site Plan – DRB	X	X	X	X	X	X	X	R		[D]			<AR>	<AD>	6-6(G)	
Site Plan – EPC	X	X	X	X	X	X	X	R			<D>		<AR>	<AD>	6-6(H)	
Subdivision of Land – Minor				X	X			R		[D]			<AR>	<AD>	6-6(I)	
Subdivision of Land – Major																
<i>Preliminary Plat</i>	X	X	X	X	X	X		R			<D>		<AR>	<AD>	6-6(J)	
<i>Final Plat</i>	X	X			X			R		[D]			<AR>	<AD>	6-6(J)	
Variance																
<i>Variance – DRB</i>				X	X		X	R			<D>		<AR>	<AD>	6-6(L)	
<i>Variance – EPC</i>	X	X	X	X	X	X	X	R				<D>	<AR>	<AD>	6-6(M)	
<i>Variance – ZHE</i>	X	X	X	X	X		X	R	<D>				<AR>	<AD>	6-6(N)	
Policy Decisions																
Adoption or Amendment of Comprehensive Plan	X	X			X	X		R					<R>		<D>	6-7(A)
Adoption or Amendment of Facility Plan	X	X		X	X	X		R					<R>		<D>	6-7(B)
Adoption or Amendment of Historic Designation	X	X	X	X	X	X	X	R			<R>				<D>	6-7(C)
Amendment to IDO Text	X	X			X	X		R					<R>		<D>	6-7(D)
Annexation of Land	X	X	X	X	X	X		R					<R>		<D>	6-7(E)
Zoning Map Amendment – EPC	X	X	X	X	X	X	X	R					<D>	<AR>	<AD>	6-7(F)
Zoning Map Amendment – Council ⁽⁵⁾	X	X	X	X	X	X	X	R					<R>		<D>	6-7(G)

ido.abc-zone.com

Some notice.
Administrative review.
Decided on IDO rules only.

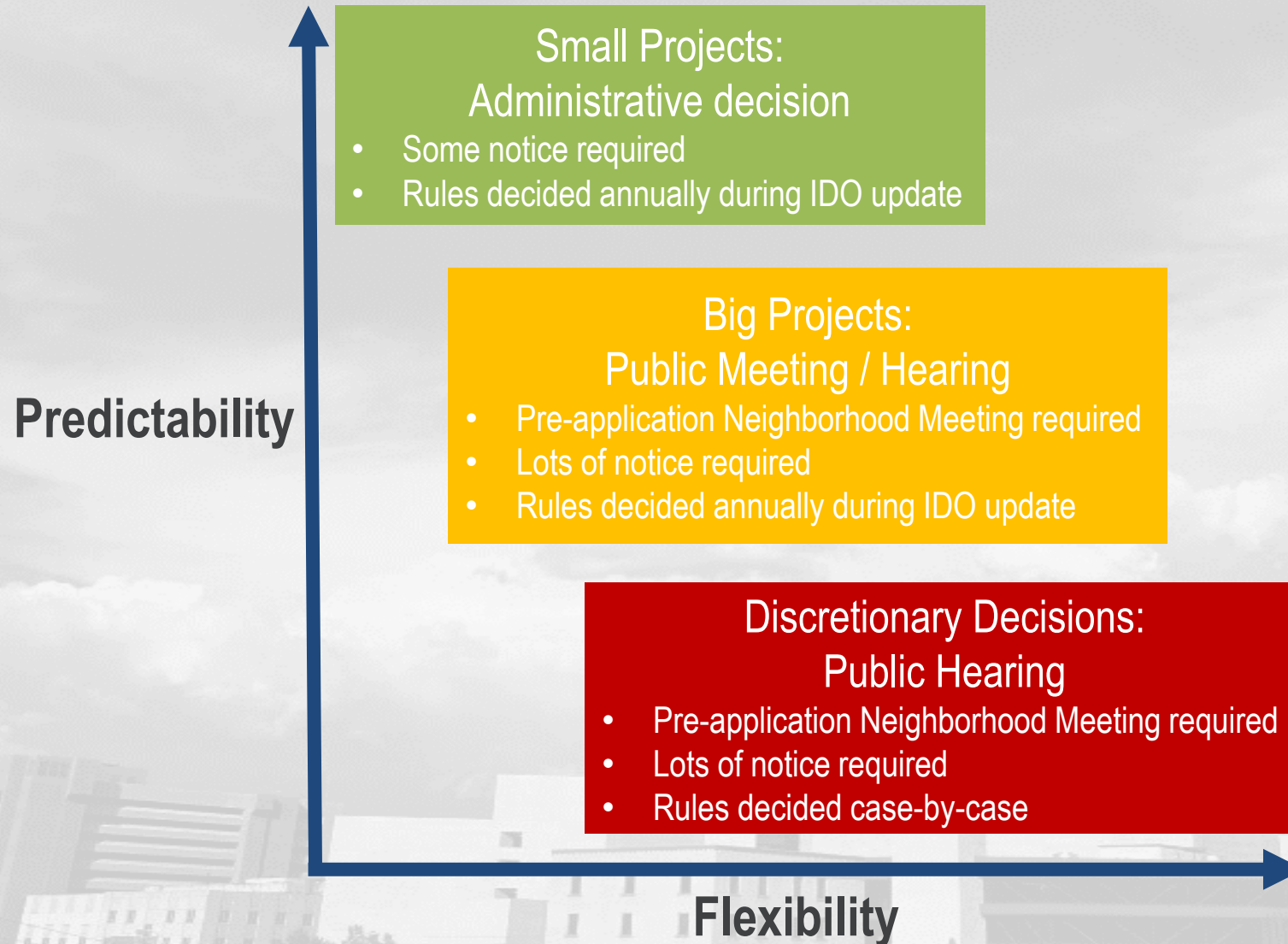
Neighborhood Meeting.
More notice.
Public meeting or hearing.
Decided on IDO rules only.

Neighborhood Meeting.
Lots of notice.
Public hearing.
Rules decided case-by-case.
Comp Plan policies AND
IDO regulations apply.



FINDING THE BALANCE

Part
6



SITE PLANS

Table
6-1-1

Table 6-1-1: Summary of Development Review Procedures
 X = Required R = Review and/or Recommend D = Review and Decide AR = Appeal Review and Recommend
 AD = Appeal Review and Decision [] = Public Meeting < > = Public Hearing

Section	Public Notice					Mtgs		Review and Decision-making Bodies						Specific Procedures	
	6-4(K)					6-4(B)	6-4(C)	6-2							
	Published	Mailed	Posted Sign	Electronic Mail	Web Posting	Pre-application	Neighborhood	City Staff ^[1]	DRB	LC	EPC	ZHE	LUHO		City Council ^[2]
Application Type															
Administrative Decisions															
Site Plan – Administrative ^[3]			X	X	X			D					<AR>	<AD>	6-5(G)
Decisions Requiring a Public Meeting or Hearing															
Site Plan – DRB	X	X	X	X	X	X	X	R	[D]				<AR>	<AD>	6-6(I)
Site Plan – EPC	X	X	X	X	X	X	X	R			<D>		<AR>	<AD>	6-6(J)

SITE PLANS

**Section
6-5(G)**

- **Site Plan – Admin**
 - 5 acres or less
 - Low-density residential development
 - Multi-family residential development 50 dwelling units or less
 - Non-residential development 50,000 s.f. or less

**Section
6-6(I)**

- **Site Plan – DRB**
 - Projects > Site Plan – Admin thresholds except Site Plan – EPC cases

**Section
6-6(J)**

- **Site Plan – EPC**
 - 5+ acres next to Major Public Open Space
 - Required during zoning map amendment: MX-FB, NR-SU, PD
 - Sensitive lands not avoided
 - Railroad and Spur Small Area with cumulative impacts analysis

PRE-SUBMITTAL NEIGHBORHOOD MEETING

Table 6-1-1

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

Section 6-4(C)

Table 6-1-1: Summary of Development Review Procedures
 X = Required R = Review and/or Recommend D = Review and Decide AR = Appeal Review and Recommendation AD = Appeal Review and Decision [] = Public Meeting <> = Public Hearing

Section	Public Notice					Mtgs.		Review and Decision-making Bodies							Specific Procedures
	6-4(K)					6-4(B)	6-4(C)	6-2							
Application Type	Published	Mailed	Posted Sign	Electronic Mail	Web Posting	Pre-application	Neighborhood	City Staff	ZHE	DRB	LC	EPC	LUHO	City Council	
Administrative Decisions															
Sign Permit															
Permit				X	X									<AR>	<AD>
Alternative Signage Plan			X	X	X									<AR>	<AD>
Site Plan – Administrative			X	X										<AR>	<AD>
Wall or Fence Permit – Minor				X	X									<AR>	<AD>
Decisions Requiring a Public Meeting or Hearing															
Conditional Use Approval	X	X	X	X	X	X	X	R	<D>					<AR>	<AD>
Expansion of Nonconforming Use or Structure		X	X	X	X	X	X	R	<D>					<AR>	<AD>
Site Plan – DRB	X	X	X	X	X	X	X	R		[D]				<AR>	<AD>
Site Plan – EPC	X	X	X	X	X	X	X	R				<D>		<AR>	<AD>
Subdivision of Land – Minor				X	X			R		[D]				<AR>	<AD>
Subdivision of Land – Major															
Preliminary Plat	X	X	X	X	X	X		R		<D>				<AR>	<AD>
Final Plat	X	X	X	X	X			R		[D]				<AR>	<AD>
Variance															
Variance – DRB				X	X		X	R		<D>				<AR>	<AD>
Variance – EPC	X	X	X	X	X	X	X	R				<D>		<AR>	<AD>
Variance – ZHE	X	X	X	X	X		X	R		<D>				<AR>	<AD>
Policy Decisions															
Adoption or Amendment of Comprehensive Plan	X	X			X	X		R						<R>	<D>
Adoption or Amendment of Facility Plan	X	X		X	X	X		R						<R>	<D>
Adoption or Amendment of Historic Designation	X	X	X	X	X	X	X	R				<R>		<D>	
Amendment to IDO Text	X	X			X	X		R						<R>	<D>
Annexation of Land	X	X	X	X	X	X		R						<R>	<D>
Zoning Map Amendment – EPC	X	X	X	X	X	X	X	R				<D>	<AR>	<AD>	
Zoning Map Amendment – Council ^[1]	X	X	X	X	X	X	X	R						<R>	<D>

- Required content
- Required forms
- Email notice to Neigh Association reps
- Timing
 - NA reps have 15 days to respond yes/no
 - Meeting must be scheduled w/in 30 days of yes
- Facilitated by CABQ Alternative Dispute Resolution
- Report emailed to all who participated
- Applicant responds to discussion/concerns in submittal
- Report/response reviewed by decision-maker

MAILED / EMAILED NOTICE

Table 6-1-1

Table 6-1-1: Summary of Development Review Procedures
 X = Required R = Review and/or Recommend D = Review and Decide AR = Appeal Review and Recommendation AD = Appeal Review and Decision [] = Public Meeting <> = Public Hearing

Section	Public Notice 6-4(K)					Mtgs. 6-4(B) 6-4(C)		Review and Decision-making Bodies 6-2						Specific Procedures	
	Published	Mailed	Posted Sign	Electronic Mail	Web Posting	Pre-application	Neighborhood	City Staff	ZHE	DRB	LC	EPC	LUHO		City Council
Administrative Decisions															
Sign Permit															
Permit			X	X										<AR> <AD>	6-5(F)
Alternative Signage Plan			X	X										<AR> <AD>	6-5(F)
Site Plan – Administrative			X	X										<AR> <AD>	6-5(G)
Wall or Fence Permit – Minor			X	X										<AR> <AD>	6-5(J)
Decisions Requiring a Public Meeting or Hearing															
Conditional Use Approval	X	X	X	X	X	X	X	R	<D>					<AR> <AD>	6-6(A)
Expansion of Nonconforming Use or Structure		X	X	X	X	X	X	R	<D>					<AR> <AD>	6-6(C)
Site Plan – DRB	X	X	X	X	X	X	X	R		[D]				<AR> <AD>	6-6(G)
Site Plan – EPC	X	X	X	X	X	X	X	R			<D>			<AR> <AD>	6-6(H)
Subdivision of Land – Minor				X	X			R		[D]				<AR> <AD>	6-6(I)
Subdivision of Land – Major															
Preliminary Plat	X	X	X	X	X	X		R			<D>			<AR> <AD>	6-6(J)
Final Plat	X	X	X	X	X			R			[D]			<AR> <AD>	6-6(J)
Variance															
Variance – DRB				X	X	X	X	R			<D>			<AR> <AD>	6-6(L)
Variance – EPC	X	X	X	X	X	X	X	R			<D>			<AR> <AD>	6-6(M)
Variance – ZHE	X	X	X	X	X	X	X	R			<D>			<AR> <AD>	6-6(N)
Policy Decisions															
Adoption or Amendment of Comprehensive Plan	X	X			X	X		R						<R> <D>	6-7(A)
Adoption or Amendment of Facility Plan	X	X		X	X	X		R						<R> <D>	6-7(B)
Adoption or Amendment of Historic Designation	X	X	X	X	X	X	X	R			<R>			<D>	6-7(C)
Amendment to IDO Text	X	X			X	X		R						<R> <D>	6-7(D)
Annexation of Land	X	X	X	X	X	X		R						<R> <D>	6-7(E)
Zoning Map Amendment – EPC	X	X	X	X	X	X	X	R			<D>	<AR>	<AD>		6-7(F)
Zoning Map Amendment – Council ^[2]	X	X	X	X	X	X	X	R						<R> <D>	6-7(G)

<http://www.cabq.gov/planning/urban-design-development/public-notice>

Section 6-4(K)

- Required content
- Required forms
- Notice to Neigh Association reps - no mail if email
- Mailed notice to property owners w/in 100 feet

- **Pre-application Neighborhood Meeting**
 - Offered to Neighborhood Association representatives on file with ONC
 - Facilitated by City's Alternative Dispute Resolution (ADR) Office
 - Required content in the meeting request
 - Meeting summary emailed to attendees
- **Post-submittal Facilitated Meeting**
 - Can be requested by Neighborhood Associations within 660 feet and property owners within 330 feet
 - Admin decisions
 - 1 meeting if requested within 10 days of notice
 - Site Plan – Admin for low-density residential exempted
 - Public meeting/hearing decisions + Zone Map Amendment – EPC
 - 1 meeting if requested at least 15 days prior to meeting or hearing

Section
6-4(C)

Section
6-4(L)

CASE REVIEW INFO

Planning Webpage



cabq.gov/planning

- Site Plan – Admin (Building Permit Review)
 - POSSE/MESA:
<https://posse.cabq.gov/posse/pub/lms/Login.aspx>
 - Code Enforcement Zoning Counter Staff
- Site Plan – DRB
 - <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>
 - DRB Staff Planners
- Site Plan – EPC
 - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>
 - Current Planners

EXCEPTIONS

Table
6-1-1

Table 6-1-1: Summary of Development Review Procedures
 X = Required R = Review and/or Recommend D = Review and Decide AR = Appeal Review and Recommend
 AD = Appeal Review and Decision [] = Public Meeting < > = Public Hearing

Section	Public Notice					Mtgs		Review and Decision-making Bodies							Specific Procedures
	6-4(K)					6-4(B)	6-4(C)	6-2							
	Published	Mailed	Posted Sign	Electronic Mail	Web Posting	Pre-application	Neighborhood	City Staff ^[1]	DRB	LC	EPC	ZHE	LUHO	City Council ^[2]	
Application Type															
Administrative Decisions															
Variance – EPC	X	X	X	X	X	X	X	R			<D>		<AR>	<AD>	6-6(N)
Variance – ZHE	X	X	X	X	X		X	R				<D>	<AR>	<AD>	6-6(O)
Waiver – DRB				X	X		X	R	[D]				<AR>	<AD>	6-6(P)
Waiver – Wireless Telecommunications Facility	X	X	X	X	X			R			<D>		<AR>	<AD>	6-6(Q)

EXCEPTIONS

Regulation	Decision
IDO Section 14-16-5-3 Access + Connectivity	Waiver – DRB
IDO Section 14-16-5-4 Subdivision Standards	Waiver – DRB
IDO Section 14-16-5-5 Parking	Waiver – DRB
Exceptions	
Carports	Variance – ZHE
Front yard parking	Variance – ZHE
Other IDO Sections	Variance – ZHE
Exceptions	
VPO – 1 (Coors) 14-16-3-6(D)(4-7)	Variance – EPC
VPO – 2 (NWME) 14-16-3-6(E)(3)	Variance – EPC
Wireless Telecommunications Facility (WTF)	Waiver – WTF (EPC)
IDO Section 14-16-5-2 Sensitive Lands	Variance – EPC

CONDITIONAL USE

Table
4-2-1

Section
4-3

Table 4-2-1: Allowable Uses

IDO Subsection 4-3 Use-specific Standards

Table
6-1-1

Table 6-1-1: Summary of Development Review Procedures															
X = Required R = Review and/or Recommend D = Review and Decide AR = Appeal Review and Recommend AD = Appeal Review and Decision [] = Public Meeting < > = Public Hearing															
Section	Public Notice					Mtgs		Review and Decision-making Bodies						Specific Procedures	
	6-4(K)					6-4(B)	6-4(C)	6-2							
	Published	Mailed	Posted Sign	Electronic Mail	Web Posting	Pre-application	Neighborhood	City Staff ⁽¹⁾	DRB	LC	EPC	ZHE	LUHO		City Council ⁽²⁾
Decisions Requiring a Public Meeting or Hearing															
Conditional Use Approval	X	X	X	X	X	X	X	R				<D>	<AR>	<AD>	6-6(A)

• Liquor Retail

- Conditional w/in 500 feet of Residential zone, NR-PO zone, or group home
- Limited to 10,000 s.f. in MX-T
- Allowed in MX-L only accessory to a grocery store in some small areas
- Conditional in MX-M, MX-H, and NR-C zone districts unless accessory to grocery store
 - Some small areas: prohibited unless accessory to grocery store

Section
4-
3(D)(39)

Table
4-2-1

Table 4-2-1: Allowable Uses																			
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed																			
Zone District >>	Residential						Mixed-use				Non-residential						Use-specific Standards		
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
Land Uses																A	B	C	
Liquor retail ⁵⁷							C	A	C	C-P	C-P	C	C	C					4-3(D)(39)

• Nicotine Retail

Section
4-
3(D)(40)

- Where allowed as primary (C), subject to distance separations
 - Prohibited w/in 1,000 feet of another nicotine retail use
 - Conditional w/in 500 feet of Residential zone, residential use in MX zone, or religious institution daycare
- Allowed as permissive accessory to general retail or grocery store in MX-M, MX-H, NR-C
- Where allowed as accessory (CA or A), only allowed accessory to general retail or grocery store
- Limited to 10,000 s.f. in MX-T and MX-L

Table
4-2-1

Table 4-2-1: Allowable Uses																		
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed																		
Zone District >>	Residential						Mixed-use				Non-residential						Use-specific Standards	
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO		
Land Uses																A	B	C
Nicotine retail ⁵⁸							CA	A	C _P	C _P	C _P	C	C	C				4-3(D)(40)

• Cannabis Retail

Section
4-
3(D)(35)

- Prohibited w/in 300 feet of school or child daycare
(Council Amendment B6)
- Conditional within 600 feet of another cannabis retail establishment
(Council Amendment B12)
- Existing medical cannabis establishments exempted from distance separations
(Council Amendment B19)
- Conditional if cannabis smoking or vaping will be on-site
(Council Amendment B19)
- Allowed in MX-T only with microbusiness license
(Council Amendment B21)

Table
4-2-1

Table 4-2-1: Allowable Uses
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

Zone District >>	Residential						Mixed-use				Non-residential					Use-specific Standards			
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU		A	B	C
Cannabis retail ⁵⁶							P	P	P	P	P	P	A	A					4-3(D)(35)

Council Amendments B6, B12, B19, B21

• Cannabis cultivation

- Conditional within 300 feet of school or day care
(Council Amendment B6, B14, B15)
 - Existing medical cannabis establishments exempt (Council Amendment B19)
- Outdoor activities require Conditional Approval
- Odor control plan required (Council Amendment B5)
- Limited to 10,000 s.f. in MX zones (Council Amendment B18)

Table
4-2-1

Table 4-2-1: Allowable Uses																			
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory																			
CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed																			
Zone District >>	Residential						Mixed-use				Non-residential					Use-specific Standards			
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU		A	B NR-PO	C
INDUSTRIAL USES																			
Manufacturing, Fabrication, and Assembly																			
Cannabis cultivation ⁵⁹							C	P	P	P	P	P	P						4-3(E)(2)

• Cannabis-derived products manufacturing

- Conditional within 300 feet of school or day care (*Council Amendment B6, B14, B15*)
 - Existing medical cannabis establishments exempt (*Council Amendment B19*)
- Outdoor activities require Conditional Approval
- Odor control plan required for on-site oil activation, distillation, or extraction (*Council Amendment B5*)

Table 4-2-1: Allowable Uses
 P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
 CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone District >>	Residential						Mixed-use				Non-residential					Use-specific Standards			
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU		A	B	C
INDUSTRIAL USES																			
Manufacturing, Fabrication, and Assembly																			
Cannabis-derived products manufacturing ^{60 61}							C	P	P	P	P	P	P						4-3(E)(3)

Table
4-2-1

CONDITIONAL USE

Section
6-6(A)

6-6(A)(3) Review and Decision Criteria

An application for a Conditional Use Approval shall be approved if it meets all of the following criteria:

- 6-6(A)(3)(a) It is consistent with the adopted ABC Comp Plan, as amended.
- 6-6(A)(3)(b) It complies with all applicable provisions of this IDO, including but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in a prior permit or approval affecting the property, or there is a condition of approval that any Variances or Waivers needed to comply with any of these provisions must be approved or the Conditional Use Approval will be invalidated pursuant to Subsection (2)(c)2 above.
- 6-6(A)(3)(c) It will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community.
- 6-6(A)(3)(d) It will not create material adverse 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.
- 6-6(A)(3)(e) On a project site with existing uses, it will not increase non-residential activity within 300 feet in any direction of a lot in any Residential zone district between the hours of 10:00 P.M. and 6:00 A.M.
- 6-6(A)(3)(f) It will not negatively impact pedestrian or transit connectivity without appropriate mitigation.

ZONE CHANGES

ABC Comp Plan



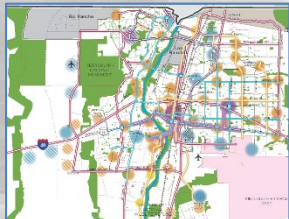
compplan.abc-zone.com

- **Policy decision**
 - What should the rules be on this property?
 - Zone district purpose
 - Uses
 - Development Standards
 - Process

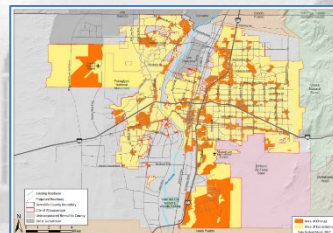
GOALS + POLICIES



CENTERS + CORRIDORS



DEVELOPMENT AREAS



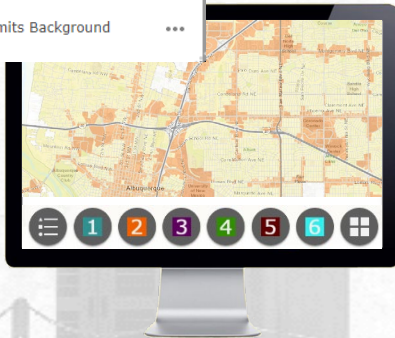
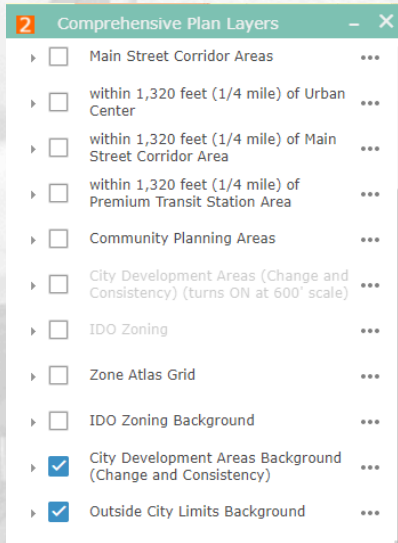
ZONE CHANGES

Table
6-1-1

Table 6-1-1: Summary of Development Review Procedures
 X = Required R = Review and/or Recommend D = Review and Decide AR = Appeal Review and Recommend
 AD = Appeal Review and Decision [] = Public Meeting < > = Public Hearing

Section	Public Notice					Mtgs		Review and Decision-making Bodies							Specific Procedures
	6-4(K)					6-4(B)	6-4(C)	6-2							
	Published	Mailed	Posted Sign	Electronic Mail	Web Posting	Pre-application	Neighborhood	City Staff ^[1]	DRB	LC	EPC	ZHE	LUHO	City Council ^[2]	
Application Type															
Policy Decisions															
Zoning Map Amendment – EPC	X	X	X	X	X	X	X	R			<D>		<AR>	<AD>	6-7(G)
Zoning Map Amendment – Council ^[6]	X	X	X	X	X	X	X	R			<R>			<D>	6-7(H)

ZONE CHANGES



- **Zoning Map Amendment – EPC**
 - Areas of Consistency: <10 acres
 - Areas of Change: <20 acres
 - Any size → NR-PO-B (Major Public Open Space)
- **Zoning Map Amendment – Council**
 - Areas of Consistency: 10+ acres
 - Areas of Change: 20+ acres

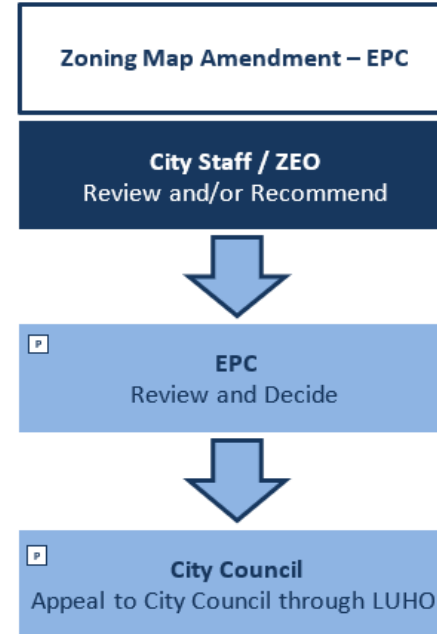
Zone Change – Major Public Open Space

Section 6-7(G)

6-7(G)(1) **Applicability**²⁹¹

6-7(G)(1)(a) This Subsection 14-16-6-7(G) applies to any application that would:

1. Amend the Official Zoning Map to change land to the NR-PO-B zone district, regardless of the number of gross acres or designation of Area of Change or Area of Consistency (as shown in the ABC Comp Plan, as amended).
2. ~~That would amend~~ Amend the Official Zoning Map to change less than 10 gross acres of land located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended) to a different zone district other than NR-PO-B.
3. Amend the Official Zoning Map to change ~~or~~ less than 20 gross acres of land ~~in any zone district~~ located entirely in an Area of Change (as shown in the ABC Comp Plan, as amended) to a zone district other than NR-PO-B.
4. ~~That does not~~ Not create or amend any text or map of any small area Overlay zone, which is processed pursuant to Subsection 14-16-6-7(E) (Amendment to IDO Text – Small Area), or Historic Protection Overlay zone, which is processed pursuant to Subsection 14-16-6-7(C) (Adoption or Amendment of Historic Designation).



Indicates Public Meeting or Hearing

TIMELINE

- **Annual Update 2020 Effective**
 - August 1, 2021
- **Trainings**
 - July 26-30 via [Zoom](#)
 - Presentation + videos posted
 - <https://abc-zone.com/ido-annual-update-2020>
- **2021 Annual Update Public Meetings**
 - September/November
- **2021 Annual Update Submittal**
 - October
- **2021 Annual Update EPC Hearing**
 - December 2021

2020 IDO Archive Draft:

<https://ido.abc-zone.com/2020-ido-archive-draft>



ONE
ALBUQUERQUE

Send comments: abctoz@cabq.gov



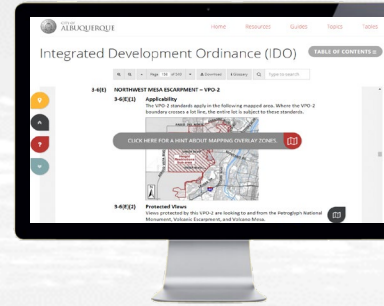
RESOURCES

Mikaela Renz-Whitmore
Long Range Planning Manager
mrenz@cabq.gov

ABC-Z Project
abcto@cabq.gov

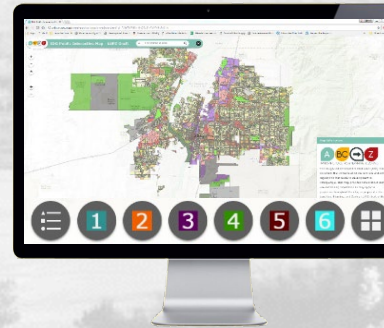
Presentation + video (soon!):
<https://abc-zone.com/ido-annual-update-2020>

Interactive IDO



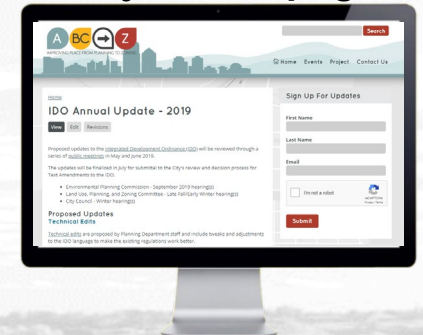
ido.abc-zone.com

IDO Zoning Map



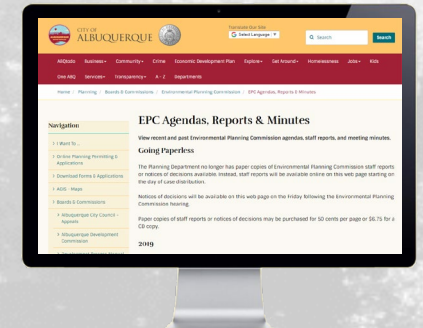
tinyurl.com/idozoningmap

Project Webpage



abc-zone.com

Planning Webpage



cabq.gov/planning

ABC Comp Plan



compplan.abc-zone.com