



Environmental Planning Commission

**Agenda Number: 01
Project #: 2018-001843
Case #: RZ-2020-00048
Hearing Date: January 21, 2021**

Staff Report

Applicant City of Albuquerque Planning Department

Request Amendment to the Integrated Development Ordinance (IDO) Text – Small Areas for the 2020 Annual Update

Locations Downtown Neighborhood Area- CPO 3, East Downtown-CPO 4, Los Duranes-CPO 6Nob Hill/ Highland- CPO 8, Rio Grande Blvd-CPO 11, Sawmill/Wells Park- CPO 12, Volcano Mesa- CPO 13, East Downtown-HPO 1, Coors Blvd-VPO 1, Northwest Mesa-VPO 2, Downtown Area, Downtown Center, Uptown Area and the Mixed-Use Form Based (MX-FB) Zone District.

Staff Recommendation

That a recommendation of APPROVAL of Project 2018-001843, Case RZ-2020-00048 based on the FINDINGS beginning on page 42, and the CONDITIONS FOR RECOMMENDATION OF APPROVAL beginning on page 56, be forwarded to the City Council.

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Summary of Analysis

The request is for text amendments to the Integrated Development Ordinance (IDO) pertaining to 14 Small Areas. The revisions were identified as part of the Annual Update process to gather proposed changes through a regular cycle of discussion among residents, City staff, businesses, and decision makers (14-16-6-3(D)).

The 2020 annual update includes both City-wide changes and changes to small area standards (this request) suggested by neighbors, developers, staff, and Council Services. Staff identified changes to various small area standards needed to improve clarity and implementation.

In general, the request furthers several applicable Goals and policies in the Comprehensive Plan that pertain to community identity, land use and urban design. The proposed text amendments also promote economic growth and investment in the City as a whole.

As of this writing, Staff has received several comments that indicate issues with individual proposed changes, but is not aware of any opposition to the overall request. Staff recommends that a recommendation of approval, subject to conditions, be forwarded to the City Council.

A map of the affected Small Areas can be viewed at:

<https://tinyurl.com/SmallArea2020>

Comments received before January 11th at 9 am are attached to and addressed in this Staff Report. Comments received before January 14th at 9 am are attached, but not addressed. Comments received before January 19th at 9 am (after publication of this report and more than 48 hours before the hearing) are provided to the EPC, but not attached to this

Table of Contents

I. INTRODUCTION 3

II. ANALYSIS OF REQUEST – §14-16-6-7(D) AMENDMENT TO IDO TEXT- Small Areas 4

III. ANALYSIS OF ORDINANCES, PLANS, AND POLICIES..... 7

IV. KEY ISSUES & DISCUSSION..... 17

 Council Amendment A – Uptown Area 18

 Council Amendment B – Form Based Zone District and Subzones 20

 Council Amendment C – Near Downtown Center 22

 Council Amendment D – Near Downtown Center **Error! Bookmark not defined.**23

 Council Amendment E – Northwest Mesa Escarpment – View Protection Overlay (VPO 2) 25

 Council Amendment F – Coors Boulevard – View Protection Overlay (VPO 1) 25

 Council Amendment G - Coors Boulevard – View Protection Overlay (VPO 1) 27

 Council Amendment H – Coors Boulevard – Character Protection Overlay (CPO 2)**Error! Bookmark not defined.**28

 New Technical Edits Proposed 2020 Annual Update – Small Areas (Non-Council)..... 29

V. PUBLIC OUTREACH 34

VI. NOTICE 34

VII. AGENCY & NEIGHBORHOOD COMMENTS..... 37

VIII. CONCLUSION 41

 RECOMMENDED FINDINGS – RZ-2020-00048 – Text Amendment to the IDO..... 42

 CONDITIONS FOR RECOMMENDATION OF APPROVAL..... 56

 AGENCY COMMENTS 57

I. INTRODUCTION

Background

Upon its original adoption in May 2018, the Integrated Development Ordinance (IDO) established a process through which it can be updated on an annual basis. IDO Subsection 14-16-6-3(D) requires Annual Updates to the IDO, stating that the Planning Department shall prepare amendments to the text of the IDO and submit them every calendar year for an EPC hearing in December. The IDO annual update process established a regular, required cycle for discussion among residents, businesses, City Staff, and decision-makers to consider any needed changes that were identified over the course of the year.

Adoption of the 2019 IDO Annual Update in November 2020 established two types of annual IDO updates: Amendment to IDO Text-Citywide [Subsection 14-16-6-7(D)] and Amendment to IDO Text-Small Areas [Subsection 14-16-6-7(E)]. City-wide text amendments apply generally throughout the City and are legislative in nature, and are reviewed using a legislative process. Text amendments to smaller areas within the City apply only to those areas and are quasi-judicial in nature. They require a quasi-judicial review process, which includes notice to affected property owners and a prohibition of ex-parte communication with decision-makers about the proposed changes. City Councilors will be acting as legislators when adopting City-wide text amendments and as quasi-judges when adopting text amendments only affecting properties in specific small areas.

Request

This request is for an Amendment to the Integrated Development Ordinance (IDO) Text – Small Areas for the Annual Update required by IDO Subsection 14-16-6-3(D). These proposed text amendments to 14 Small Areas in the City are accompanied by City-wide text amendments to the IDO, which were submitted separately pursuant to Subsection 14-16-6-7(E) and are the subject of another Staff report (RZ-2020-00046). The proposed Small-area amendments, when combined with the proposed City-wide amendments, are collectively known as the 2020 IDO Annual Update. The IDO annual update process was established to require a regular cycle for discussion among residents, City staff, businesses, and decision-makers to consider any desired changes that were identified over the course of the year.

As this is the second annual update, a notable number of changes are proposed that affect Small Areas. A spreadsheet explains each proposed Small Area change and provides the following: page and section of the IDO that would be modified, the text proposed to change, and an explanation of the purpose and/or intent of the change (see attachment). Accompanying the spreadsheet of proposed amendments is a memo from Council Services Staff, with additional explanation of the intent of some of the proposed changes, and two exhibits—one showing proposed changes for the two View Protection Overlay zones and one showing proposed changes to a Character Protection Overlay zone.

Eight (8) Council Amendments were submitted, including amendments affecting the Uptown Area, Form Based Zone District and Subzones, Near Downtown Center, Northwest Mesa Escarpment – View Protection Overlay (VPO-2), Coors Boulevard – View Protection Overlay (VPO-1), and Coors Boulevard – Character Protection Overlay (CPO-2).

A portion of the amendments were reviewed at a series of 15 public meetings and 3 Open House meetings in May and June 2019 as part of the first IDO annual update. These meetings included content related to the small areas, which was excluded from the first IDO annual update but included in this request. These are marked in the proposed change list as “Annual Update 2020” – Small Area Condition #8.” Other changes were identified over the course of the remainder of 2019 and all of 2020. Planning staff held two Neighborhood Meetings on November 23, 2020 as required by Table 6-1-1 for Amendment to IDO Text – Small Area.

The application was submitted December 3, 2020 and is being reviewed using the November 2, 2020 version of the Integrated Development Ordinance (IDO).

Applicability

The proposed IDO text amendments apply to 14 different Small Areas of land within the City of Albuquerque municipal boundaries. The IDO does not apply to lands controlled by another jurisdiction, such as the State of New Mexico, or to Federal lands. Properties in unincorporated Bernalillo County or other municipalities, such as the Village of Los Ranchos and City of Rio Rancho, are also not subject to the IDO.

Environmental Planning Commission (EPC) Role

The EPC is hearing this case pursuant to IDO Subsection 14-16-6-7(E), Amendment to IDO Text – Small Area.

The EPC is hearing this case because the EPC is required to review the changes proposed and make a recommendation to the City Council regarding the proposed IDO Small Area text amendment as a whole. As the City’s Planning and Zoning Authority, the City Council will make the final decision. The EPC is the Council’s recommending body with review authority for the IDO Text Amendment. This is a quasi-judicial matter.

II. ANALYSIS OF REQUEST – §14-16-6-7(E) AMENDMENT TO IDO TEXT – SMALL AREAS

The proposed IDO text amendment fulfills the requirement for an IDO Annual Update established by IDO Subsection 14-16-6-3(D). Planning Department Staff compiled the recommended changes, analyzed them, and submitted them for EPC’s review and recommendation as required.

The proposed Small area text amendment as a whole meets the review and decision criteria for Amendment to IDO Text-Small Area in IDO Subsection 14-16-6-7(E)(3)(a-c). The requirement and the applicant’s response are in plain text; Staff analysis follows in bold italic text.

Criterion 14-16-6-7(E)(3)(a)

The proposed small area amendment is consistent with the health, safety, and general welfare of the city as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Response: ABC Comp Plan policies support this criterion for amendment of small area regulations and furthers applicable Goals and Policies in the ABC Comprehensive Plan.

These proposed amendments to the IDO text are consistent with Comprehensive Plan policies that direct the City to adopt and maintain an effective regulatory system for land use, zoning, and development review. Changes proposed via the memo and exhibit from City Council are mostly consistent with adopted policies to protect and enhance the quality of the City's unique views, open spaces, neighborhoods, and commercial districts. Therefore, overall, the proposed amendments generally protect the public health, safety, and welfare.

Criterion 14-16-6-7(E)(3)(b)

If the proposed small area amendment is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant must demonstrate that the proposed amendment would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not allow development that is significantly different from that character. The applicant must also demonstrate that the existing zoning regulations are inappropriate because they meet any of the following criteria:

1. There has been a significant change in neighborhood or community conditions affecting the small area.
2. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Response: This request would clearly reinforce the established character of the surrounding area and would result in development that is consistent with that character based on the ABC Comprehensive Plan Goals and Policies cited above. These same Goals and Policies demonstrate that the proposed development standards are more advantageous to the Community as articulated by the ABC Comprehensive Plan by implementing development patterns and densities desired by the community.

The proposed IDO text amendments-Small Areas consist of changes that would result in development that is mostly consistent with Comprehensive Plan Goals and Policies.

The proposed text amendments are more advantageous to the Community overall and would implement desired development patterns and densities. The proposed text amendments are quasi-judicial in nature. The proposed changes to specific areas (non-residential zone districts and mixed-use zones and subzones) would apply equally in all areas with the same designation. The request meets Criterion 14-16-6-7(E)(3)(b).

Criterion 14-16-6-7(E)(3)(c)

If the proposed small area amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended), the applicant must demonstrate that the existing zoning regulations are inappropriate because they meet at least one of the following criteria:

1. There has been a significant change in neighborhood or community conditions affecting the small area that justifies this request.
2. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Response: This criterion does not apply. The small areas are partially within areas designated as an Area of Change; however, there are portions that are designated as Area of Consistency, so the criterion above applies to the whole small area.

Staff agrees that Criterion 14-16-6-7(E)(3)(c) does not apply because the proposed amendments are not located wholly in an Area of Change.

Criterion 14-16-6-7(E)(d)

If the proposed amendment changes allowable uses, the proposed amendment does not allow permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Response: The small area amendment does not propose to change any allowable uses.

The proposed amendments include a couple of changes that would result in changes affecting uses. One change would extend use restrictions for Major Public Open Space to the existing Northwest Mesa Escarpment sub-area and a new sub-area to limit intensity of development.

The other change would add drive-through or drive-up facility to the Uptown Urban Center, where the use is currently prohibited for a variety of reasons (see explanation earlier in this report). Although associated use specific standards are intended to mitigate the impacts of drive-through, the larger issues is the extent to which allowing drive-throughs in the designated Urban Center would harm the integrity of Uptown as a more dense, walkable, urban place. The request partially meets Criterion 14-16-6-7(E)(d).

Criterion 14-16-6-7(E)(3)(e)

The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Response: The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems have adequate capacity to serve the development made possible by the change in zoning standards. This small area amendment does not change any allowable uses or cause new development to happen, rather, it changes development standards for new development within the small area boundaries.

The small area amendments are not based completely or predominantly on the cost of land or economic considerations, though economic considerations are a primary rationale for the

proposed change to allow the drive-through facility use in the Uptown Urban Center. The request partially meets Criterion 14-16-6-7(E)(3)(e).

These proposed Integrated Development Ordinance (IDO) Text Amendments– Small Areas would generally protect public health, safety, and welfare and promote economic growth and investment in the City as a whole. The proposed text amendments are explained in the spreadsheet of Small Area changes (see attachment).

III. ANALYSIS OF ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

The request was submitted subsequent to the November 2, 2020 effective date of the 2019 Annual IDO Update and therefore is subject to its applicable standards and processes. Citations are in regular text; Staff analysis follows in bold italics. Ordinance citations are in regular text; *Staff analysis follows in bold italics.*

Charter of the City of Albuquerque

The Citizens of Albuquerque adopted the City Charter in 1971. Applicable articles include:

Article I, Incorporation and Powers

The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. The purpose of this Charter is to provide for maximum local self-government. A liberal construction shall be given to the powers granted by this Charter.

Amending the IDO via text amendments is consistent with the purpose of the City Charter to provide for maximum local self-government. The revised regulatory language and processes in the IDO will generally help implement the Comprehensive Plan and help guide future legislation. Article IX, Environmental Protection

The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To affect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority and staff sufficient to effectively administer city policy in this area.

The proposed Small Area text amendments to the IDO will help ensure that land is developed and used properly and that environmental features and natural resources will be better protected and preserved. The IDO is an instrument to help promote and maintain an aesthetic and humane urban environment for Albuquerque's citizens, and thereby promote improved quality of life. Commissions, Boards, and Committees will have updated and clarified regulations to help facilitate effective administration of City policy in this area.

Article XVII, Planning

Section 1. The Council is the city's ultimate planning and zoning authority, including the adoption and interpretation of the Comprehensive Plan and the Capital Improvement Plan. The Council is also the city's ultimate authority with respect to interpretation of adopted plans, ordinances, and individual cases.

Amending the IDO through the annual update process is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. The IDO will help implement the Comprehensive Plan and ensure that development in the City is consistent with the intent of any other plans and ordinances that the Council adopts.

Section 2. The Mayor or his designee shall formulate and submit to the Council the Capital Improvement Plans and shall oversee the implementation, enforcement, and administration of land use plans.

Amending the IDO through the annual update process will help the Administration to implement the Comprehensive Plan vision for future growth and development, and will help with the enforcement and administration of land use plans.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The Comprehensive Plan and the IDO were developed together and are mutually supportive. The purpose of the IDO [see 14-16-1-3], in the most overarching sense, is to implement the Comprehensive Plan and protect the health, safety, and general welfare of the public.

The request for a text amendment to the IDO-Small Areas generally furthers a preponderance of applicable Comprehensive Plan Goals and Policies, though some conflicts emerge and are explained below in the Staff analysis.

Chapter 4: Community Identity

Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

Response: If approved, the request would further the Community Identity Character Goal (4.1), the Identity and Design Policy (4.1.2), and the Neighborhoods policy (4.1.4). The IDO is intended to make zoning and land use entitlements in our community more transparent, accurate, and contextually compatible in order to enhance, protect, and preserve distinct communities, neighborhoods, and traditional communities. The IDO provides protections for residential neighborhoods through dimensional standards specific to residential zone districts in Part 2, tailored regulations in Overlay zones in Part 3, use-specific standards that require distance separations between non-residential and residential uses and zone districts in Part 4, and development standards that apply to adjacent to residential uses or zone district, especially edge buffers and neighborhood edges in Part 5.

Policy 4.1.2 - Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Response: If approved, the request would further the Identity and Design Policy (4.1.2). The request protects the identity of neighborhoods and commercial districts by clarifying standards and regulations that are unclear. This will better ensure appropriate scale, design, and location of development. Revisions to the structure and implementation of the Coors VPO-1 and Northwest Mesa Escarpment VPO-2 regulations will help ensure the appropriate scale and location of development that protects views. The proposed new regulations, including allowing rooftop signs in and near Downtown and removing the transit parking reduction along Coors Boulevard, are intended to ensure appropriate scale and character of development.

Policy 4.1.4 - Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Response: If approved, the request would further the Neighborhoods policy (4.1.4). The request enhances, protects, and preserves neighborhoods and traditional communities by clarifying standards and regulations that are unclear. This will improve the implementation of the original goals and intent of the regulations as adopted through Sector Development Plans and the IDO. The proposed new regulations, including expanding the height restriction area and adding new use restrictions in the Northwest Mesa VPO, are intended to protect and enhance the existing character of those areas.

Staff analysis: As a whole, the proposed text amendments – small areas would generally enhance, protect, and preserve distinct communities including neighborhoods. The request furthers Goal 4.1- Character, Identity and Design Policy (4.1.2), and Policy 4.1.4- Neighborhoods. The amendments would make zoning and land entitlements in the small areas more transparent, accurate, contextually compatible.

Chapter 5: Land Use

Goal 5.1 – Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Response: If approved, the request would further the Centers and Corridors Goal (5.1). The IDO is the regulatory tool to realize and implement the “Centers and Corridors” community vision set out in the Comprehensive Plan in a coordinated, citywide context so that existing communities can benefit from appropriate new development, while being protected from potential adverse effects. The IDO regulations operationalize the City’s Development Areas – Areas of Change and Consistency – that work together to direct growth to appropriate locations and ensure protections for low-density residential neighborhoods, parks, and Major Public Open Space. The IDO implements the Comprehensive Plan through regulations tailored to the City’s designated Centers and Corridors. The IDO regulations are also coordinated with transportation and urban design policies in the updated Comprehensive Plan, as well as updated technical standards for infrastructure in the Development Process Manual.

Policy 5.1.1 - Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

Response: If approved, the request would further the Desired Growth Policy (5.1.1). There are changes proposed for the following IDO subsections that would specifically apply in designated Centers & Corridor locations and generally implement the policy.

- Table 2-4-11 Setbacks in MX-FB zones (currently mapped DT and a MS location)
- 3-4(C)(5)(c) Remove transit parking reduction for VPO-1 (MT)
- 4-3(F)(4)(e) Restaurant drive-throughs in Uptown (UC)
- 5-1(C)(2)(b) Contextual Residential infill standards in Downtown (DT)
- 5-5(B)(2)(a) Parking exemption in Downtown Center (DT)
- 5-12(E)(4)(d) and 5-12(F)(3) Rooftop signs in and near Downtown Center (DT)

Policy 5.1.2 - Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

Response: If approved, the request would further the Development Areas Policy (5.1.2). The request generally controls and restricts development in areas near Major Public Open Space and along view corridors, and allows more development intensity in designated centers.

Staff analysis: If approved, the request would further the Land Use Centers & Corridors Goal (5.1) and the Desired Growth & Development Areas policies (5.1.1 and 5.1.2). The IDO is the regulatory tool to realize and implement the “Centers and Corridors” community vision set out in the Comprehensive Plan in a coordinated, citywide context so that existing communities can benefit from appropriate new development, while being protected from potential adverse effects. The IDO implements the Comprehensive Plan through regulations tailored to the City’s designated Centers and Corridors. The IDO regulations are also coordinated with transportation and urban design policies in the updated Comprehensive Plan, as well as updated technical standards for infrastructure in the Development Process Manual. Council Amendments A, B, C, D, F, G, and H address regulations that specifically apply in designated Centers & Corridor locations, which were developed to implement the goal and policies.

Goal 5.3 - Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Response: If approved, the request would further the Efficient Development Patterns Goal (5.3). The intent of many of the proposed changes is to clarify how to read and apply provisions in the IDO, which will result in a more predictable development outcomes and consistent decision-making. The request promotes efficient development patterns by clarifying standards and regulations that are unclear. The request generally directs more intense growth to designated Centers and Corridors and limits development near sensitive lands.

Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Response: If approved, the request would further the Infill Development Policy (5.3.10). Reducing setbacks in urban locations and allowing more flexible infill opportunities through changes to the Contextual Residential development standards encourage development in infill locations served with existing infrastructure and public facilities.

Staff Analysis: The proposed text amendments, as a whole, would generally help promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land. The request furthers Goal 5.3 – Efficient Development Patterns and Policy 5.3.1-Infill Development.

The technical edits are proposed to improve the clarity of the intent and improve implementation of adopted regulations. Council Amendments A, B, C, D, F, G, and H include new or revised regulations intended to promote efficient development patterns and maximize the utility of existing infrastructure and public facilities.

Goal 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Response: If approved, the request would further the City Development Areas Goal (5.6). The intent of many of the proposed changes is to clarify how to read and apply provisions in the IDO, which will help reinforce the character and intensity of development Areas of Consistency. The request generally directs more intense growth to designated Centers and Corridors, which are designated as Areas of Change, and limits development near sensitive lands and existing residential neighborhoods and historic districts, which are designated as Areas of Consistency.

Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Response: If approved, the request would generally further the Areas of Change Policy (5.6.2). Two of the proposed amendments would increase the current parking requirements in Areas of Change. While lower parking requirements in Center and Corridor areas generally promotes more development opportunity and intensity, in both of these locations, there are competing policies that would argue that the standard parking requirements and slightly less intensity is more appropriate. In the Coors Boulevard VPO-1, lower intensity development is favored as a way to protect views and in the Downtown area, the parking exemption may not be appropriate outside the Downtown center to prevent impacts on existing residential neighborhoods.

Policy 5.6.3- Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

- b. Ensure the development reinforces the scale, intensity and setbacks of the immediately surrounding context.

Response: If approved, the request would further the Areas of Consistency Policy (5.6.3). The majority of the proposed amendments apply in Areas of Consistency. Changes proposed generally protect and enhance the existing character of those areas, and to clarify how to apply the regulation in a way that is consistent with the intent.

Staff analysis: The proposed text amendments would further Goal 5.6 – Development Areas, Policy 5.6.2 Areas of Change and Policy 5.6.3 Areas of Consistency as two of the proposed amendments would increase current parking requirements in Areas of Change along Coors Boulevard VPO-1 in order to protect views and character and the determination that parking requirements are not appropriate in the Downtown Area.

Goal 5.7 Implementation Process: Employ procedures and processes to effectively and equitably implement the Comprehensive Plan.

Response: If approved, the request would further the Implementation Process Goal (5.7). The intent of many of the proposed changes is to clarify how to read and apply provisions in the IDO, which will result in a more predictable development outcomes and consistent decision-making.

Policy 5.7.2 - Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Response: If approved, the request would further the Regulatory Alignment policy (5.7.2). The IDO's procedures and processes in Part 6 have been developed to effectively and equitably implement the Comprehensive Plan. In order for the City's land use, zoning, and development regulations to stay up-to-date, the IDO established an annual update requirement into the regulatory framework. Changes proposed are intended to continually improve how the IDO implements the comp Plan by aligning regulations with Comp Plan goals and policies.

Staff Analysis: The annual amendment process for the IDO – small areas is a procedure to continue to effectively and equitably implement the Comprehensive Plan that results in an updated regulatory framework. The proposed text amendments would better link applicable Comprehensive Plan Goals and policies and the IDO, the implementation mechanism. The request furthers Goal 5.7 Implementation Process and 5.7.2 Regulatory Alignment.

Policy 5.7.5 – Public Engagement: Provide regular opportunities for residents and stakeholders to better understand and engage in the planning and development process.

Response: If approved, the request would further the Public Engagement Policy (5.7.5). The IDO Annual Update process was established to provide a regular cycle for discussion among residents, City staff, and decision makers to consider any needed changes that were identified over the course of the year. Changes proposed for Part 6 of the IDO are intended to improve public agency engagement opportunities in the planning and development process.

Staff Analysis: The annual update process for the IDO – small areas provides residents and stakeholders with an opportunity to better understand and engage with the planning and development process. Changes proposed to Part 6 of the IDO-small areas are intended to improve public agency engagement opportunities in the planning and development process. The request furthers Policy 5.75-Public Engagement.

Policy 5.7.6 – Development Services: Provide high-quality customer service with transparent approval and permitting processes.

Response: If approved, the request would further the Development Services Policy (5.7.6). The intent of many of the proposed changes is to clarify how to read and apply provisions in the IDO, which will result in a more predictable development outcomes and consistent decision-making.

Staff Analysis: The annual amendment process to the IDO-small areas is a procedure that implements the Comprehensive Plan. The proposed text amendments will provide clarification on how to read and apply provisions to the IDO, resulting in a more predictable development outcome. The request furthers Goal 5.7-Implementation Process, Policy 5.7.2 Regulatory Alignment, Policy 5.7.5 Public Engagement, and Policy 5.7.6-Development Services.

Chapter 7: Urban Design

Goal 7.1 Streetscapes & Development Form: Design streetscapes and development form to create a range of environments and experiences for residents and visitors.

Response: If approved, the request would further the Streetscape & Development Form Goal (7.1). The IDO implements this Comprehensive Plan goal through zoning standards that are appropriate in each zone district (Part 14-16-2); in specific small areas (Part 14-16-3); and in different contexts, such as next to residential neighborhoods, next to major Public Open Space, in Centers/Corridors, or in Areas of Change/Consistency in use-specific standards (Part 14-16-4) and development standards in Part 5. Changes proposed for rooftop signs in and near Downtown, screening of parking garages at the street edge in East Downtown area, and clarifications to the view protection regulations along Coors Boulevard are intended to establish high-quality standards in appropriate context.

Staff analysis: The proposed text amendments would generally help create a range of environments and experiences through designed streetscapes and development forms. The request furthers Goal 7.1- Streetscapes and Development Form.

Goal 7.3.- Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Response: If approved, the request would further the Sense of Place Goal (7.3). This request provides clarification for existing rules so that their implementation is consistent with the intent of the regulation. Proposed rules that carry forward provisions from rescinded Sector Plans honor the intent of those prior planning efforts and reflect the vision for those small areas. Proposed new rules, such as the drive-through allowance for restaurants in Uptown, are crafted to limit the applicability to appropriate locations while preserving the sense of place in the remainder of the Urban Center.

Policy 7.3.1 – Natural and Cultural Features: Preserve, enhance, and leverage natural features and views of cultural landscapes.

Response: If approved, the request would further the Natural and Cultural Features Policy (7.3.1). The IDO establishes regulations that apply in particular contexts (Centers/Corridors, next to residential development, next to Major Public Open space, on sensitive lands, etc.). Changes proposed for the Los Duranes and Rio Grande Boulevard CPOs are intended to maintain the semi-rural and agricultural cultural landscapes in those areas. Changes proposed to the Volcano Mesa CPO and the two View Protection Overlay zones are intended to preserve, enhance, and leverage natural features and views toward geographical features that figure prominently in our cultural landscapes.

Staff Analysis: The proposed text amendments include changes that would reinforce sense of place through context-sensitive design and would help to preserve and protect natural features and views of cultural landscapes. The request furthers Goal 7.3 - Sense of Place and Policy 7.3.1 - Natural and Cultural Features.

Policy 7.3.2 – Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

- a. Design development to reflect the character of the surrounding area and protect and enhance views.

Response: If approved, the request would further the Urban Design Community Character Policy (7.3.2). The intent of the amendments to the 14 small areas is to improve implementation of the design standards that apply in specific small areas to protect and maintain the unique character and differences in those areas that contribute to their distinct identities.

Staff analysis: The proposed text amendment would make communities and their distinct identities safe and attractive places by encouraging design strategies that recognize the character differences in communities. The request furthers Policy 7.3.2-Community Character.

Goal 7.4 – Context-Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

Response: If approved, the request would further the Context-Sensitive Parking Goal (7.4). Changes proposed to the East Downtown CPO and HPO address parking structure walls and requires it to be screened or to have a wall that defines the street edge. This rule will result in new development that better complements the surrounding built environment.

Staff analysis: The proposed amendments to East Downtown CPO and HPO will result in new development that better complements the surrounding built environment by having parking facilities designed to be screened or have a wall that defines the street edge. The request furthers Goal 7.4-Context-Sensitive Design.

Policy 7.4.2 – Parking Requirements: Establish off-street parking requirements based on development context.

Response: If approved, the request would further the Parking Requirements Policy (7.4.2). The IDO regulates parking in Section 14-15-5-5 based on uses and context, including requirements tailored for Centers/Corridors versus elsewhere in the city. Changes proposed along Coors Boulevard would eliminate parking reductions associated with proximity to Major Transit corridors in an effort to maintain the lower intensity building development in the View Protection Overlay to better protect views. Proposed changes in the Downtown Area make the off-street parking exemption only apply within the Comprehensive Plan designated Downtown Center, while adding back required parking to other portions of the downtown area that are outside of the Center. Existing neighborhoods surrounding downtown have had a long history of accommodating on-street parking for uses in the Greater Downtown area. Both of these changes require more parking in areas that might be appropriate, in order to protect views and provide transitions to existing residential neighborhoods.

Staff Analysis: The proposed text amendments include changes that would remove the parking reductions associated with Coors Boulevard in order to maintain the lower intensity of building development and protect views. The proposed text amendments would also make off-street parking exemptions only apply within the Comprehensive Plan designated Downtown Center. Both changes will require more parking that necessary in order to protect views and provide transitions to residential neighborhoods. The request furthers Policy 7.4.2-Parking Requirements.

Policy 7.5.1 - Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

Response: If approved, the request would further the Landscape Design Policy (7.5.1). The IDO implements this Comp Plan goal and policy by increasing the required site landscaping for multi-family, mixed-use, and non-residential development in the Volcano Mesa Area. This change is intended to reduce the scale and intensity of development on the mesa top and to reduce the amount of impermeable land, which creates drainage and stormwater runoff problems. Requiring more landscaping could preserve more of the high-desert landscape and enhance a sense of place.

Staff analysis: The proposed text amendment would increase required site landscaping for multi-family, mixed-use, and non-residential development in the Volcano Mesa Area, but in a manner consistent with the high-desert climate. The scale and intensity of development would be reduced on the mesa top, which could preserve more of the high-desert landscape and enhance a sense of place.

Chapter 8: Economic Development

Policy 8.1.1 – Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage development opportunities.

Response: If approved, the request would further the Diverse Places Policy (8.1.1). The IDO implements the Comprehensive Plan by establishing zoning standards tailored to different zone districts and different contexts. Proposed changes in Part 14-16-4 and Part 14-16-5 generally furthers this Comprehensive Plan goal and policy.

Staff analysis: The proposed text amendment would include changes that establish zoning standards tailored to different districts and contexts. The request furthers Policy 8.1.1-Diverse Places.

Policy 8.1.2 – Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

Response: If approved, the request would partially further the Resilient Economy Policy (8.1.2). The IDO implements the Comprehensive Plan by establishing zoning standards that set the bar for high-quality development while still allowing a range of uses in appropriate contexts. The proposed change to allow drive-throughs for restaurants within 1,320 feet of I-40 in the Uptown Urban Center is intended to provide an incentive for development that responds to the COVID-19 conditions, though the change would be a permanent solution that would affect approximately half of the designated Urban Center.

Staff Analysis: The proposed text amendment would allow drive-throughs for restaurants within 1,320 feet of I-40 in the Uptown Urban Center to respond to COVID-19 conditions and encourage economic development. The proposed quarter mile would capture about half of Uptown and extend further than close to I-40. The use-specific standards would continue to apply to specific sites, but cannot address cumulative effects of multiple drive-throughs on the intent that Uptown be a more urban and walkable area than other parts of town. The request partially furthers Policy 8.1.2-Resilient Economy.

Chapter 9: Housing

Policy 9.2.1 – Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its' development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

Response: If approved, the request would further the Compatibility Policy (9.2.1). The proposed change to building setbacks in Los Duranes adds duplexes to the dwelling types that require a context sensitive setback (within 5' of the setback on an abutting lot). Changes proposed in the Nob Hill CPO allows residential building frontage types so that multi-family developments are not required to have a false storefront window at the ground floor. Both of these changes will enhance neighborhood character, maintain compatibility with surrounding development, and maintain an appropriate relationship to the street.

Staff analysis: The proposed text amendment includes a change to the building setbacks in Los Duranes and adds duplexes to the dwelling types that require context-sensitive setbacks. The proposed text amendment to the Nob Hill CPO require a ground floor false storefront. Both proposed text amendments will enhance the character of the neighborhood while maintaining compatibility with surrounding development and relationships to the street. The request furthers Policy 9.2.1-Compatibility.

Chapter 11: Heritage Conservation

Goal 11.3 – Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

Response: If approved, the request would further the Heritage Conservation Goal (11.3). The proposed changes to the View Protection Overlays and Historic Protection Overlay zone are intended to enhance implementation of the intent of these overlays. Many of the changes proposed clarify how to read and apply provisions in the IDO, which will result in better protection and enhancement of our significant cultural landscapes.

Staff analysis: The proposed text amendment will protect and enhance cultural landscapes by proposing changes to the View Protection Overlays and Historic Protection Overlay zones. The request furthers Policy 11.3-Cultural Landscapes.

Policy 11.3.1 – Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

- a. Minimize negative impacts and maximize enhancements and design that complement the natural environment, particularly features unique to Albuquerque, in development and redevelopment.

Response: If approved, the request would further the Natural and Cultural Features Policy (11.3.1) and sub-policy (11.3.1.a). The IDO includes many protections for Major Public Open Space and Sensitive Lands in Part 14-16-4 and Part 14-16-5. Changes proposed for small areas that are near Major Public Open Space and have views of significant environmental and cultural features would further this policy by adding regulatory protections for these natural and cultural landscapes.

Staff Analysis: The proposed text amendments would add protections that would facilitate preservation and enhancement of natural characteristics and features, which contribute to distinct identity of communities and cultural landscapes. The protections would help minimize negative impacts to the views of small areas near Major Public Open Space. The request furthers Policy 11.3.1-Natural Features and subpolicy a.

IV. KEY ISSUES & DISCUSSION

The proposed text amendments are presented and explained in the spreadsheet of Small Areas-changes (see attachment). This section focuses on and discusses only the proposed text amendments that have exhibits or were requested via memo (see attachments- memo from Council Services and memo from the Director of the Planning Department).

The following issues are organized in order of the IDO, except for changes proposed by Council, for topics that would affect Small Areas.

Memo – Council Services - Amendment A – Uptown Area – October 19, 2020, revised November 19, 2020

Council Purpose: The purpose of this proposed amendment is to add drive-through or drive-up provisions for restaurants located within the Uptown Area when located 1,320 feet of the public right-of-way of I-40. Currently, drive through and drive up facilities are prohibited for restaurants in order to create a walkable environment in the Uptown Area. Drive-through and drive-ups are allowed for banks and pharmacies under the IDO in Uptown. The intent of the previous regulation was to minimize conflicts between vehicles in a drive-through lane and pedestrians. However, the areas in close proximity to I-40 are not walkable given the heavy traffic volumes in the area.

Planning Policy Analysis: Parts of this amendment further Comprehensive Plan policies, while other parts of the request conflict with Comprehensive Plan policies for walkability and high-quality development.

The amendment furthers the following Comprehensive Plan policies:

Goal 5.3 - Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 8.1.2. Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

If approved, the amendment would generally further the Efficient Development Patterns Policy (5.3) and Resilient Economy Policy (8.1.2). The proposed changes allow for flexibility by allowing drive-throughs or drive-ups that are accessory to a restaurant within the Uptown Area when located within 1,320 of the public right-of-way of I-40. While the revision would allow for a drive-through or drive-up facility, the Development Standards in Section 5-5(I)(2) and Use Regulations in Section 4-3(F)(4) for Drive-Through or Drive-Up Facility would still apply. These standards ensure that the design of the facility minimizes the potential conflicts between pedestrians and vehicles.

Due to the pandemic, visits to these facilities have increased over the past year. Allowing these facilities in places that are more vehicular in nature has been taken into consideration while preserving some protections from the negative impacts of drive-throughs. The IDO requirement for screening would help mitigate potential negative impacts and would help maintain a consistent street wall, even where a drive-through lane is between a building and the street. The minimum required stacking spaces for restaurants listed in 14-16-5-5(I)(1) will also help establish requirements for the design of these facilities as to minimize impacts to the surrounding areas.

Economic development is encouraged by this amendment as allowing for the drive through and drive up facilities to be developed in the area as long as they adhere to the Development Standards and Use Regulations.

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

The use of drive-throughs has increased over the past year due to restrictions and economic considerations. There is flexibility of this amendment to support development within 1,320 of I-40, while also preserving certain protections from some negative impacts of drive-throughs.

The amendment conflicts with the following Comprehensive Plan policies:

Policy 4.1.2 - Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Policy 5.1.4.b. Urban Centers: Encourage pedestrian-oriented design, transit-oriented development, and infrastructure improvements that make Urban Centers more walkable over time.

Policy 5.1.9 Main Streets: Promote Main Streets that are lively, highly walkable streets lined with neighborhood-oriented businesses.

Policy 6.1.3 Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

Policy 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

Policy 7.2.2.b: Encourage building and site design that activates the pedestrian environment through building frontage, entrances, parking areas, and gathering spaces.

Policy 7.3.5 Development Quality: Encourage innovative and high-quality design in all development.

If approved, this amendment would conflict with the Identity and Design Policy (4.1.2), Urban Centers Policy (5.1.4.b), Main streets Policy (5.1.9), Auto Demand Policy (6.1.3), Pedestrian-Accessible Design Policy (7.2), Walkability Policy (7.2.1), Walkable Places Policy (7.2.2.), Policy (7.2.2.b), and Development Quality Policy (7.3.5).

Although the areas in close proximity to I-40 are not walkable due to heavy traffic, adding drive-through uses for 1,320 feet would impact almost half of the Uptown Urban Center. There are only two urban centers in the City- and the proposed amendment would adversely impact the ability of the Uptown Center to develop a more urban, dense, and pedestrian supportive character.

By their nature, drive-through and drive-up facilities do not promote pedestrian activity, though they can implement some minor improvements (such as colored crosswalks) on the surface to address pedestrian safety issues, they are fundamentally an auto-oriented use and do not belong in the Urban Center and should not encroach into the heart of it. Restaurants in Uptown can still serve customers during the pandemic by providing curbside pickup services; a drive-through is not necessary. Furthermore, there is not likely to be space on the sites of already-built restaurants, so the proposed amendment is more about new development.

Though Planning Staff does not support the proposed amendment, a distance of 660 feet would be more reasonable and would allow the amendment without compromising the main portion of Uptown. Walkability is the most basic mode of transportation and it must be kept in mind that not everyone has a vehicle, especially in the more urban parts of the City. Standards must be kept in place to help address conflicts between pedestrians and vehicles

If the proposed amendment is regarding a particular site or sites, or a particular national chain characterized by drive-throughs, perhaps it would be possible to grant temporary emergency drive-throughs or drive-ups to respond to the pandemic, if that is the actual concern, rather than compromise the integrity of the Urban Center permanently and for years to come.

Memo - Council Services - Amendment B – Form Based Zone District and Subzones - October 19, 2020, revised November 19, 2020

Council Purpose: The purpose of this proposed amendment is to reduce the rear setback minimum in the Mixed Use-Form Based Zone District sub-zones (MX-FB-ID, MX-FB-FX, and MX-FB-AC). The proposed amendment would affect the MX-FB sub-zones by allowing where the rear lot line abuts a street or an alley to 0 feet. This change is consistent with the 2019 revision for UC-MS-PT areas that reduced the rear setback minimum to 0 feet where the rear lot line abuts a street or alley. It is also consistent with the previous Downtown 2025 Sector Development Plan which allowed a 0 feet rear setback when the lot had an alley or street to the rear. At present the Form Based Zone Districts are mapped only within the boundaries of the former Downtown 2025 Sector Development Plan.

Planning Policy Analysis: Parts of this amendment further Comprehensive Plan policies.

The amendment furthers the following Comprehensive Plan policies:

Policy 4.1.2 - Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Policy 5.1.1 - Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

Goal 5.3 - Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Goal 7.1 Streetscapes & Development Form: Design streetscapes and development form to create a range of environments and experiences for residents and visitors.

Policy 7.3.5 Development Quality: Encourage innovative and high-quality design in all development.

Policy 7.3.2 – Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

If approved, the amendment would further the Identity and Design Policy (4.1.2), Desired Growth Policy (5.1.1), Efficient Development Patterns Policy (5.3), Areas of Change Policy (5.6.2), Streetscapes & Development Form Goal (7.1), Development Quality Policy (7.3.5), and Community Character Policy (7.3.2). This amendment reduces the rear setback minimum to 0 feet where the rear lot line abuts a street or alley in the Mixed Use-Form Based Zone District sub-zones (MX-FB-ID, MX-FB-FX, and MX-FB-AC). The MX-FB zone district includes subzones that allow a wide range of residential, commercial, and institutional uses subject to form-based zoning controls to ensure that the buildings they occupy, establish or reinforce a well-defined urban character. Context sensitive development is encouraged on sites in developed areas along streets designated as collectors or arterials. The MX-FB-ID subzone provides opportunities to introduce neighborhood-scale uses to serve nearby residents. MX-FB-FX supports pedestrian-scale mixed-use development in Areas of Change while the MX-FB-AC subzone provides community-scale non-residential and high-density residential development in areas designated as Activity Centers.

Currently there is no required setback for parking lots with a single drive aisle and they must be located behind or to the side of any primary building. The areas will not be impacted by the proposed amendment as the parking lot edges must have a wall at least 3 feet and no more than 4 feet high parallel to the street. The Form Based Subzones are in place to regulate development in order to achieve a specific urban form and place and emphasize the relationship between the street and the buildings and pedestrians and vehicles.

The proposed 0 setback minimum will allow for maximum density in the lots to be developed while helping to defray the cost of development due to the increased density. One of the benefits of infill development is to promote compact development and increase density which will be achieved by allowing new development to decrease the rear setback to 0. The MX-FB-ID will benefit as this zone introduces a neighborhood scale to the area. Development is encouraged in Areas of Change, where most of the subzones are located. The setback will allow for new development to take advantage of the existing infrastructure while providing for a pedestrian friendly environment. The landscape requirements for these areas will promote a friendly pedestrian environment as per section 2-4(E)(3)(h). The walkability of the area will reduce the overall need to travel and enable people to access services locally.

The land use mix in these areas is key to ensuring that there are nearby destinations to which people can walk. Regional growth could be captured as the majority of the Mixed Use Form Based zones are along Centers and Corridors. The decrease in the setbacks for the Mixed Use Form Based zones and subzones will allow for increased development in the area specifically with infill. There is flexibility in this amendment to support development in these areas as the level of development and intensity differs in each zone

Memo - Council Services - Amendment C &D – Near Downtown Center - October 19, 2020, revised November 19, 2020

Council Purpose: This purpose of these proposed amendments is to allow signs in and within 330 feet of Downtown Center and to specify the zone districts where such allowances will be permitted.

Rooftop signs were added as a sign type during the adoption of the IDO in 2018, but allowed the signs only within the East Downtown CPO and HPO. Historically signs were located in the downtown core and along Central Avenue on commercial buildings. This would extend the allowance to the Downtown Center and lots within 330 feet of the Downtown Center.

The purpose of the second amendment is to allow signs in any Mixed-use or Non-residential zone district in the Downtown Center or in any Mixed Use or Mixed-use or Non-residential zone district within 330 feet of the Downtown Center: 1) only 30 percent of the sign area shall consist of channel letters, channel graphics, open lighting elements, and/or a solid panel. 2) The structural framework of the sign shall be visible for the remaining 70 percent of the sign area.

Planning Policy Analysis: Parts of this amendment further Comprehensive Plan policies, while other parts of the request conflict with Comprehensive Plan policies for walkability and high-quality development.

The amendment furthers the following Comprehensive Plan policies:

Policy 4.1.2 - Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Policy 5.1.1 - Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

If approved, the amendment would further the Identity and Design Policy (4.1.2), Desired Growth Policy (5.1.1), and Regulatory Alignment Policy (5.7.2). The allowance of rooftop signs to the Near Downtown Area is in line with allowances to similar areas in the Downtown Core and appropriate given the character of the area. During the 1910s and 1920s advertising became increasingly focused on automobile traffic, specifically along Central Avenue. Signs in the past have played an important role in the activity of the areas they are located in. The request would further the Identity and Design Policy (4.1.2) by making the use of signs compatible to the area but the while protected by the Development Standards in the IDO related to Small Areas. The proposed amendment Development Standards are similar to the East Downtown CPO-4 and HPO-1 Small Areas.

Memo - Council Services - Amendment E – Northwest Mesa Escarpment – View Protection Overlay (VPO-2) - October 19, 2020, revised November 19, 2020

Memo – Council Services – Northwest Mesa Escarpment – View Protection Overlay (VPO) Zone and Exhibit A

Council Purpose: The proposed revisions to the Northwest Mesa Escarpment VPO-2 add a second sub-area in IDO Subsection 14-16-3-6(e)(3) with height restrictions 660 feet from the current sub-area (which is 330 feet from the Petroglyph National Monument, Escarpment, or Major Public Open Space boundary) and extends the use-specific standards in IDO Section 14-16-4-3 that apply next to Major Public Open Space in the current sub-area to the new sub-area. This amendment is intended to add a transitional area with regulations that decrease the intensity of development near the Escarpment and the surrounding Petroglyph National Monument. The additional area does not include the Volcano Heights Urban Center, which the Comprehensive Plan designates as appropriate for the most intense development and high-density housing.

Within the proposed new Height Restrictions sub-area, building heights would be limited to 30 feet, or the maximum height allowed by the underlying zone district, whichever is lower, and requires more landscaping than would be required by citywide standards. In general, when a property is developed, the land is used for one of three things: parking, buildings/ structures, and landscaping. By increasing the landscaping requirement from 15 percent to 25 percent of the net lot area for both VPO sub-areas in IDO Subsection 14-16-3 ~~4(N)(5)(c)~~ and intensity of a multi-family, mixed-use, or non-residential development is reduced. (This new regulation is proposed to be put in the Volcano Mesa Character Protection Overlay (CPO) zone because it has less to do with protecting views per se but rather establishing development limits next to the Petroglyph National Monument and Northwest Mesa Escarpment, but the regulation would apply to the sub-areas established by VPO-2.) This increased landscape area reduces the amount of the property that can be developed with an impermeable surface, which reduces the runoff volumes from each site. The Petroglyph National Monument has expressed concerns over the years about the impact of adjacent development, and runoff is a component of that concern.

Finally, the amendment extends the use-specific standards that limit specific uses next to Major Public Open Space in the current sub-area to apply in the new Height Restriction sub-area, as well.

The amendment furthers the following Comprehensive Plan policies.

Planning Policy Analysis: This amendment furthers the following Comprehensive Plan policies related to Urban Design and Heritage Conservation:

Goal 7.3 - Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.1 - Natural and Cultural Features: Preserve, enhance, and leverage natural features and views of cultural landscapes.

Policy 11.3.1 - Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

Sub-policy 11.3.1.a - Natural and Cultural Features: Minimize negative impacts and maximize enhancements and design that complement the natural environment, particularly features unique to Albuquerque, in development and redevelopment.

Response: If approved, the amendment would establish an additional area where regulations would apply that limit the scale and intensity of development next to a natural and cultural features – the Petroglyph National Monument, Northwest Mesa Escarpment, and Major Public Open Space (7.3, 7.3.1, 11.3.1, 11.3.1a). The regulations require more of a site to be dedicated to landscaping, reducing the hardscape and therefore runoff potential, which negatively impacts the Petroglyph National Monument and Northwest Mesa Escarpment (11.3.1.a). The amendment would limit or prohibit uses that could have negative impacts on the Petroglyph National Monument and Northwest Mesa Escarpment (11.3.1.a).

Staff analysis: If approved, the proposed amendments would further the Sense of Place Goal (7.3), Natural and Cultural Features Policy (7.3.1), Natural and Cultural Features Policy (11.3.1) and sub-policy (11.3.1.a). The IDO includes many protections for Major Public Open Space and Sensitive Lands in Part 14-16-4 and Part 14-16-5. The proposed amendments for IDO Purpose (IDO Section 14-16-1-3) would name this policy intent as a purpose of the IDO, which generally improves awareness and therefore effectiveness of the IDO in implementing this policy.

This proposed amendment would add a second sub-area height restriction of 660 feet from the current sub-area of 330 feet from the Petroglyph National Monument/Escarpment. Building heights are to be limited to 30 feet or the maximum height allowed by the underlying zone district. This amendment would be consistent with the Comp Plan policies that aim to protect and contribute to reinforcing a sense of place and enhancing natural features and views of cultural landscapes. The viewsheds are highly valued community resources. These views contribute to public health safety and contribute to the community's identity and well-being. There is a close correlation between visual quality and high environmental quality. The viewshed protection has strong ties to economic development as it is motivated by a desire to maintain high property values and promote the economy by enhancing the quality of life.

The addition of this second subarea is intertwined with building massing regulations, environmental protection, protection of community character, and preservation and enhancement of quality of life.

The viewshed protection focuses on the preservation of views to the Petroglyph National Monument/Escarpment with key preservation technique of height limitation and building setbacks.

Spreadsheet – Small Area Text Amendments – Subsection 3-6(E)(3)(c)2.b.

Purpose: This amendment would apply the existing provision about one of the three appropriate techniques to locate and design taller buildings to preserve views to all construction, not just two-story construction as currently written. Tall one-story buildings would also have to comply with this provision. These techniques are required when a variance is sought from the EPC for a building taller than allowed by the VPO. This change was first proposed in the 2019 IDO Annual Update, which was legislative, but was re-submitted with notice to property owners to be reviewed as quasi-judicial with the Small Area Text Amendments in 2020.

The amendment furthers the following Comprehensive Plan policies.

Planning Policy Analysis: This amendment furthers the following Comprehensive Plan policies related to Urban Design and Heritage Conservation:

Goal 7.3 - Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.1 - Natural and Cultural Features: Preserve, enhance, and leverage natural features and views of cultural landscapes.

Policy 11.3.1 - Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

Policy 11.3.1.a - Natural and Cultural Features: Minimize negative impacts and maximize enhancements and design that complement the natural environment, particularly features unique to Albuquerque, in development and redevelopment.

If approved, the amendment would minimize negative impacts on the Petroglyph National Monument and Northwest Mesa Escarpment by requiring building location and massing to preserve views, reinforce sense of place, and enhance the distinct identity of this community (7.3, 7.3.1, 11.3.1, 11.3.1a).

Memo - Council Services - Amendment F - Coors Boulevard – View Protection Overlay (VPO-1) - October 19, 2020, revised November 19, 2020

Council Purpose: The purpose of this amendment is to remove the height bonuses for Workforce Housing and Structured Parking along Coors Boulevard, a Major Transit Corridor.

With the adoption of the 2019 IDO Annual Update the Workforce Housing 12-foot Building Height bonus was applied to Major Transit Corridors. Coors is designated a Major Transit Corridor whose boundaries are from Coors Boulevard, along the segment between Western Trail/Namaste Road and Alameda Boulevard, looking toward the Rio Grande Bosque and Sandia Mountains. The Coors Boulevard VPO-1 regulates building placement and height in relation to views. While the VPO-1 regulations would supersede any underlying zoning allowances, this provision makes it explicit that the 12-foot Workforce Housing Bonus is not applicable in the Coors VPO-1.

Planning Policy Analysis: This amendment furthers the following Comprehensive Plan policies:

Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

Policy 5.1.1 - Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

Policy 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

Policy 7.2.2.b: Encourage building and site design that activates the pedestrian environment through building frontage, entrances, parking areas, and gathering spaces.

If approved, the amendment would establish regulations along Coors Boulevard that limit the scale and intensity of building heights and structured parking along Coors Boulevard (VPO-1), A Major Transit Corridor. The amendment would further the Placemaking Policy (4.1.3), , Desired Growth Policy (5.1.1), Pedestrian Accessible Design Goal (7.2), Walkability Policy (7.2.1), and Walkable Places (7.2.2). While the encouragement of development was the reason for the building height bonus, the suitability of such along a heavily traversed corridor needs to be reconsidered. The height bonuses are more appropriate in mixed-use zones and subzones as there is the potential for stormwater management practices.

Memo - Council Services - Amendment G - Coors Boulevard – View Protection Overlay (VPO-1) - October 19, 2020, revised November 19, 2020

Council Purpose: The purpose of this amendment is to remove the parking reductions with proximity to Coors Boulevard (VPO-1).

With the adoption of the 2019 IDO Annual Update, a 20% reduction in parking in proximity to major Transit was applied. Coors Boulevard is a Major Transit Corridor. This revision would exempt Coors Boulevard VPO-1 from reduction in parking. Reduced parking has resulted in more dense development patterns that is contrary to the to the intentions of the Coors Boulevard VPO-1/

Planning Policy Analysis: Parts of this amendment further Comprehensive Plan policies, while other parts of the request conflict with Comprehensive Plan policies for walkability and high-quality development.

Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

Policy 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

Policy 7.2.2.b: Encourage building and site design that activates the pedestrian environment through building frontage, entrances, parking areas, and gathering spaces.

Goal 7.4 - Context-Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

If approved, the amendment would establish regulations that remove the parking reductions along Coors Boulevard, a Major Transit Corridor. The amendment would further the Placemaking Policy (4.1.3), Pedestrian Accessible Design Goal (7.2), Walkability Policy (7.2.1), Walkable Places Policy (7.2.2), and Context Sensitive Parking Goal (7.4). The increased development has not encouraged pedestrian activity in neighborhoods as had been anticipated and has resulted in denser development that is inappropriate to the area. Innovative designs could be implemented in order to allow for parking areas to become walkable where it would be ideal to park-once and then walk furthering the Pedestrian-Accessible Design Goal (7.2).

The amendment conflicts with the following Comprehensive Plan policies:

Policy 6.1.3 Auto Demand – Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs

Policy 13.4.1 Air Quality – Maintain good air quality that complies with federal standards to safeguard public health and enhance quality of life for all residents.

If approved, this amendment would conflict with the Auto Demand Policy (6.1.3) and Air Quality Policy (13.4.1). Although the intent of the proposed amendment is to reduce density caused by the previously granted parking reductions, it conflicts with the Auto Demand Policy as increasing parking in the area will promote more passenger vehicles and parking throughout Coors Boulevard. The addition of more parking in the area will only lead to more traffic congestion and emissions from vehicles leading to the conflict with the Air Quality Policy (13.4.1).

Memo - Council Services - Amendment H - Coors Boulevard – Character Protection Overlay (CPO-2) - October 19, 2020, revised November 19, 2020

Council Purpose: The purpose of this amendment is to remove the parking reductions with proximity to Coors Boulevard (CPO-2).

With the adoption of the 2019 IDO Annual Update, a 20% reduction in parking in proximity to major Transit was applied. Coors Boulevard is a Major Transit Corridor. This revision would exempt Coors Boulevard CPO-2 from reduction in parking. Reduced parking has resulted in more dense development patterns that is contrary to the to the intentions of the Coors Boulevard CPO.

Planning Policy Analysis: This amendment furthers the following Comprehensive Plan policies:

Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

Policy 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

Policy 7.2.2.b: Encourage building and site design that activates the pedestrian environment through building frontage, entrances, parking areas, and gathering spaces.

Goal 7.4 - Context-Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

If approved, the amendment would establish regulations that remove the parking reductions along Coors Boulevard, a Major Transit Corridor. The amendment would further the Placemaking Policy (4.1.3), , Pedestrian Accessible Design Goal (7.2), Walkability Policy (7.2.1), Walkable Places Policy (7.2.2), and Context Sensitive Parking Goal (7.4). The increased development has not encouraged pedestrian activity in neighborhoods as had been anticipated and has resulted in denser development that is inappropriate to the area. Future development along Coors Blvd should be encouraged as long as it is in areas that do not conflict with the character of the area in order to meet the Goals and Policies of the IDO.

2020 Annual Updates – Small Areas (Non-Council)

Downtown Neighborhood Area (CPO-3)

3-4(D)(5)(a)(1) Revise Subsection b. to move the second sentence to be a new Subsection d. and add a new subsection c. as follows:

- c. A garage door facing the street shall be set back a minimum of an additional 5 feet beyond the horizontal plane of the of the front façade, which includes a porch façade.

Explanation: Carries forward a regulation adopted in the Downtown Neighborhood Area Sector Development Plan. First submitted with the 2019 Annual Update, which was legislative, but was re-submitted with notice to property owners.

Adds a setback standard for garages that requires garages facing a street to be set back 5 feet behind the façade of the buildings and garages accessed from an alley to be set back 5 feet from the property line, which is consistent with the rescinded Downtown Neighborhood Area Sector Plan.

- 3-4(D)(5)(a)(1) Add a new subsection b. with text as follows:

“The minimum rear yard setback for attached or detached garages off an alley is 5 feet”.

Explanation: Carries forward a regulation adopted in the Downtown Neighborhood Area Sector Development Plan. First submitted with the 2019 Annual Update, which was legislative, but was re-submitted with notice to property owners.

Adds a setback standard for garages that requires garages facing a street to be set back 5 feet behind the façade of the buildings and garages accessed from an alley to be set back 5 feet from the property line, which is consistent with the rescinded Downtown Neighborhood Area Sector Plan.

East Downtown (CPO-4)

- 3-4(E)(5)(a)(3) Add a new Subsection b with text as follows:

"Parking structures shall have uses from Table 4-2-1 on the ground floor along at least 50 percent of the street-facing façade of the parking structure.

- a. Where ground floor uses aren't provided, opaque walls at least 3 feet high or vegetative screens at least 3 feet high at the time of planting shall be provided.
- b. Walls provided pursuant to Subsection a. above may be part of the structure of the building or may be a separate wall constructed between the building and the sidewalk.

Explanation: Adds a consistency with changes made to parking requirements in the IDO HPO 5-5(F)(4)(a) as part of this 2020 Annual Update.

Provides an option for screening parking structures that do not include ground floor commercial uses and clarify if the standard applies to the required street wall or the parking structure wall. This adds consistency with changes made to parking requirements.

Los Duranes (CPO-6)

3-4(G)(3)(a)1.b Revise text to read:

"In new developments of 5 or more single-family and/or two-family detached dwellings, front setbacks shall be within 5 feet of the front setback of 1 existing single-family or two-family detached dwelling located on an abutting lot facing the same street as the subject property."

Explanation: Clarifies that both options in this standard should apply to single-family homes and duplexes. As written in the IDO, a new subdivision of 5 or more duplexes wouldn't have any applicable setback rules.

Expand the front setback standard to apply to both single-family and duplex, so that new duplex subdivisions also follow the same setback standard.

3-4(G)(4)(b) Revise to read:

"Building height, maximum: 35 feet for buildings located more than 450 feet from the right-of-way of Interstate Highway 40.:

Explanation: Clarifies where the distance is measured from.

Clarify that building heights in the MX-M zone are allowed to be 35 feet if they are within 450 feet of the I-40 right of way.

Nob Hill (CPO-8)

3-4(I)(5)(b)(4)b Revise as follows:

"Be built to function as or appear as a storefront or urban residential building frontage type."

Explanation: Clarifies what a residential façade is and links the regulation to defined terms.

Revise the building frontage types to allow a storefront or an urban residential frontage. This change clarifies what a residential façade is and links the regulation to defined terms. Currently residential developments also must use the storefront building frontage type, which is not appropriate to that use.

Rio Grande Boulevard (CPO-11)

3-4(L)(3) Replace text to read as follows:

"Setback from the right-of-way of Rio Grande Boulevard between Indian School Road and Montano Road, minimum: 25 feet in the R-A zone and 20 feet in all other zones."

Explanation: Revises the standard to be consistent with the Rio Grande Corridor Plan to apply only to the setback from Rio Grande (not all sides) to be consistent with the rescinded Rio Grand Corridor Plan and makes the language structure parallel with the Coors Boulevard CPO-2.

3-4(L)(5)(b)3 Replace "non-residential development" with "mixed-use or non-residential development."

Explanation: Revise the parking lot standard to apply to mixed use and non-residential development, which is consistent with the intent of the Rio Grande Corridor Plan.

Sawmill/Wells Park (CPO-12)

3-4(M)(5)(b)8 Revise as follows:

"Street-facing façades over 35 feet long on residential buildings must be designed to appear as a collection of smaller buildings.

Explanation: Revise the building design standard to apply to all building types in all zones, and to apply based on the proposed use (residential vs. mixed-use/non-residential uses).

3-4(M)(5)(c) Replace header and text to read as follows:

"Building Design for Mixed-use and Non-residential Development"

"In Mixed-use and Non-residential zone districts, the following building design regulations apply:"

Explanation: Revise the building design standard to apply to all building types in all zones, and to apply based on the proposed use (residential vs. mixed-use/non-residential uses).

3-4(M)(5)(c)5 Revise to read as follows:

"Street-facing façades on buildings in non-residential development on Mountain Road or adjacent to a Residential zone district must be designed to appear as a collection of smaller buildings by incorporating variations in massing, building height, or building material at least every 35 feet of facade length."

Explanation: Revise the building façade standards for Mountain Road and adjacent residential zones to require more articulation, which is consistent with the Wells Park Sector Plan.

Volcano Mesa (CPO-13)

3-4(N)(5)(c) Revise to read as follows:

"On streets designated as a local or collector, residential garages on corner lots shall be accessed from the side or rear lot line or alley."

Explanation: Clarifies the intent of the garage setback regulations from the Volcano Cliffs Sector Development Plan to require driveway access for corner lots to be from the side of the lot, not the front of the lot

3-4(N)(5)(c) (new) Create a new subsection 3-4(N)(5)(c) Landscaping with text as follows and renumber subsequent subsections accordingly:

“Within VPO-2 Sub-areas 1 and 2, a minimum of 25 percent of the net lot area of each multi-family, mixed-use, or non-residential development shall contain landscaping.”

Explanation: Requires more landscaping in the existing VPO-2 sub-area and a new sub-area to reduce the scale and intensity of a multi-family, mixed-use, or non-residential development; reduce the amount of the property with an impermeable surface; and reduce run-off near the Petroglyph National Monument. See additional explanation in the Council Services Memo - Small Areas.

3-4(N)(5)(d)2 Revise to read:

"Three-car garages are only allowed on lots over 55 feet wide, and the third garage shall be set back a minimum of 2 feet from the façade of the other garages for any front-access garage."

Explanation: Revise the garage standards to apply to 3-car garages that are street-facing.

Northwest Mesa Escarpment VPO-2

3-6(E)(3)(c)2.b Revise as follows:

"Structures that are Two-story construction that is located and designed so that..."

Explanation: Deletes “Two-story,” as this criterion should apply to any construction, not just two-story buildings. First submitted with the 2019 Annual Update, which was legislative, but was re-submitted with notice to property owners.

Downtown Center

4-3(B)(7)(d) Revise to read as follows:

"This use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A) if located on the ground floor of any building in the Downtown Center in any zone district other than MX-FB-ID or Volcano Heights Urban Center areas."

Explanation: Eliminates a conflict between this regulation, which requires conditional use approval for residential on the ground floor, and a small area zoned MX-FB-ID in the Downtown Center. This area previously had a housing focus in the Downtown 2025 Sector Development Plan.

Near Downtown Center

5-1(C)(2)(b)2 Revise to read:

"Within UC-MS-PT areas or within 1,320 feet (¼ mile) of DT-UC-MS-PT areas, new low-density residential development..."

Explanation: Extends the allowance for more flexible infill opportunities in more urban areas to also apply within 1/4 mile of the Downtown Center

5-5(B)(2)(a)1 Revise as follows:

"Downtown Area Downtown Center"

Delete map.

Explanation: Makes the off-street parking exemption apply only within the Downtown Center as established by the Comprehensive Plan. The existing map in the IDO is the boundary of the Downtown 2025 Sector Development Plan, which included some blocks from the Downtown Neighborhood Area SDP, Huning Castle Raynolds Addition SDP, and McClellan Park SDP. Those areas were not converted to MX-FB zones, and this edit would make off-street parking requirements apply per Table 5-5-1 in those areas.

East Downtown HPO-1

5-5(F)(4)(a)3 Revise to read as follows:

"Parking structures shall have uses from Table 4-2-1 on the ground floor along at least 50 percent of the street-facing façade of the parking structure.

a. Where ground floor uses aren't provided, opaque walls at least 3 feet high or vegetative screens at least 3 feet high at the time of planting shall be provided.

b. Walls provided pursuant to Subsection a. above may be part of the structure of the building or may be a separate wall constructed between the building and the sidewalk."

Explanation: Clarify the intent of standards relating to "side streets" to be consistent with the East Downtown Regulatory Plan. Provide an option for screening parking structures that do not include ground floor commercial use and clarify if the standard applies to the required street wall or the parking structure wall.

Volcano Mesa CPO-13

5-12(H)(2)(f) Add a new Subsection 5 to prohibit electronic signs in Volcano Mesa CPO-13.

Explanation: Carries forward an electronic sign prohibition from Volcano Cliffs Sector Plan that was inadvertently omitted and extends it to the entire Volcano Mesa CPO area.

Near Petroglyph National Monument

- 6-4(J)(5) (new) National Park Service and Open Space Division of the City Parks and Recreation Department for applications that include development within 660 feet of the Petroglyph National Monument.

Explanation: The Petroglyph National Monument of the National Park Service requested early notification of development that is near the park boundary, which could impact how access is managed. Early notification could improve implementation of the Sensitive Lands standards.

Northwest Mesa Escarpment VPO-2

- 6-6(N)(3)(c) Revise to read:

“...because of physical and/or engineering constraints (e.g. rock outcroppings, street grades, drainage requirements, ADA compliance, utility design, etc.):

Explanation: Stormwater is not allowed to drain into the Petroglyph National Monument, so building sites need to drain towards the streets. Where streets are constructed and street elevations therefore already set, properties often need variances of the 15-foot building height because fill is needed to ensure that the site drains to the road.

V. PUBLIC OUTREACH

Meetings and Presentations

These proposed text amendments were first reviewed at public meetings in May and June 2019. Planning staff presented the proposed amendments, solicited input for new changes, and listened to participants’ feedback about the proposed changes. These 12 meetings focused on each part of the IDO in sequence. There was a daytime and an evening meeting on each topic area that covered the same material – the most significant changes to content followed by discussion of the less substantive technical edits. Meeting participants were invited to review posters of the proposed amendments and indicate the topics they supported, opposed, or had questions about. (See attachment – IDO Annual Update Meeting Summaries.)

There were also four Open House meetings in May, June, and August 2019 – one on a Friday afternoon and three on Saturdays, where individuals could review proposed changes, ask questions, and offer suggestions on any aspect of the IDO.

During the adoption of the first IDO annual update, it was determined that amendments to small areas needed to be approved through a quasi-judicial process because the text amendments applied only in a small area and not citywide. One of the key differences between citywide legislative amendments and the small area quasi-judicial amendments is the requirement to individually notify all property owners within and abutting the small area of the proposed amendments. The other significant difference between the two processes is that in a quasi-judicial process, property owners or their representatives may cross examine at the hearing. So this portion of the 2019 IDO annual update was withdrawn and held for the 2020 IDO annual update.

In 2020, additional changes had been identified to amend small areas. Additionally, a new procedure for Amendment to IDO Text – Small Area was adopted in the 2019 update. This process required a pre-application Neighborhood Meeting.

Planning staff held two facilitated Neighborhood Meetings on November 23 at 12:30 and again at 5:30. There was approximately an hour presentation and then 30 minutes for discussion in several break out rooms. The City's Alternative Dispute Resolution (ADR) facilitated the pre-submittal Neighborhood Meetings, as required by IDO Subsection 14-16-6-4(C). There were two opportunities to hear the same presentation and ask questions. The full facilitated meeting notes are included with this application, along with the Proof of Pre-submittal Neighborhood Meeting content analysis, as required by 14-16-6-4(C). The meeting report was sent out to all attendees who provided an email in the meeting or are on the project email list for newsletters. It was also sent out to all of the Neighborhood Association representatives who received notice of the meetings.

One major change that was made as a result of these meetings is that one proposed amendment in the Volcano Mesa CPO, which had a broader impact than originally intended, was removed from the application. There were public comments in opposition to this change, and additional comments requesting that there be additional building height restrictions on the mesa top. It would be more appropriate to consider changes to building height and massing during the Community Planning Area Assessment process. There were several other comments that require more analysis; they will be considered during the City's review and decision process and discussed in the EPC staff report.

The Planning Department also held an open house meeting on December 17, 2020 to review and discuss any questions about the Citywide and Small Area Proposed Text Amendments. Staff recommended that any public comments be submitted in writing or provided verbally at the EPC hearing.

VI. NOTICE

The required notice for an Amendment to IDO Text is published, mailed, and posted on the web. (See Table 6-1-1: Summary of Development Review Procedures.) A neighborhood meeting is required for an Amendment to IDO Text – Small Area. The City published notice of the EPC hearing on December 21, 2020 the legal ad, in the ABQ Journal newspaper.

First class mailed notice was sent to the two representatives of each Neighborhood Association and Coalition registered with the Office of Neighborhood Coordination pursuant to the requirements of IDO Subsection 14-16-6-4(K)(2)(a) (see attachments).

The City posted notice of the EPC hearing on the Planning Department website at this address: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>.

The City also posted notice of the application and EPC hearing on the project website at this address: <https://abc-zone.com/ido-annual-update-2020>

Beginning in November 2020, the City posted all proposed changes to the IDO on the project webpage: <https://abc-zone.com/ido-annual-update-small-area-text-amendments>

Property Owner Mailed Notice

The IDO requires mailed notice of the application submittal and EPC hearing to each affected property owner and property owners within 100 feet of those areas, pursuant to IDO Subsection 14-16-6-4(K)(3)(d) Notice for Amendment to IDO Text – Small Area. A map of affected property owners was created by AGIS staff. This [Small Area Text Amendment Map](#) shows all of the affected properties that received notice of this amendment.

Notification letters of the application were sent out between November 25 and 30, 2020. They were mailed to 20,419 property owners within or adjacent to the small areas that are included in this application. The project memo asked if subject line of the mailed affidavit was not updated. This is correct, a description of a prior request is inadvertently shown in the subject line, but the number of letters mailed and the signed date of 11-25-2020 confirm that this was prepared this year for this 2020 Annual Update.

After completing the mass mailing to property owners, staff realized that an error was made in using the 2019 property owner data from Bernalillo County Assessor’s Office. AGIS staff created a list of 2,808 properties that had a different owner mailing address in the 2020 Assessor’s property owner data. Planning staff sent out the mailed notice to these addresses starting on December 31, 2020.

Neighborhood Association Notice

Table 6-1-1 indicates that written (hard-copy) and e-mail notification is required. For an application for Amendment to IDO Text – Small Area, notice was provided pursuant to 14-16-6-4(K)(3)(b)(3). This section states: “For all other applications: any Neighborhood Association whose boundaries include or are adjacent to the subject property or small area.” This application is considered to be “all other applications” because it is not for applications (1) related to a citywide Policy Decision, or (2) related to a Wireless Telecommunications Facility. The list of Neighborhood Associations that are required to be notice was provided by the Office of Neighborhood Coordination (attached to application), and created by AGIS geographic analysis of the small area boundaries and neighborhood association and coalitions data.

Electronic mailed notice is required, and mailed notice to Neighborhood Association representatives is only required if there is no e-mail address on file for that representative. Letters were mailed to any Neighborhood Representative who does not have an e-mail address on file with the Office of Neighborhood Coordination (IDO 6-4(K)(3)(b)(4)).

Neighborhood Associations that include or abut any of the small areas included in this application received emailed notice on November 27, 2020. There were 10 neighborhood representatives who

either did not have an email address on file with the Office of Neighborhood Coordination or their mailbox was full and could not accept new messages. These individuals received mailed notice.

Property Owner and Neighborhood Association Notification Letter Content

The notification letters included links to the project website - <https://abc-zone.com/ido-annual-update-small-area-text-amendments> - where complete information on the application, the proposed amendments, the review and decision process, and scheduled meetings are posted. The letter also included information about a public Open House meeting held on December 17, 2020. There was an approximately hour-long presentation that was focused on citywide changes, followed by an hour-long question and answer session broken out into multiple break out rooms, including two designated for small area discussions.

Planning staff have not received a request for a post-application facilitated meeting.

Additional Notice Provided for the EPC Hearing

Email notice about the application and the EPC hearing was sent to approximately 10,000 subscribers to the ABC-Z project update email list on December 9, 2020. (See attachment – Email Notice.)

VII. AGENCY & NEIGHBORHOOD COMMENTS

Reviewing Agencies

No agency comments were received regarding the Small Area text amendments.

Neighborhood/Public

Mailed and email notice was sent to every neighborhood organization registered with the Office of Neighborhood Coordination. Mailed notice was sent to all property owners within and abutting the small areas with proposed text amendments. (See application materials.) As of this writing, Staff has received 10 comments. They are summarized below, grouped by the small area they address.

Summary of Public Comments

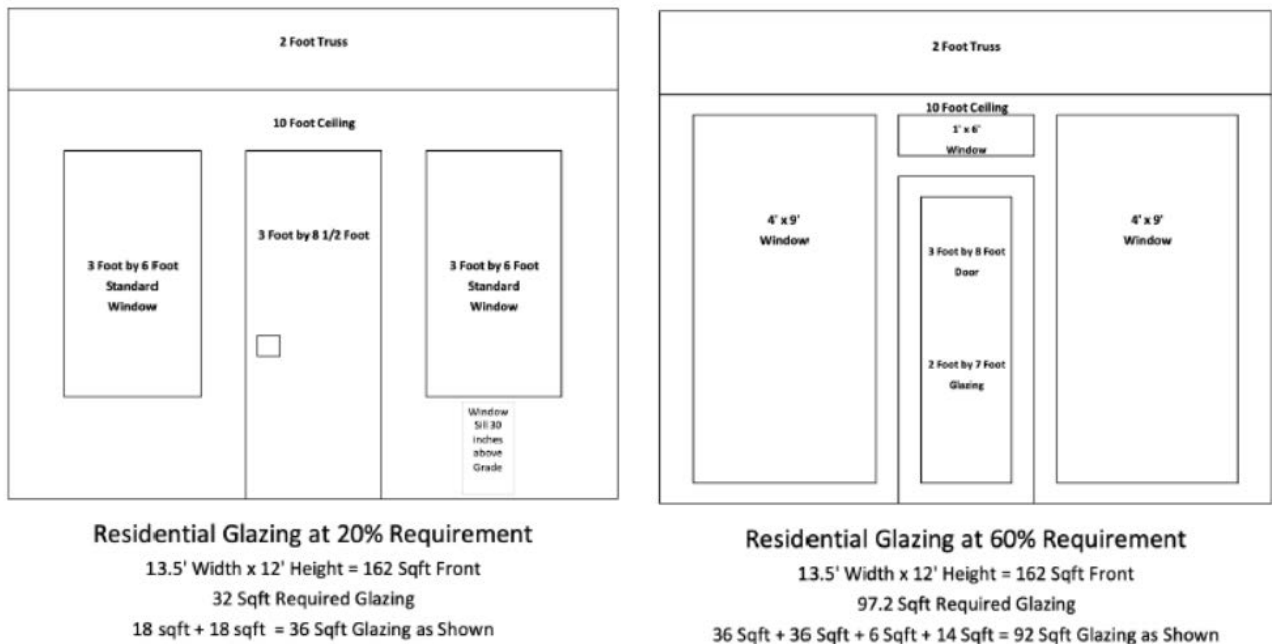
Downtown Neighborhood CPO-3

There was 1 comment in opposition to this amendment. The commenter stated “they are not in favor of any changes that impact their zoning.”

Analysis: The property owner has R-ML zoning and the proposed amendments only impact the R-1 zone, so the proposed changes will not impact their property. The EPC could consider recommending no changes to the Downtown Neighborhood CPO-3 to respond to this comment. However, staff do not recommend any changes to the proposed amendments, which improve consistency with the prior Sector Plan.

Nob Hill CPO-8

There was 1 public comment that pertains to building articulation in the Nob Hill/Highland CPO-8 and makes recommendations for building articulation changes that would apply citywide, which are addressed in the companion request. This commenter supports the change to allow urban residential building frontage types, but requests that the required transparent windows and doors also be decreased for this building frontage type. The comments are accompanied with illustrations that show that a residential building frontage is not compatible with the requirement for 60% of the ground floor to be transparent windows or doors.



The request is for the proposed amendment of 20% glazing for multi-family residential uses in areas outside of UC-MS-PT areas to be applied to this use citywide, regardless of any other CPO standard that would otherwise require a higher amount of glazing. The commenter lists security and privacy concerns, along with the practicalities of developing residential uses in urban locations and at the street edge (as shown in the diagrams). Further, this requirement has not resulted in forcing more mixed-use developments to occur, that would take up the ground floor with non-residential uses. This is not often feasible with the project ownership and development process, and also reduces the amount of affordable housing that is possible in these center and corridor locations where density is desired.

Analysis: The EPC could consider recommending changes to the Nob Hill/Highland CPO-8 to respond to this comment. There is policy backing to both support this request and to not make changes to address these concerns. The argument against these changes is that the Nob Hill/Highland Sector Plan has long required the ground-floor to have 60% glazing. The argument in favor of this request is that the city may want to make changes to implement the centers and corridors policies and policies guiding development to locations served by transit, to respond to current market realities, and to create more safe and livable urban dwelling units.

North I-25 CPO-10

There was 1 public comment recommending additional protections from the North I-25 Sector Plan to be adopted as amendments. The comments pertain to making the building heights track more closely with the Sector Plan, and a broader review of other protections that may be beneficial for the area, including adopting new View Protection Overlay zones for Paseo and Alameda Boulevards.

Analysis: Because public notice was not completed to amend this small area, the EPC and City Council cannot consider any of these requested changes. Planning staff have added these concerns to the list of items to be considered in the 2021 IDO annual update cycle.

Rio Grande Boulevard CPO-11

There was 1 comment expressing concern about the required 25-foot setback from Rio Grande Blvd. that is required in CPO-11. The commenter indicated that this space is not useful and will be used for outdoor parking.

Analysis: The EPC could consider recommending no changes to the Rio Grande Blvd. CPO-11 to respond to this comment. However, staff do not recommend any changes to the proposed amendments, as reducing the setback from Rio Grande Blvd. would conflict with the intent of the prior Corridor Plan and the existing CPO-11 regulations.

Volcano Mesa CPO-13

There were 3 comments expressing concern about the proposed amendments to the Volcano Mesa CPO-13. One commenter opposed any changes to CPO-13 that would obstruct views and “changing to planning for the neighborhood to facilitate developer interests at the exclusion of existing property owners. This commenter also threatened class action litigation on behalf of the neighborhood if the city approves these changes without prior property owner consent. Another commenter provided detailed analysis of the prior entitlements in the Volcano Cliffs Sector Plan. This analysis demonstrates that only one zone in the Volcano Cliffs Sector Plan allows more than 50% of a building to have a second story, if it is a cluster development. The commenter stated that extending this allowance to all of the Volcano Mesa would be in direct conflict with prior zoning, the existing IDO overlay zoning, and the long-standing intent of development in the area.

Analysis: These comments are centered on the proposed amendment to allow cluster development to have up to 75% of the building footprint to be built with a second story. This proposed change was included in the notification letter, but it was subsequently removed from the application based on more analysis of prior entitlements. This allowance only applied to the portion of Volcano Mesa that is now zoned R-A, which is a minority of land within the area. The three changes to the Volcano Mesa CPO-13 pertain to driveway access, garage orientation, and required landscaping for multi-family, mixed-use, and non-residential development. Because none of these would impact views, staff believe that there are no changes that conflict with the sentiment expressed in these comments. The EPC could consider recommending no changes to the Volcano Mesa CPO-13 to respond to these comments. However, staff do not recommend any changes to the proposed amendments, which improve consistency with the prior Sector Plan.

Another commenter expressed concern about extending the electronic sign prohibition from Volcano Cliffs (largely residential) to apply to Volcano Heights (largely commercial) is appropriate.

Analysis: Staff agree that the Volcano Heights Sector Plan did not have an electronic sign prohibition, and that electronic signs might be appropriate in the single Urban Center on the Westside. Staff propose a recommended condition of approval to exclude the Volcano Heights Urban Center from the text amendment related to electronic signs.

- a. Recommended Condition: On page 345, Subsection 5 -12(H)(2)
5 that reads as follows: “Volcano Mesa – CPO-13, except electronic signs are allowed within the Urban Center.”

Coors VPO-1

There were 2 public comments in opposition to this amendment. However, it is unclear what aspects of the proposed amendment are objected to. Both comments stated:

The final grades are set in this existing subdivisions and cannot be lowered. Our streets, and underground storm drains, water and wastewater lines, and dry utilities are in this 1990’s approved city subdivision. Most of lots in this subdivision are already built on and their elevations and view plane approvals cannot be altered.

Analysis: The majority of the changes are intended to clarify how the regulations are applied and analyzed, without changing the rules themselves. The main substantive change is to bring back the ridegeline test from the Coors Corridor Plan ([3-6\(D\)\(5\)\(a\) – new](#)). For properties that are governed by an existing, approved site plan, the owner can build according to that plan as long it remains valid. This includes any approved building heights, signs, walls, and other site features as identified in the approved plans. For any aspect of the site that is not specifically regulated by the approved plans, the IDO regulations that are currently adopted would apply. The proposed amendments should not impact either property owner with objections. The EPC could consider recommending no changes to the Coors Blvd. VPO-1 to respond to this comment. However, staff do not recommend any changes to the proposed amendments.

Northwest Mesa VPO-2

There was 1 public comment in opposition to proposed changes to the Northwest Mesa VPO-2 that would obstruct views.

Analysis: The two changes to the Northwest Mesa VPO-2 intend to lower building heights for multi-family, mixed-use, and non-residential zones. None of the proposed changes would result in obstructed views in the R-1 zone where the property owner resides. The EPC could consider recommending no changes to the Northwest Mesa VPO-2 to respond to this comment. However, staff do not recommend any changes to the proposed amendments.

General CPO Process

There was 1 public comment questioning how amendments to the IDO are moved forward, and what measures are used to test if an amendment is going to protect a community.

Analysis: The Planning Department aims to identify issues and concerns throughout the year through several forums. The first is through staff application of the existing rules, and their knowledge of prior adopted rules that served to protect the neighborhood or community. If there are gaps in how the regulation could be interpreted or in carrying forward the original intent or language of a Sector Plan, it would be recommended for an annual update amendment to improve the implementation of the regulation.

The second is through the public meetings in advance of submitting the annual update. Unfortunately, the first annual update took from April 2019 to November 2020 before the amendments became effective (it was a 20-month process). This compressed the time staff had to do engagement for the second annual update. The second annual update included many of the small area changes that were vetted in the April 2019 public meetings, along with some new recommendations from Planning Staff, City Council, and members of the public.

The third method of identifying potential amendments is through the Community Planning Area (CPA) process, which will begin in February 2020. Long Range Planning staff will meet with area residents and stakeholders to identify if any changes are needed to the area's policy and regulatory land use system. To respond to the second question, the staff report is the place where staff performs a policy analysis to make recommendations and test if the amendment is consistent with the City's long-range vision and goals and protection of the community. The public review process allows comment, discussion, and vetting of these amendments and is an opportunity to remove, amend, or add other proposed changes. This is an informational comment and no changes to the proposed amendments are requested.

RECOMMENDED FINDINGS – RZ-2020-00048, January 21, 2021 – Text Amendments to the IDO, Small Areas

1. The request is for various Small Area amendments to the text of the Integrated Development Ordinance (IDO) for the Annual Update required by IDO Subsection 14-16-6-3(E). The proposed Small-area amendments, when combined with the proposed City-wide amendments, are collectively known as the 2020 IDO Annual Update.
2. These text amendments to specific Small Areas in the City are accompanied by proposed City-wide text amendments, which were submitted separately pursuant to Subsection 14-16-6-7(D) and are the subject of another Staff report (RZ-2020-00046).
3. The Small Area text amendments include proposed changes requested by neighbors, developers, staff, and Council Services that affect the following, fourteen Small Areas: Downtown Neighborhood Area- CPO 3, East Downtown-CPO 4, Los Duranes-CPO 6Nob Hill/ Highland-CPO 8, Rio Grande Blvd-CPO 11, Sawmill/Wells Park- CPO 12, Volcano Mesa- CPO 13, East Downtown-HPO 1, Coors Blvd-VPO 1, Northwest Mesa-VPO 2, Downtown Area, Downtown Center, Uptown Area and the Mixed-Use Form Based (MX-FB) Zone District.
4. The IDO applies City-wide to land within the City of Albuquerque municipal boundaries. The IDO does not apply to properties controlled by another jurisdiction, such as the State of New Mexico, Federal lands, and lands in unincorporated Bernalillo County or other municipalities.
5. The EPC's task is to make a recommendation to the City Council regarding the proposed amendments to IDO text. As the City's Planning and Zoning Authority, the City Council will make the final decision. The EPC is a recommending body to the Council and has important review authority. This is a quasi-judicial matter.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. Since April 2010, Staff has collected approximately 100 minor adjustments to language intended to clarify the IDO's original intent and improve implementation of adopted regulations. The proposed amendments respond to challenges in implementing regulations and neighborhood protections and are intended to promote economic growth and investment in the City. Changes in market demands for housing and business, combined with the imperative of protecting existing neighborhoods, sensitive lands, and Major Public Open Space, are also addressed.
8. The request mostly meets the application and procedural requirements in Subsection 14-16-6-7(E) of the IDO, as follows:

- A. The proposed small area amendment is consistent with the health, safety, and general welfare of the city as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

These proposed amendments to the IDO text are consistent with Comprehensive Plan policies that direct the City to adopt and maintain an effective regulatory system. Changes proposed are mostly consistent with adopted policies to protect and enhance the quality of the City's unique views, open spaces, neighborhoods, and commercial districts. Overall, the proposed amendments generally protect the public health, safety, and welfare.

- B. If the proposed small area amendment is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant must demonstrate that the proposed amendment would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not allow development that is significantly different from that character. The applicant must also demonstrate that the existing zoning regulations are inappropriate because they meet any of the following criteria:

1. There has been a significant change in neighborhood or community conditions affecting the small area.
2. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The proposed IDO text amendments-Small Areas consist of changes that would result in development that is mostly consistent with Comprehensive Plan Goals and Policies.

The proposed text amendments are more advantageous to the Community overall and would implement desired development patterns and densities. The proposed changes to specific areas (non-residential zone districts and mixed-use zones and subzones) would apply equally in all areas with the same designation.

- C. If the proposed small area amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended), the applicant must demonstrate that the existing zoning regulations are inappropriate because they meet at least one of the following criteria:

1. There has been a significant change in neighborhood or community conditions affecting the small area that justifies this request.
2. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Criterion 14-16-6-7(E)(3)(c) does not apply because the proposed amendments are not located wholly in an Area of Change.

- D. If the proposed amendment changes allowable uses, the proposed amendment does not allow permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The proposed amendments include a couple of changes that would result in changes affecting uses. One change would extend use restrictions for Major Public Open Space to the existing Northwest Mesa Escarpment sub-area and a new sub-area to limit intensity of development.

The other change would add drive-through or drive-up facility to the Uptown Urban Center, where the use is currently prohibited for a variety of reasons. Although associated use specific standards are intended to mitigate the impacts of drive-through, the larger issue is the extent to which allowing drive-throughs in the designated Urban Center would harm the integrity of Uptown as a more dense, walkable, urban place. The request partially meets Criterion 14-16-6-7(E)(d).

- E. The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

The small area amendments are not based completely or predominantly on the cost of land or economic considerations, though economic considerations are a primary rationale for the proposed change to allow the drive-through facility use in the Uptown Urban Center. The request partially meets Criterion 14-16-6-7(E)(3)(e).

9. These proposed Integrated Development Ordinance (IDO) Text Amendments– Small Areas would generally protect public health, safety, and welfare and promote economic growth and investment in the City as a whole as required pursuant to 14-16-6-7(E)(3). However, the request partially meets Criterion D and Criterion E, as explained in Finding 7 above. Conditions for recommendation of approval would help the request better meet Criteria D and E.

10. The request generally furthers the following relevant City Charter articles:

- a. Article I, Incorporation and Powers. Amending the IDO via text amendments is consistent with the purpose of the City Charter to provide for maximum local self-government. The revised regulatory language and processes in the IDO will generally help implement the Comprehensive Plan and help guide future legislation.
- b. Article IX, Environmental Protection. The proposed Small Area text amendments to the IDO will help ensure that land is developed and used properly and that environmental features and natural resources will be better protected and preserved. The IDO is an instrument to help promote and maintain an aesthetic and humane urban environment for Albuquerque's citizens, and thereby promote improved quality of life. Commissions, Boards, and Committees will have updated and clarified regulations to help facilitate effective administration of City policy in this area.
- c. Article XVII, Planning. Amending the IDO through the annual update process is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. The IDO will help implement the Comprehensive Plan and ensure that development in the City is

consistent with the intent of any other plans and ordinances that the Council adopts (Section I). Amending the IDO through the annual update process will help the Administration to implement the Comprehensive Plan vision for future growth and development, and will help with the enforcement and administration of land use plans (Section II).

11. The request generally furthers the following, applicable Goal and policies in Chapter 4: Community Identity:

A. Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

The IDO is intended to make zoning and land use entitlements in our community more transparent, accurate, and contextually compatible in order to enhance, protect, and preserve distinct communities, neighborhoods, and traditional communities. The IDO provides protections for residential neighborhoods through dimensional standards specific to residential zone districts in Part 2, tailored regulations in Overlay zones in Part 3, use-specific standards that require distance separations between non-residential and residential uses and zone districts in Part 4, and development standards that apply to adjacent to residential uses or zone district, especially edge buffers and neighborhood edges in Part 5.

B. Policy 4.1.2 - Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request protects the identity of neighborhoods and commercial districts by clarifying standards and regulations that are unclear. This will better ensure appropriate scale, design, and location of development. Revisions to the structure and implementation of the Coors VPO-1 and Northwest Mesa Escarpment VPO-2 regulations will help ensure the appropriate scale and location of development that protects views. The proposed new regulations, including allowing rooftop signs in and near Downtown and removing the transit parking reduction along Coors Boulevard, are intended to ensure appropriate scale and character of development.

C. Policy 4.1.4 - Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The request enhances, protects, and preserves neighborhoods and traditional communities by clarifying standards and regulations that are unclear. This will improve the implementation of the original goals and intent of the regulations as adopted through Sector Development Plans and the IDO. The proposed new regulations, including expanding the height restriction area and adding new use restrictions in the Northwest Mesa VPO, are intended to protect and enhance the existing character of those areas.

12. The request generally furthers the following, applicable Goal and policies in Chapter 5- Land Use:

A. Goal 5.1 – Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The IDO is the regulatory tool to realize and implement the “Centers and Corridors” community vision set out in the Comprehensive Plan in a coordinated, citywide context so that existing communities can benefit from appropriate new development, while being protected from potential adverse effects. The IDO regulations operationalize the City’s Development Areas – Areas of Change and Consistency – that work together to direct growth to appropriate locations and ensure protections for low-density residential neighborhoods, parks, and Major Public Open Space. The IDO implements the Comprehensive Plan through regulations tailored to the City’s designated Centers and Corridors..

B. Policy 5.1.2 - Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request generally controls and restricts development in areas near Major Public Open Space and along view corridors, and allows more development intensity in designated centers.

C. Goal 5.3 - Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The intent of many of the proposed changes is to clarify how to read and apply provisions in the IDO, which will result in a more predictable development outcomes and consistent decision-making. The request promotes efficient development patterns by clarifying standards and regulations that are unclear. The request generally directs more intense growth to designated Centers and Corridors and limits development near sensitive lands.

D. Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The proposed text amendments, as a whole, would generally help promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land. The request furthers Goal 5.3 – Efficient Development Patterns and Policy 5.3.1-Infill Development.

E. Goal 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The intent of many of the proposed changes is to clarify how to read and apply provisions in the IDO, which will help reinforce the character and intensity of development Areas of Consistency. The request generally directs more intense growth to designated Centers and Corridors, which are designated as Areas of Change, and limits development near sensitive lands and existing residential neighborhoods and historic districts, which are designated as Areas of Consistency.

F. Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

G. Policy 5.6.3- Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

b. Ensure the development reinforces the scale, intensity and setbacks of the immediately surrounding context.

The proposed text amendments would increase current parking requirements in Areas of Change along Coors Boulevard VPO-1 in order to protect views and character and the determination that parking requirements are not appropriate in the Downtown Area.

H. Goal 5.7 Implementation Process: Employ procedures and processes to effectively and equitably implement the Comprehensive Plan.

The intent of many of the proposed changes is to clarify how to read and apply provisions in the IDO, which will result in a more predictable development outcomes and consistent decision-making.

I. Policy 5.7.2 - Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

The IDO's procedures and processes in Part 6 have been developed to effectively and equitably implement the Comprehensive Plan. In order for the City's land use, zoning, and development regulations to stay up-to-date, the IDO established an annual update requirement into the regulatory framework. Changes proposed are intended to continually improve how the IDO implements the comp Plan by aligning regulations with Comp Plan goals and policies.

J. Policy 5.7.5 – Public Engagement: Provide regular opportunities for residents and stakeholders to better understand and engage in the planning and development process.

The IDO Annual Update process was established to provide a regular cycle for discussion among residents, City staff, and decision makers to consider any needed changes that were identified over the course of the year. Changes proposed for Part 6 of the IDO are intended to improve public agency engagement opportunities in the planning and development process.

K. Policy 5.7.6 – Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The intent of many of the proposed changes is to clarify how to read and apply provisions in the IDO, which will result in a more predictable development outcomes and consistent decision-making.

13. The request generally furthers the following Goals and policies in Chapter 7- Urban Design:

A. Goal 7.1 Streetscapes & Development Form: Design streetscapes and development form to create a range of environments and experiences for residents and visitors.

IDO implements this Comprehensive Plan goal through zoning standards that are appropriate in each zone district (Part 14-16-2); in specific small areas (Part 14-16-3); and in different contexts, such as next to residential neighborhoods, next to major Public Open Space, in Centers/Corridors, or in Areas of Change/Consistency in use-specific standards (Part 14-16-4) and development standards in Part 5. Changes proposed for rooftop signs in and near Downtown, screening of parking garages at the street edge in East Downtown area, and clarifications to the view protection regulations along Coors Boulevard are intended to establish high-quality standards in appropriate context.

B. Goal 7.3.- Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.1 – Natural and Cultural Features: Preserve, enhance, and leverage natural features and C. views of cultural landscapes.

The proposed text amendments include changes that would reinforce sense of place through context-sensitive design and would help to preserve and protect natural features and views of cultural landscapes.

D. Policy 7.3.2 – Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

a. Design development to reflect the character of the surrounding area and protect and enhance views.

The intent of the amendments to the 14 small areas is to improve implementation of the design standards that apply in specific small areas to protect and maintain the unique character and differences in those areas that contribute to their distinct identities.

E. Goal 7.4 – Context-Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

Changes proposed to the East Downtown CPO and HPO address parking structure walls and requires it to be screened or to have a wall that defines the street edge. This rule will result in new development that better complements the surrounding built environment.

F. Policy 7.4.2 – Parking Requirements: Establish off-street parking requirements based on development context.

The proposed text amendments include changes that would remove the parking reductions associated with Coors Boulevard in order to maintain the lower intensity of building development and protect views. The proposed text amendments would also make off-street parking exemptions only apply within the Comprehensive Plan designated Downtown Center. Both changes will require more parking that necessary in order to protect views and provide transitions to residential neighborhoods.

G. Policy 7.5.1 - Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The proposed text amendment would increase required site landscaping for multi-family, mixed-use, and non-residential development in the Volcano Mesa Area, but in a manner consistent with the high-desert climate. The scale and intensity of development would be reduced on the mesa top, which could preserve more of the high-desert landscape and enhance a sense of place.

14. The request furthers and partially furthers the following, applicable policies from Chapter 8- Economic Development:

A. Policy 8.1.1 – Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage development opportunities.

The IDO implements the Comprehensive Plan by establishing zoning standards tailored to different zone districts and different contexts. Proposed changes in Part 14-16-4 and Part 14-16-5 generally furthers this Comprehensive Plan goal and policy.

B. Policy 8.1.2 – Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The proposed text amendment would allow drive-throughs for restaurants within 1,320 feet of I-40 in the Uptown Urban Center to respond to COVID-19 and encourage economic development. The proposed quarter mile would capture about half of Uptown and extend further than close to I-40. The use-specific standards would continue to apply to specific sites, but cannot address cumulative effects of multiple drive-throughs on the intent that Uptown be a more urban and walkable area than other parts of town. The request partially furthers Policy 8.1.2-Resilient Economy.

15. The request furthers the following, applicable policy from Chapter 9- Housing:

Policy 9.2.1 – Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its' development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

The proposed text amendment includes a change to the building setbacks in Los Duranes and adds duplexes to the dwelling types that require context-sensitive setbacks. The proposed text amendment to the Nob Hill CPO require a ground floor false storefront. Both proposed text amendments will enhance the character of the neighborhood while maintaining compatibility with surrounding development and relationships to the street.

16. The request furthers the following, applicable Goal and policy from Chapter 11- Heritage Conservation:

A. Goal 11.3 – Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The proposed changes to the View Protection Overlays and Historic Protection Overlay zone are intended to enhance implementation of the intent of these overlays. Many of the changes proposed clarify how to read and apply provisions in the IDO, which will result in better protection and enhancement of our significant cultural landscapes.

B. Policy 11.3.1 – Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

a. Minimize negative impacts and maximize enhancements and design that complement the natural environment, particularly features unique to Albuquerque, in development and redevelopment.

The proposed text amendments would add protections that would facilitate preservation and enhancement of natural characteristics and features, which contribute to distinct identity of communities and cultural landscapes. The protections would help minimize negative impacts to the views of small areas near Major Public Open Space and would add regulatory protections for these natural and cultural landscapes.

17. Council Amendment A furthers the following applicable Comprehensive Plan policies:

A. Goal 5.3 - Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

B. Policy 8.1.2. Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The amendment would allow drive-through or drive-ups for restaurants located in the Uptown Area when located 1,320 feet of the public right-of-way of I-40. Currently, drive through and drive up facilities are prohibited for restaurants in order to create a walkable, more dense, and urban environment in the Uptown Area. Drive-through and drive-ups are allowed for banks and pharmacies under the IDO in Uptown. The intent of the previous regulation was to minimize conflicts between vehicles and pedestrians and to support Uptown as an Urban Center- one of the two designated in the entire City. However, the areas in close proximity to I-40 are not generally walkable.

18. Council Amendment A conflicts with the following applicable Comprehensive Plan policies:

Policy 4.1.2 - Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Policy 5.1.4.b. Urban Centers: Encourage pedestrian-oriented design, transit-oriented development, and infrastructure improvements that make Urban Centers more walkable over time.

Policy 5.1.9 Main Streets: Promote Main Streets that are lively, highly walkable streets lined with neighborhood-oriented businesses.

Policy 6.1.3 Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

Policy 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

Policy 7.2.2.b: Encourage building and site design that activates the pedestrian environment through building frontage, entrances, parking areas, and gathering spaces.

Policy 7.3.5 Development Quality: Encourage innovative and high-quality design in all development.

Adding drive-through uses for 1,320 feet would impact almost half of the Uptown Urban Center. There are only two urban centers in the City- and the proposed amendment would adversely impact the ability of the Uptown Center to develop a more urban, dense, and pedestrian supportive character. By their nature, drive-through and drive-up facilities do not promote pedestrian activity, though they can implement some minor improvements on the surface to address pedestrian safety issues, they are fundamentally an auto-oriented use.

19. Council Amendment B furthers the following applicable Comprehensive Plan goals and policies:

a. Policy 4.1.2 - Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

b. Policy 5.1.1 - Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

Goal 5.3 - Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

- c. Goal 7.1 Streetscapes & Development Form: Design streetscapes and development form to create a range of environments and experiences for residents and visitors.

Policy 7.3.5 Development Quality: Encourage innovative and high-quality design in all development.

Policy 7.3.2 – Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

The amendment would further the Identity and Design Policy (4.1.2), Desired Growth Policy (5.1.1), Efficient Development Patterns Policy (5.3), Areas of Change Policy (5.6.2), Streetscapes & Development Form Goal (7.1), Development Quality Policy (7.3.5), and Community Character Policy (7.3.2). This amendment reduces the rear setback minimum to 0 feet where the rear lot line abuts a street or alley in the Mixed Use-Form Based Zone District sub-zones (MX-FB-ID, MX-FB-FX, and MX-FB-AC). The MX-FB zone district includes subzones that allow a wide range of residential, commercial, and institutional uses subject to form-based zoning controls to ensure that the buildings they occupy, establish or reinforce a well-defined urban character. Context sensitive development is encouraged on sites in developed areas along streets designated as collectors or arterials. The MX-FB-ID subzone provides opportunities to introduce neighborhood-scale uses to serve nearby residents. MX-FB-FX supports pedestrian-scale mixed-use development in Areas of Change while the MX-FB-AC subzone provides community-scale non-residential and high-density residential development in areas designated as Activity Centers.

20. Council Amendment C & D furthers the following Comprehensive Plan policies:

- A. Policy 4.1.2 - Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.
- B. Policy 5.1.1 - Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

The amendment would further the Identity and Design Policy (4.1.2), Desired Growth Policy (5.1.1), and Regulatory Alignment Policy (5.7.2). The allowance of rooftop signs to the Near Downtown Area is in line with allowances to similar areas in the Downtown Core and appropriate given the character of the area. During the 1910's and 1920's advertising became increasingly focused on automobile traffic, specifically along Central Avenue. Signs in the past have played an important role in the activity of the areas they are located in. The request would further the Identity and Design Policy (4.1.2) by making the use of signs compatible to the area but the while protected by the Development Standards in the IDO related to Small Areas. The proposed amendment Development Standards are similar to the East Downtown CPO-4 and HPO-1 Small Areas.

21. Council Amendment E furthers the following applicable Comprehensive Plan goal and policy:
- A. Goal 7.3 - Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.
Policy 7.3.1 - Natural and Cultural Features: Preserve, enhance, and leverage natural features and views of cultural landscapes.
 - B. Policy 11.3.1 - Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.
Sub-policy 11.3.1.a - Natural and Cultural Features: Minimize negative impacts and maximize enhancements and design that complement the natural environment, particularly features unique to Albuquerque, in development and redevelopment.

The amendment would establish an additional area where regulations would apply that limit the scale and intensity of development next to a natural and cultural features – the Petroglyph National Monument, Northwest Mesa Escarpment, and Major Public Open Space (7.3, 7.3.1, 11.3.1, 11.3.1a). The regulations require more of a site to be dedicated to landscaping, reducing the hardscape and therefore runoff potential, which negatively impacts the Petroglyph National Monument and Northwest Mesa Escarpment (11.3.1.a). The amendment would limit or prohibit uses that could have negative impacts on the Petroglyph National Monument and Northwest Mesa Escarpment (11.3.1.a).
22. Council Amendment F would further the following Comprehensive Plan goal and policies:
- A. Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.
 - B. Policy 5.1.1 - Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.
 - C. Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.
 - D. Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.
 - E. Policy 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.
 - F. Policy 7.2.2.b: Encourage building and site design that activates the pedestrian environment through building frontage, entrances, parking areas, and gathering spaces.

The amendment would establish regulations along Coors Boulevard that limit the scale and intensity of building heights and structured parking along Coors Boulevard (VPO-1), A Major Transit Corridor. The amendment would further the Placemaking Policy (4.1.3), , Desired Growth Policy (5.1.1), Pedestrian Accessible Design Goal (7.2), Walkability Policy (7.2.1), and Walkable Places (7.2.2). While the encouragement of development was the reason for the building height bonus, the suitability of such along a heavily traversed corridor needs to be reconsidered. The height bonuses are more appropriate in mixed-use zones and subzones as there is the potential for stormwater management practices.

23. Council Amendment G furthers the following applicable Comprehensive Plan goal and policies:
- A. Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.
 - B. Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.
 - C. Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.
 - D. Policy 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.
 - E. Policy 7.2.2.b: Encourage building and site design that activates the pedestrian environment through building frontage, entrances, parking areas, and gathering spaces.
 - F. Goal 7.4 - Context-Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

The amendment would establish regulations that remove the parking reductions along Coors Boulevard, a Major Transit Corridor. The amendment would further the Placemaking Policy (4.1.3), Pedestrian Accessible Design Goal (7.2), Walkability Policy (7.2.1), Walkable Places Policy (7.2.2), and Context Sensitive Parking Goal (7.4). The increased development has not encouraged pedestrian activity in neighborhoods as had been anticipated and has resulted in denser development that is inappropriate to the area. Innovative designs could be implemented in order to allow for parking areas to become walkable where it would be ideal to park-once and then walk furthering the Pedestrian-Accessible Design Goal (7.2).

24. Council Amendment H furthers the following Comprehensive Plan goals and policies:
- A. Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.
 - B. Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.
- Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

Policy 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

Policy 7.2.2.b: Encourage building and site design that activates the pedestrian environment through building frontage, entrances, parking areas, and gathering spaces.

Goal 7.4 - Context-Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

The amendment would establish regulations that remove the parking reductions along Coors Boulevard, a Major Transit Corridor. The amendment would further the Placemaking Policy (4.1.3), , Pedestrian Accessible Design Goal (7.2), Walkability Policy (7.2.1), Walkable Places Policy (7.2.2), and Context Sensitive Parking Goal (7.4). The increased development has not encouraged pedestrian activity in neighborhoods as had been anticipated and has resulted in denser development that is inappropriate to the area. Future development along Coors Blvd should be encouraged as long as it is in areas that do not conflict with the character of the area in order to meet the Goals and Policies of the IDO.

25. In cases of conflict between a proposed text amendment and applicable Comprehensive Plan Goals and/or policies, Staff has provided conditions for recommendation of approval that address the conflicts.
26. For an Amendment to IDO Text, the required notice must be published, mailed, and posted on the web (see Table 6-1-1). A neighborhood meeting was required and held on November 23, 2020 via Zoom. The City published notice of the EPC hearing as a legal ad in the ABQ Journal newspaper. First class mailed notice was sent to the two representatives of each Neighborhood Association and Coalition registered with the Office of Neighborhood Coordination (ONC) as required by IDO Subsection 14-16-6-4(K)(2)(a). Notice was posted on the Planning Department website and on the project website.
27. In addition to the required notice, on December 7, 2020 e-mail notice was sent to the approximately 10,000 people who subscribe to the ABC-Z project update email list. Staff also recorded a line-by-line reading, as requested by a neighborhood representative, of the proposed amendments and posted the recording on the project webpage.
28. On December 17, 2020, the Planning Department hosted a public open house meeting via Zoom to review the proposed 2020 Annual Updates. Planning Staff presented the proposed amendments and hosted breakout rooms, where people could ask questions and discuss with Staff. Both the email notice and the required neighborhood association notification letter included information about the public open house.
29. The EPC held a study session regarding the proposed 2020 IDO amendments on January 14, 2020. This was a publically-noticed meeting.

30. As of this writing, Staff has received multiple comments, expressing support, opposition, and recommended changes. While there are comments in opposition to individual Tech Edits and Council Amendments, there is general support for this request as a whole. The recommended Conditions of Approval address some of the issues raised in public and agency comments.

31. In response to comments submitted for Nob Hill/Highland CPO-8:

- A. Optional: Nob Hill/Highland Sector Plan has long required the ground-floor to have 60% glazing. The existing requirements for this level of glazing should remain unchanged.
- B. Recommended: In the Nob Hill/Highland CPO-8, the City should make changes to implement the centers and corridors policies and policies guiding development to locations served by transit, to respond to current market realities, and to create more safe and livable urban dwelling units.

RECOMMENDATION – RZ-2020-00048 – January 21, 2021 - Text Amendment to the IDO – Small Areas

That a recommendation of APPROVAL of Project #: 2018-001843, RZ-2020-00048, a request for Amendment to IDO Text- Small Areas, be forwarded to the City Council based on the preceding Findings and subject to the following Conditions for recommendation of approval.

RECOMMENDED CONDITIONS FOR RECOMMENDATION OF APPROVAL– RZ-2020-00048 – January 21, 2021 – Amendment to IDO Text – Small Areas

- 1. The proposed amendments included in the spreadsheet “City-wide Text Amendments” (see attachment) shall be adopted, except as modified by the following conditions:
 - A. On page 75, Subsection 3-4(C)(5)(c). Parking reductions associated with proximity to Major Transit shall continue to apply to Coors Boulevard VPO-1.
 - B. On page 133, Subsection 3-6(D)(9). New subsection shall not be added: parking reductions associated with proximity to Major Transit shall continue to apply to Coors Boulevard, as they apply to other streets classified as Major Transit.
 - C. On page 345, Subsection 5-12(H)(2)(f), add a new subsection 5 that reads as follows: “Volcano Mesa – CPO-13, except electronic signs are allowed within the Urban Center.”
 - D. Page 193, Subsection 4-3(F)(4)(9)(e). Drive-through or drive-up facilities accessory to a restaurant use remain prohibited within the boundaries of the Uptown Urban Center.
OR, alternatively....
 - E. Page 193, Subsection 4-3(F)(4)(9)(e). Language to read as follows: “...or located within ~~1,320 feet (1/4)~~ 660 feet (1/8) mile in any direction of the right-of-way of Interstate Highway 40”.

2. To respond to public comments submitted regarding Nob Hill/Highland CPO-8:
 - A. On page 97, Subsection 3-4(I)(5)(b)(1)(b), revise as follows: “Contain a minimum of 60 percent of its surfaces in transparent windows and/or doors, as measured to include the first 12 feet of building height above the sidewalk, with the lower edge of window sills no higher than 30 inches above the finished floor. Urban residential frontages that are occupied with multi-family residential uses shall provide 20% of the ground floor with transparent windows and/or doors.”
 - B. On page 98, Subsection 3-4(I)(5)(b)(4)(c), revise as follows: “Contain a minimum of 60 percent of its surfaces in transparent windows and/or doors, as measured to include the first 12 feet of building height above the sidewalk, with the lower edge of window sills no higher than 30 inches above the finished floor. Urban residential frontages that are occupied with multi-family residential uses shall provide 20% of the ground floor with transparent windows and/or doors.”
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*Catalina Lehner, AICP
Current Senior Planner*

*Carrie Barkhurst, MCRP
Long Range Senior Planner*

Notice of Decision cc list:

List will be finalized subsequent to the January 21, 2021 EPC hearing

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

No comments.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER: none

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division- no comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No adverse comments to zone change.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

No adverse impacts.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

Comments pertain to the proposed City-wide text amendments.