

City of Albuquerque

Environmental Planning Commission (EPC)

Study Session: December 9, 2021

Amendment to the Integrated Development
Ordinance (IDO) Text – City Wide– 2021 Annual
Update

Project # 2018-001843, RZ-2021-00046

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Sergio Lozoya, Current Planner*



FINDING THE BALANCE

Tailored

Rules for small areas

- Additional complexity
- Harder to enforce

Citywide

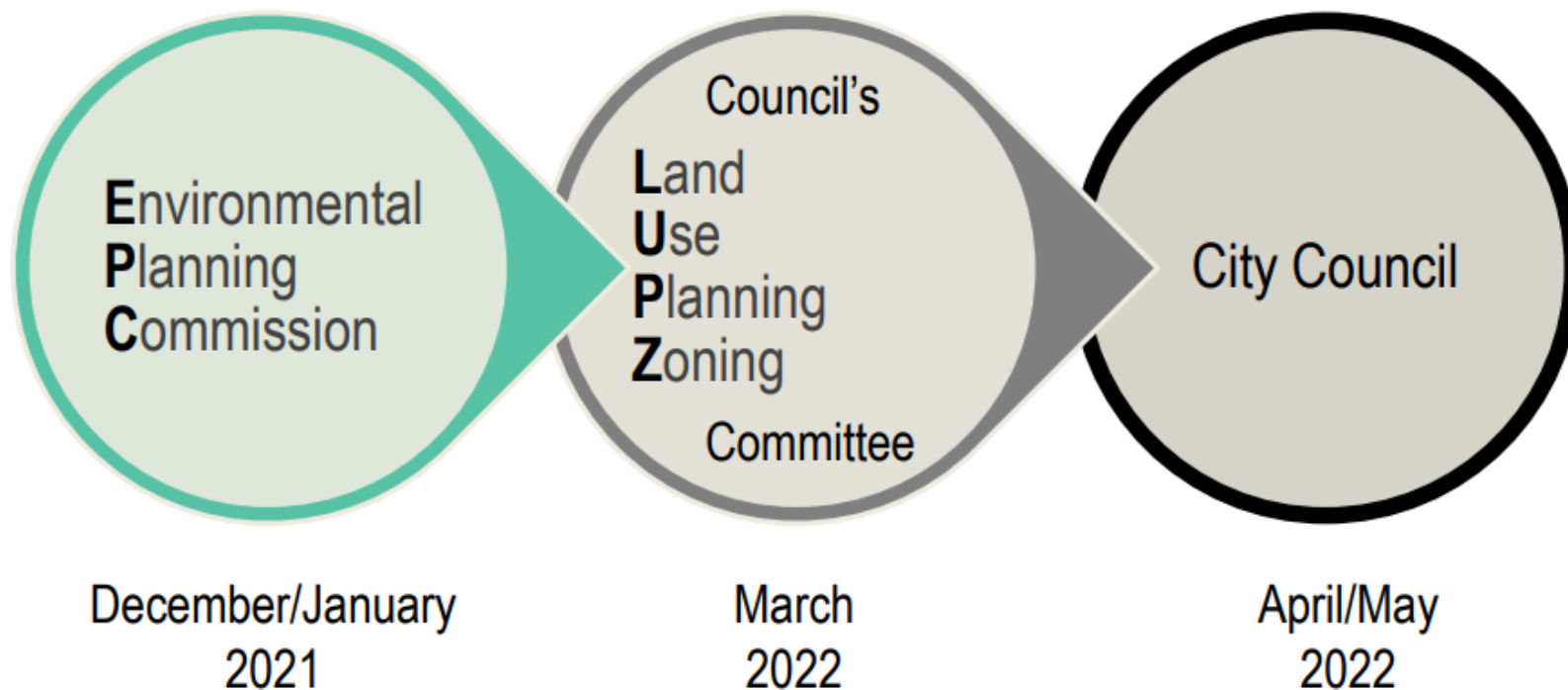
Standardized rules

- Less complexity
- Easier to enforce



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ANTICIPATED TIMELINE



KEY ISSUES

- Overnight Shelter- IDO IDO Table 4-2-1, page 145 and Subsections 14-16-4-3(C)
- Religious Institution –IDO Subsection 14-16-4-3(C)(8), p. 160 (and 158)
- Walls & Fences – IDO Subsection 14-16-5-7. p. 309, 310, 313, 315
- Administrative Decisions, Site Plan- Administrative- IDO Subsection 14-16-6-5(G)

Overnight Shelter- IDO Table 4-2-1, page 145

Subsections 14-16-4-3(C), p.158

6	145	Table 4-2-1	Overnight Shelter Add a (P) to make this use permissive in MX-M and change from conditional (C) to permissive (P) in MX-H.	Allows overnight shelters in zones where multi-family dwellings and social services are permissive. See related change for use-specific standard in Subsection 4-3(C)(6) for size limit in MX-M. Administration request.
11	158	4-3(C)(6)	Overnight Shelter Use-Specific Standards Make existing text a subsection and add a new subsection with text as follows: <u>"This use shall be conducted within fully enclosed portions of a building."</u>	Requires overnight shelter to be an indoor use and removes potential overlap with campground use. Staff request.
12	158	4-3(C)(6)	Overnight Shelter Use-Specific Standards Make existing text a subsection and add new subsection with text as follows: <u>"In the MX-M zone district, this use shall not exceed 25,000 square feet. Over that size, a Conditional Use Approval shall be required pursuant to Subsection 14-16-6-6(A)."</u>	Limits size of overnight shelters in MX-M as a permissive use. Makes the use conditional over that size. See related row to allow overnight shelters permissively in MX-M and MX-H in Table 4-2-1. Administration request.

Religious Institution –IDO Subsection 14-16-4-3(C)(8), p. 160 (and 158)

	A	B	C	D
1	Page	Section	Change / Discussion	Explanation
13	160	4-3(C)(8)(a)	Religious Institution Use-Specific Standards Revise as follows: "Incidental activities, including but not limited to recreational, educational, overnight shelters, <u>and campgrounds</u> , are allowed, provided that the following conditions are met: 1. All incidental facilities must be operated by the religious institution. 2. Overnight shelters must comply with all applicable State and local regulations for overnight shelters. <u>For the purposes of this IDO, a conditional use approval is not required, but the use-specific standard for overnight shelters pursuant to IDO Subsection 14-16-4-3(C)(6) does apply.</u> "	Clarifies that while overnight shelters are allowed permissively as an incidental activity associated with a Religious Institution, they must still meet the distance separation requirement of 1,500 feet between overnight shelters. Adds campgrounds to the list of incidental activities allowed as part of the religious institution use. See related item for a new subsection in 4-3(C)(8)(a) requiring that all use-specific standards for campgrounds also be met. Administration request.
14	160	4-3(C)(8)(a)	Religious Institution Use-Specific Standards [continued] <u>3. Campgrounds must comply with all all applicable State and local regulations for campgrounds. For the purposes of this IDO, a conditional use approval is not required, but the use-specific standards for campgrounds pursuant to IDO Subsection 14-16-4-3(D)(14) do apply.</u> "	Requires campgrounds allowed as an incidental activity to the religious institution use to meet the use-specific standards for campgrounds in the IDO. Administration request.

Walls & Fences – IDO Subsection 14-16-5-7. p. 309, 310, 313, 315

32	310	Table 5-7-1	Walls & Fences, Maximum Height Revise Wall in the front yard or street side yard as follows: Residential: 4 ft. 3 ft. Mixed-use: 4 ft. 3 ft. Non-residential: 4 ft. 3 ft.	Allows taller walls in the front and street-side yards in all zone districts to be decided by City staff as a Wall Permit - Minor. Currently, taller walls require a Wall Permit - Major to be decided by the Zoning Hearing Examiner. Administration request.
33	313	5-7(D)(3)(e) [new]	Walls & Fences, View Fencing in MX Zone Districts Add a new subsection with the following text and renumber subsequent subsections accordingly: <u>"For development in any Mixed-use zone district, the maximum height of walls in any front or street side yard is 5 feet if all of the following requirements are met, as applicable:</u> <u>1) For all development, the wall shall be set back at least 10 feet from the lot line abutting the street or edge of the sidewalk closest to the primary building, whichever is more restrictive.</u> <u>2) For all development, view fencing shall be used for portions of a wall above 3 feet.</u> <u>3) For mixed-use, multi-family residential, or non-residential development, the area between the wall and the property line shall be landscaped with at least 2 trees and 6 shrubs every 25 feet along the length of the wall."</u>	Allows taller walls in MX zone districts with a setback, view fencing, and landscaping. Administration request.
34	315	5-7(E)(1)(c) 3	Walls & Fences, Materials & Design Revise Subsection b to add a new sentence as follows: <u>"If any portion of the sidewalk is within the lot line, the setback shall be measured from the edge of the sidewalk closest to the wall."</u>	Clarifies that if a sidewalk is on private property, the wall with barbed wire needs to be set back 5 feet from the sidewalk for safety of pedestrians. Staff request.

Administrative Decisions, Site Plan- Administrative- IDO Subsection 14-16-6-5(G)

42	444	6- 5(G)(1)(e) 1.c	Administrative Decisions, Site Plan - Administrative Revise as follows: "All conversions of existing non-residential development to a residential use containing no more than <u>200</u> 100 dwelling units."	Allows more conversions of non-residential development to residential use to be reviewed/decided administratively as an incentive to encourage re-use of existing buildings. Administration request
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Additional Discussion

- Questions?
- Comments?
- Review remaining amendments?