

PLANNED COMMUNITY ZONE DISTRICT (PC)

Purpose: The purpose of the PC zone district is to accommodate innovative, very largescale residential or mixed-use communities that cannot be accommodated through the use of other zone districts, provided that those projects are consistent with the ABC Comp Plan, as amended, and include significant public benefits that would not otherwise be required of the applicant. Because of their size, projects in this zone district will include construction of new and expanded transportation networks and infrastructure. This growth may require additional analysis and resulting measures to mitigate impact on the surrounding community. This zone district is applied on a case-by-case basis to reflect a new or existing negotiated agreement with the applicant. Allowable uses are negotiated on a case-by-case basis but may not include any use that is not included in Table 4-2-1.

Allowable uses are as negotiated from among those listed in Section 14-16-4-2 and Table 4-2-1.

A PC zone district may contain any combination of uses listed in Table 4-2-1, except those that require NR-SU zoning, for all or part of the PC zone district, provided that those uses do not create significant adverse impacts on nearby existing neighborhoods, City parks or trails, or Major Public Open Space.

All allowable uses are subject to the Use-specific Standards listed for that use in Section 14-16-4-3 unless modified by the Framework Plan associated with the PC zone district approval.

Table 4-2-1 shows the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Section 14-16-7-1, respectively). See IDO Subsection 14-16-2-6(B) Planned Community Zone District (PC) for more information about this zone.

The column on the far right, provides IDO section references for Use-specific Standards that may apply to a use. These Use-specific Standards may change the allowable uses depending on the context of the site or may impose requirements on the development.

If you are having trouble finding a use, contact the ABC-Z Project Team: abcto@cabq.gov

Notes:

abq-zone.com

Table 2-6-2: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	As negotiated from among those listed in Section 14-16-4-2
Use-specific Standards	Section 14-16-4-3 unless varied in the PC approval process
Dimensional Standards Tables and Exceptions	As applicable to the most similar use or district as shown in Section 14-16-5-1 , unless different standards are approved in the PC approval process
Site Design and Sensitive Lands	Section 14-16-5-2 unless varied in the PC approval process
Access and Connectivity	Section 14-16-5-3 unless varied in the PC approval process
Subdivision of Land	Section 14-16-5-4 unless varied in the PC approval process
Parking and Loading	Section 14-16-5-5 unless varied in the PC approval process
Landscaping, Buffering, and Screening	Section 14-16-5-6 unless varied in the PC approval process
Walls and Fences	Section 14-16-5-7 unless varied in the PC approval process
Outdoor Site Lighting	Section 14-16-5-8 unless varied in the PC approval process
Neighborhood Edges	Section 14-16-5-9 unless varied in the PC approval process
Solar Access	Section 14-16-5-10 unless varied in the PC approval process
Building Design	Section 14-16-5-11 unless varied in the PC approval process
Signs	Section 14-16-5-12 unless varied in the PC approval process
Operations and Maintenance	Section 14-16-5-13 unless varied in the PC approval process