

## APPLICANT INFORMATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input checked="" type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: <b>City of Albuquerque, Planning Department / Urban Design &amp; Development</b>		Phone: <b>505-924-3860</b>
Address: <b>1 Civic Plaza NW</b>		Email: <a href="mailto:mrenz-whitmore@cabq.gov">mrenz-whitmore@cabq.gov</a>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87103</b>
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site: <b>N/A</b>		List <u>all</u> owners: <b>N/A</b>

### BRIEF DESCRIPTION OF REQUEST

**Amendment to IDO Text – Small Area to amend the regulations that apply within 14 small areas: Downtown Neighborhood Area - CPO-3; East Downtown - CPO-4; Los Duranes - CPO-6; Nob 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 - 5-5(B)(2)(a)1; Downtown Center, MX-FB Zone District, and Uptown Area - 5-5(l)(2)**

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: <b>multiple</b>	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: <b>15 Small Areas, citywide</b>	Between:	and:
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### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

**Project #2018-001843 / Case # RZ-2019-00046 IDO Annual Update – 2019; Project # 1001620 / Case #16EPC-40082 – Adoption of the IDO**

Signature:	Date: <b>November 30, 2020</b>
Printed Name: <b>Mikaela Renz-Whitmore</b>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

## Form Z: Policy Decisions

**Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.**

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☒ **INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)**

\_\_\_ Interpreter Needed for Hearing? no if yes, indicate language: \_\_\_\_\_

02 Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

n/a Letter of authorization from the property owner if application is submitted by an agent

n/a Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)

03 Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

\_\_\_ Plan, or part of plan, to be amended with changes noted and marked

\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable

\_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)

\_\_\_ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

\_\_\_ Proof of emailed notice to affected Neighborhood Association representatives

\_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

☒ **AMENDMENT TO IDO (TEXT) – Amendment to IDO Text – Small Area**

04 Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked

05 Proof of Pre-submittal Neighborhood Meeting per IDO Section 14-16-6-4(C)

06 Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable

07 Required notices with content per IDO Section 14-16-6-4(K)(6)

X Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first-class mailing

X Proof of emailed notice to affected Neighborhood Association representatives

X Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first-class mailing (to property owners)

☐ **ZONING MAP AMENDMENT – EPC**

☐ **ZONING MAP AMENDMENT – COUNCIL**

\_\_\_ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)

\_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)

\_\_\_ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

\_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first-class mailing

\_\_\_ Sign Posting Agreement

☐ **ANNEXATION OF LAND**

\_\_\_ Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*

\_\_\_ Petition for Annexation Form and necessary attachments

\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)

\_\_\_ Board of County Commissioners (BCC) Notice of Decision

**I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.**

Signature: \_\_\_\_\_

Date: November 30, 2020

Printed Name: Mikaela Renz-Whitmore

☐ Applicant or ☒ Agent

**FOR OFFICIAL USE ONLY**

Project Number: \_\_\_\_\_

Case Numbers

-

-

Staff Signature: \_\_\_\_\_

Date: \_\_\_\_\_



January 4, 2021

Dan Serrano, Chair  
Environmental Planning Commission  
c/o City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102



Dear Chair Serrano,

Please accept this **REVISED** letter of justification, required by IDO Subsection 14-16-6-7(E)(3)(a), of the request for an Amendment to IDO Text – Small Area, submitted for the Environmental Planning Commission’s review and recommendation to the City Council as part of the annual update required by IDO Subsection 14-16-6-3(D).

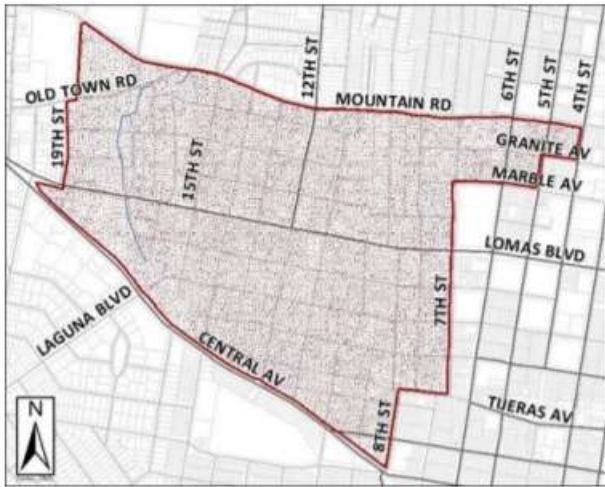
The IDO is the regulatory tool to realize and implement the “Centers and Corridors” community vision set out in the Albuquerque-Bernalillo County Comprehensive Plan (“Comp Plan”) in a coordinated, citywide context where existing communities can benefit from appropriate new development, while being protected from potential adverse effects. The IDO regulations coordinate with 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 Comp Plan through regulations tailored to each of the City’s designated Centers and Corridors and to many small areas. The IDO regulations are also coordinated with transportation and urban design policies in the updated Comp Plan, as well as updated technical standards for infrastructure in the Development Process Manual (DPM).

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 needed changes that were identified over the course of the year. Over the course of the two-and-a-half years that the IDO has been effective, staff identified changes to 14 small areas standards that are needed to improve the clarity and intended implementation of the adopted regulations.

These clarifications and adjustments were requested by neighbors, developers, and staff and are compiled into a table of “Small Area Proposed Text Amendments.” Each proposed change provides the page and section of the adopted IDO that would be modified, the text that is proposed to change, along with an explanation of the purpose or intent of the change. This document is the main body of the application for Amendments to IDO Text – Small Area. These small areas include the Mixed-use - Form-based (MX-FB) Zone District - 2-4(E)(3)(c); Downtown Neighborhood Area - CPO-3; East Downtown – CPO-4; Los Duranes - CPO-6; Nob 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 - 5-5(B)(2)(a)1; Downtown Center - 5-12(E)(4)(d); and Uptown Area - 5-5(I)(2).

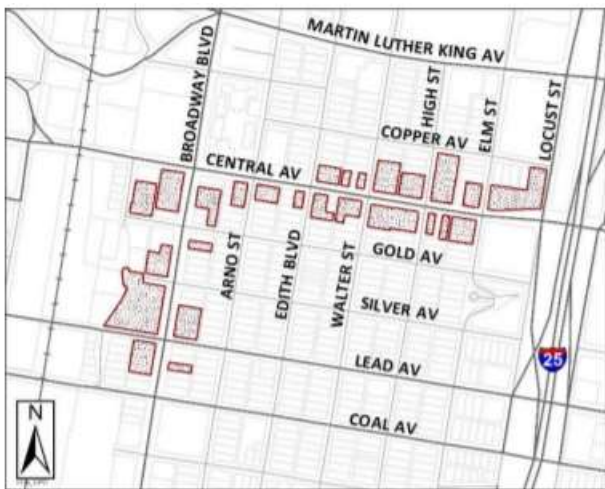
## Summary of Proposed Changes, by small area

### Downtown Neighborhood Area - CPO-3



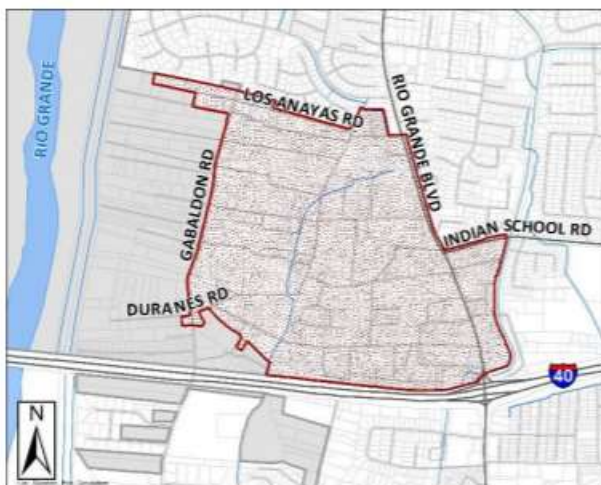
Add a setback standard for garages that requires garages facing a street to be set back 5 feet behind the façade of the building and garages accessed from an alley to be set back 5 feet from the property line, which is consistent with the rescinded Downtown Neighborhood Area Sector Plan. (3-4(D)(5)(a)1 and (D)(5)(a)1.b.)

### East Downtown - CPO-4



Provide 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 in the EDo HPO (5-5(F)(4)(a)) as part of this 2020 Annual Update. (5-5(F)(4)(a)(3).)

### Los Duranes - CPO-6



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)(3)(a)1.b.)

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. (3-4(G)(4)(b).)



#### Nob Hill/Highland - CPO-8



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 for that use. (3-4(l)(5)(b)(4)b.)

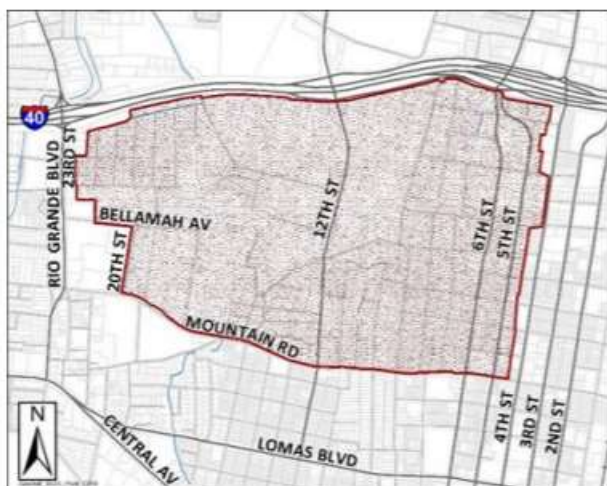
#### Rio Grande Blvd. - CPO-11



Revise the setback standard to be consistent with the Rio Grande Corridor Plan to apply only to the setback from Rio Grande (not all sides of the lot) to be consistent with the rescinded Rio Grande Corridor Plan and makes the language structure parallel with the Coors Blvd. CPO-2. (3-4(L)(3).)

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. (3-4(L)(5)(b)3.)

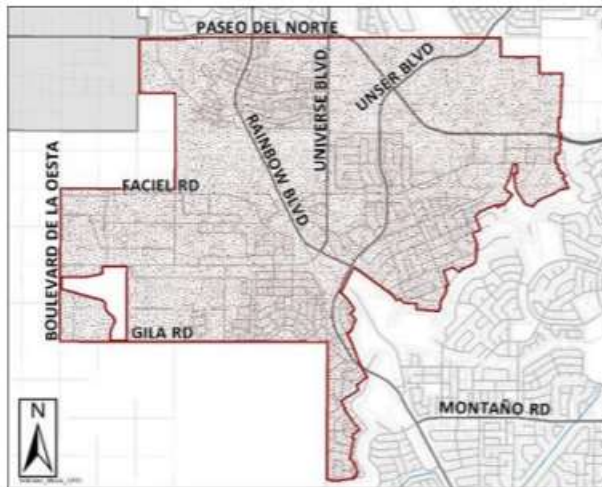
#### Sawmill/Wells Park - CPO-12



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)(b)8 and (M)(5)(c).)

Revise the building façade standards for Mountain Rd. and adjacent residential zones to require more articulation, which is consistent with the rescinded Sawmill-Wells Park Sector Plan. (3-4(M)(5)(c)5.)

### Volcano Mesa - CPO 13



Clarify the intent of the standard relating to “side streets” to be consistent with the Volcano Cliffs Sector Plan. (3-4(N)(5)(c).)

Revise the garage standards to apply to 3-car garages that are street-facing. (3-4(N)(5)(d)2.)

### East Downtown - HPO-1



Clarify the intent of the standard relating to “side streets” to be consistent with the East Downtown Regulatory Plan. (5-5(F)(4)(a)3.)

Provide 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. (5-5(F)(4)(a)(3).)

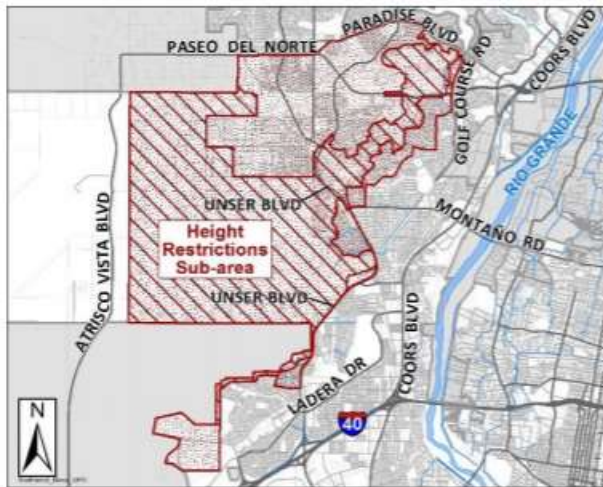
### Coors Blvd. - VPO-1



Revisions throughout the VPO to add consistency with the protected view and the new defined term “view point.” The revisions clarify how to perform the analysis of the 3 view protection tests and revise the graphics for consistency. Finally, the protection of views along the entire ridgeline is added back to be consistent with the prior Coors Corridor Sector Plan. (6-6(D).)



## Northwest Mesa - VPO-2



Move the “techniques” for minimizing the visual impact of taller buildings to the decision criteria for this EPC approval of a height variance, apply it to any new structure, and specify where the protected view is to be taken from. (3-6(E)(3)(c)2.)

Add a second Height Restrictions subarea and enhance the Use Specific Standards for the Height Restrictions subareas to expand the area of transition and decrease the intensity of development near MPOS. Portions of this amendment were submitted by Council Services. (3-6(E)(3).)

## Downtown Center - 2-4(E)(3)(c) and 5-12(E)(4)(d)



Revise Table 2-4-11, in Subsection 2-4(E)(3)(c), to allow a 0-foot rear setback in all MX-FB zones where a rear lot line abuts a street or an alley. This amendment was submitted by Council Services. (Table 2-4-11.)

Add the Downtown Center and Mixed-use or Non-residentially zoned properties within 330 feet of the Center as a location where rooftop signs are allowed. Currently the East Downtown CPO and HPO are the only locations that allows rooftop signs. This amendment was submitted by Council Services. (5-12(E)(4)(d).)

## Downtown Area - 5-5(B)(2)(a)1



Revise to apply to the Downtown Center and delete the existing map. This change makes the parking exemption only apply within the Comp Plan Downtown Center, with MX-Form Based zoning, and removes overlap with other CPOs that did not have the parking exemption. (5-5(B)(2)(a)1.)



#### Uptown Area - 5-5(l)(2)



Remove the drive-through prohibition for restaurants in any portion of the Uptown Urban Center that is within 1,320 feet of the I-40 right-of-way. This amendment was submitted by Council Services. (5-5(l)(2).)

#### Background

Unlike the 2019 IDO annual update, the 2020 IDO Annual Update is purposefully broken down into two cases instead of one. This is because the City-wide text amendments to the IDO are legislative in nature and the Small Area amendments are quasi-judicial in nature. There are two different application types for text amendments to the IDO, and this request is reviewed and decided according to IDO Subsection 14-16-6-7(E), Amendment to IDO Text – Small Area.

#### Justification for a Character Protection Overlay Zone under the Criteria in 6-7(E)(3)

##### Overview

These proposed amendments to the IDO text are consistent with the required Annual Update process described in IDO Subsection 14-16-6-3(D). The Planning Department has compiled the recommendations, performed analyses of the proposed changes, and is now submitting the proposed amendments for EPC's review and recommendation. These proposed amendments to the IDO text meet the Review and Decision Criteria in IDO Subsection 14-16-6-7(E)(3).

##### Review and Decision Criterion 14-16-6-7(E)(3)

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 the following applicable Goals and Policies in the ABC Comprehensive Plan.

These proposed amendments to the IDO text are consistent with Comp 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, in particular, are consistent with adopted policies to protect and enhance the quality of the City's unique views, open spaces, neighborhoods, and commercial districts. These amendments further the following applicable goals and policies of the ABC Comprehensive Plan and protect the public health, safety, and welfare.

## **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 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 Blvd., 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.

## **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 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 this 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 the 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.

**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 the 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 (5.3.1). 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.

#### **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 the clarify how to read and apply provisions in the IDO, which will help reinforce the character and intensity of development in 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 development 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 that 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.

**Goal 5.7 Implementation Processes:** Employ procedures and processes to effectively and equitably implement the Comp 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.

**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.

**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.

## **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 Streetscapes & Development Form Goal (7.1). The IDO implements this Comp 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 the appropriate context.

**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.

**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 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.

**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.

**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 of 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 Comp 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.

**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.

## **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 economic development opportunities.

**Response:** If approved, the request would further the Diverse Places Policy (8.1.1). The IDO implements the Comp 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 further this Comp Plan goal and policy.

**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 further the Resilient Economy Policy (8.1.1). The IDO implements the Comp 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 11,320 feet of I-40 in the Uptown Urban Center is intended to provide an incentive for development that responds to the new COVID-19 conditions.

## **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.

## **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.

**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.

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 Comp 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 Comp Plan by implementing development patterns and densities desired by the community.

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) and 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 an Area of Consistency, so the criterion above applies to the whole small area.

6-7(E)(3)(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:** This small area amendment does not propose to change any allowable uses.

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 of 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.

### Public Outreach / Pre-submittal Neighborhood Meeting

The City's Alternative Dispute Resolution (ADR) facilitated a pre-submittal Neighborhood Meeting, as required by IDO Subsection 14-16-6-4(C). There were two opportunities to hear the same presentation and ask questions. These meetings were held on November 23, 2020. **There was an approximately half-hour presentation followed by an hour-long question and answer session broken out into multiple break out rooms. The presentation is posted on the project website at:**

- [Pre-submittal Neighborhood Meeting Presentation \(PDF\)](#)
- [Pre-submittal Neighborhood Meeting Summary](#)

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.

## **Notification**

### **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.

Long Range staff have not received a request for a post-application facilitated meeting. If one is requested, Long Range staff will be happy to work with ADR to respond. Please note, however, that Citywide Policy Decisions are not listed in the section that would require a delay in the decision on the application to allow a post-submittal facilitated meeting (IDO 14-16-6-4(L)(2)). This is because the EPC is a review and recommending body, and continued opportunity for discussion and commenting is provided through the City Council review and decision process.

#### **Conclusion**

This request promotes public health, safety, and welfare by improving the quality and the enforceability of the existing land use and zoning regulations. These proposed amendments to the IDO text will promote economic growth and investment in the City as a whole. The proposed changes respond to challenges in implementing new regulations and neighborhood protections in a real-world context with real-world projects. Changes in market demands for housing and business needs, coupled with the imperative of protecting existing neighborhoods are addressed in the proposed edits and amendments.

Sincerely,



Mikaela Renz-Whitmore, Long Range Planning Manager  
City Planning Department

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. **PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

**When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.**

Official Use only		
PA#: 20-209	Received By: Diego Ewell	Date: 11/12/2020
APPOINTMENT DATE & TIME: N/A		

Applicant Name: CABQ Planning Department Phone#: 505-924-3879 Email: abcto@cabq.gov

### PROJECT INFORMATION:

**For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.**

Size of Site: 14 small areas Existing Zoning: misc. Proposed Zoning: no change

Previous case number(s) for this site: Project #2019-001843, RZ-2019-0046, Project 1001620

Applicable Overlays or Mapped Areas: 14 small areas, see below for full list

Residential – Type and No. of Units:

Non-residential – Estimated building square footage: No. of Employees:

Mixed-use – Project specifics:

### LOCATION OF REQUEST:

Physical Address: 14 small areas, across the city Zone Atlas Page (Please identify subject site on the map and attach) misc.

### BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Amendment to IDO Text - Small Area for the 2020 IDO Annual Update

### QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

This request applies to 14 mall areas established in the IDO or Comprehensive Plan, including the Mixed-use - Form-

based Zone District - 2-4(E)(3)(c); Downtown Neighborhood Area - CPO-3; East Downtown - CPO-4; Los Duranes -

CPO-6; Nob 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 - 5-5(B)(2)(a)1; Downtown

Center - 5-12(E)(4)(d); and Uptown Area - 5-5(I)(2).

Please review application process and procedures for a Text Amendment to the IDO - Small Area.



## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-209 Date: 11/17/20 Time: N/A (sent via email to [abcto@cabq.gov](mailto:abcto@cabq.gov))

Address: 14 small areas

### AGENCY REPRESENTATIVES

Planning: Linda Rumpf ([lrumpf@cabq.gov](mailto:lrumpf@cabq.gov))

Zoning/Code Enforcement: Marcelo Ibarra ([marceloibarra@cabq.gov](mailto:marceloibarra@cabq.gov))

Fire Marshal: Bob Nevárez ([rnevarez@cabq.gov](mailto:rnevarez@cabq.gov)) or call 505-924-3611 (if needed)

Transportation: Nilo Salgado ([nsalgado-fernandez@cabq.gov](mailto:nsalgado-fernandez@cabq.gov))

Hydrology: Ernest Armijo, P.E., ([earmijo@cabq.gov](mailto:earmijo@cabq.gov))

### PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

*Additional research may be necessary to determine the exact type of application and/or process needed.*

*Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

**REQUEST:** Amendment to IDO Text - Small Area for the 2020 IDO Annual Update

### SITE INFORMATION:

Zone: x

Size: x

Use: x

Overlay zone: x

Comp Plan Area of: x

Comp Plan Corridor: x

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: See Dimensional Standards tables in the IDO

\*Neighborhood Organization/s: Contact ONC regarding mailed notice requirement (to property owners within and adjacent to the small area)

*\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at [www.cabq.gov/neighborhoods.resources](http://www.cabq.gov/neighborhoods.resources).*

### PROCESS:

Type of Action: Amendment to IDO Text – Small Area 6-7(E)

Review and Approval Body: EPC Is this a PRT requirement? Yes

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-209 Date: xxx Time: N/A (sent via email)

Address: 14 small areas

### NOTES:

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

### New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- [Neighborhood Meeting](#) or <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- [Public Notice](#) or <http://www.cabq.gov/planning/urban-design-development/public-notice>

### Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

### Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, [lrumpf@cabq.gov](mailto:lrumpf@cabq.gov)

### File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and/or to Maggie Gould at [mgould@cabq.gov](mailto:mgould@cabq.gov).

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

### Current Planning Comments

Amendment to IDO Text – Small Area 6-7(E)

Public Notice

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-209 Date: xxx Time: N/A (sent via email)

Address: 14 small areas

Table 6-1-1: Summary of Development Review Procedures															
X = Required R = Review and/or Recommend D = Review and Decide AR = Appeal Review and Recommend AD = Appeal Review and Decision [ ] = Public Meeting < > = Public Hearing															
Section	Public Notice					Mtgs		Review and Decision-making Bodies							Specific Procedures
	6-4(K)					6-4(B)	6-4(C)	6-2							
	Published	Mailed	Posted Sign	Electronic Mail	Web Posting	Pre-application	Neighborhood	City Staff <sup>(1)</sup>	ZHE	DRB	LC	EPC	LUHO	City Council <sup>(2)</sup>	
Application Type															
Subdivision of Land – Minor				X	X			R		[D]			<AR>	<AD>	6-6(K)
Subdivision of Land – Major															
<i>Bulk Land Subdivision</i>	X	X	X	X	X	X		R		[D]			<AR>	<AD>	6-6(L)
<i>Preliminary Plat</i>	X	X	X	X	X	X		R		[D]			<AR>	<AD>	6-6(L)
<i>Final Plat</i>					X			R		[D]			<AR>	<AD>	6-6(L)
Vacation of Easement, Private Way, or Public Right-of-way															
<i>Vacation of Public or Private Easement or Private Way<sup>(3)</sup></i>						X		R		[D]			<AR>	<AD>	6-6(M)
<i>Vacation of Public Right-of-way – City Council</i>	X	X	X	X	X		X	R		[D]				<D>	6-6(M)
<i>Vacation of Public Right-of-way – DRB</i>	X	X	X	X	X		X	R		[D]			<AR>	<AD>	6-6(M)
Variance – EPC	X	X	X	X	X	X	X	R				<D>	<AR>	<AD>	6-6(N)
Variance – ZHE	X	X	X	X	X		X	R	<D>				<AR>	<AD>	6-6(O)
Waiver – DRB				X	X		X	R		[D]			<AR>	<AD>	6-6(P)
Waiver – Wireless Telecommunications Facility	X	X	X	X	X			R				<D>	<AR>	<AD>	6-6(Q)
Policy Decisions															
Adoption or Amendment of Comprehensive Plan	X	X		X	X	X		R				<R>		<D>	6-7(A)
Adoption or Amendment of Facility Plan	X	X		X	X	X		R				<R>		<D>	6-7(B)
Adoption or Amendment of Historic Designation	X	X	X	X	X	X	X	R			<R>			<D>	6-7(C)
Amendment to IDO Text – Citywide	X	X		X	X	X		R				<R>		<D>	6-7(D)
Amendment to IDO Text – Small Area	X	X		X	X	X	X	R				<R>		<D>	6-7(E)

## Zoning Comments

6-7-E-3 text amendment to IDO

EPC – 6-7-E-2-a

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-209 Date: xxx Time: N/A (sent via email)

Address: 14 small areas

### Transportation Development comments

For additional information contact Nilo Salgado (924-3630) or Jeanne Wolfenbarger (924-3991)

**\*\*Contact Jeanne Wolfenbarger for comments/discussion/input.**

*If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at [lrumpf@caba.gov](mailto:lrumpf@caba.gov)*



## Proof of Pre-submittal Neighborhood Meeting per IDO Section 14-16-6-4(C)

1. An application for Amendment to IDO Text – Small Area requires an offer of a pre-submittal neighborhood meeting, per Table 6-1-1.
2. The attached documentation demonstrates that a meeting was offered to all of the Neighborhood Association representatives on file with the Office of Neighborhood Coordination, along with the list of individuals who received notice.
3. Two facilitated meetings were held to satisfy this requirement. The following is proof that the meeting occurred:
  - a. The attached facilitated meeting notes, provided by an independent, third-party facilitator are proof that a meeting occurred.
  - b. The following email addresses were provided via chat during the meeting:
    - i. [marwan.christina@gmail.com](mailto:marwan.christina@gmail.com)
    - ii. [peggyd333@yahoo.com](mailto:peggyd333@yahoo.com)
    - iii. [Jane.Baechle@gmail.com](mailto:Jane.Baechle@gmail.com)
  - c. Additional attendees are listed in the facilitated meeting notes.
4. Meeting location, date, and time:
  - a. Zoom Meeting on Monday, November 23, 2020 at 12:30 pm
    - i. <https://cabq.zoom.us/j/95955113339>
    - ii. Phone: +1-346-248-7799, Meeting ID: 959 5511 3339
  - b. Zoom Meeting on Monday, November 23, 2020 at 5:30 pm
    - i. <https://cabq.zoom.us/j/97337147540>
    - ii. Phone: +1-346-248-7799, Meeting ID: 973 3714 7540
5. Summary of discussion, including concerns raised, areas of agreement and disagreement, and next steps identified, if any:
  - a. The facilitated meeting report includes a summary of discussion, concerns raised, and areas of agreement and disagreement.
6. Identification of any design accommodations that may have been made as a result of the meeting.
  - a. This is an Amendment to IDO Text – Small Area, and does not include any proposed development or design.
  - b. In terms of accommodations made in the application, the main change includes removing the proposed amendment to the Volcano Mesa CPO-13 to allow cluster developments to have up to 75% of the building footprint as a second story. This item received the most discussion and opposition. Council staff pointed out that this rule in the Sector Plan only applied to one zone. Staff research after the first meeting identified that there is a very limited area within the CPO that could have applied this rule prior to adoption of the IDO; adoption of the rule would have extended the applicability throughout the CPO. As a substantial change, it would be more appropriate to consider this during the CPA process.
7. If the concerns raised at the meeting have not been accommodated, the applicant must identify the site or project constraints that limit the ability to address those concerns. The following concerns raised at the meeting were not accommodated:

- a. Rio Grande Blvd. CPO: The minimum setback from the right-of-way between Indian School and Montano should be 20 feet, not 25 feet.
    - i. Response: This comment will be considered during the City's review/decision process.
  - b. Los Duranes CPO: The setback requirement should include the term "duplexes."
    - i. Response: This comment will be considered during the City's review/decision process.
  - c. Downtown Area: The person in attendance did not agree with changing the term "Downtown Area" to "Downtown Center," then limiting the parking exemption for new developments to that in the Downtown Center. This would shrink the current parking exemption for developers.
    - i. Response: Many residents have called for this change because of limited parking for multi-family developments outside of the Downtown Center in the residential neighborhoods. Existing developments would be allowed as nonconforming. New development would have to provide parking on-site, on-street, or via shared parking.
  - d. Northwest Mesa VPO: The new sub-area proposed height cap of 30 feet within 660' of the current height restriction area is still too high and should be negotiated before the City submits the application.
    - i. Response: Staff believes that this amendment would add a new height limitation, which is consistent with the desired goal of lowering building heights near the Petroglyph National Monument. Delaying consideration of this would allow taller buildings to come in, so delaying this amendment would be counter to the desired goal of Council and meeting attendees.
  - e. Northwest Mesa VPO: Miscellaneous comments provided in the chat discussion.
    - i. Response: These comments will be considered during the City's review/decision process.
  - f. Coors Corridor VPO: The current regulations do not consider the impact that buildings on abutting sites may have within a view frame, which would further restrict views.
    - i. Response: This comment will be considered during the City's review/decision process.
  - g. Volcano Mesa CPO: One resident had concerns about the urban center as too dense for the mesa top. The same resident is concerned that the City is not planning parks on the west side.
    - i. Response: None of the proposed changes affect these concerns. The Volcano Heights Urban Center is adopted in the Comprehensive Plan, which would have to be amended to change the designation of this area. Park planning is the purview of the City Parks and Recreation Department and is constrained by the Impact Fee Ordinance, which gathers money for parks and sets a geography within which those funds must be spent.
8. The Facilitated Meeting Report is posted on the project website at this address, under the section Pre-submittal Neighborhood Meeting: <https://abc-zone.com/ido-annual-update-small-area-text-amendments>

## Pre-submittal Neighborhood Meeting

The City's Alternative Dispute Resolution (ADR) will facilitate a pre-submittal Neighborhood Meeting, as required by [IDO Subsection 14-16-6-4\(C\)](#). There will be two opportunities to hear the same presentation.

**WHEN:** Monday, November 23, 2020, 12:30 - 2 p.m. via Zoom

**WHEN:** Monday, November 23, 2020, 5:30 - 7:00 p.m. via Zoom

**WHERE:** Online via [Zoom](#)

**WHO:** All affected Neighborhood Associations

- [Pre-submittal Neighborhood Meeting Request](#)
- [Pre-submittal Meeting Request Notice Checklist](#)
- [Pre-submittal Neighborhood Meeting Presentation](#)
- [Pre-submittal Neighborhood Meeting Summary](#)

Other participants with email addresses on file:

- Chanteil Walter: [Chanteil\\_Walter@nps.gov](mailto:Chanteil_Walter@nps.gov)
- Pat Gallagher: [patgllgr@aol.com](mailto:patgllgr@aol.com)
- Mike Voorhees: [mike@cyonic.com](mailto:mike@cyonic.com)
- Rene Horvath: [aboard10@juno.com](mailto:aboard10@juno.com)
- Tricia Keffer: [tkeffer@cabq.gov](mailto:tkeffer@cabq.gov)
- Michael Vos: [vos@consensusplanning.com](mailto:vos@consensusplanning.com)
- Joshua Beutler: [jbeutler@gmail.com](mailto:jbeutler@gmail.com)

The meeting report was sent on November 27, 2020 by the meeting facilitator to all of the Neighborhood Association representatives who received notice of the meeting.

# CITY OF ALBUQUERQUE FACILITATION PROGRAM

## MEETING SUMMARY REPORT

**Project:** IDO Small Area Text Amendments Community Meetings  
**Facilitators:** Philip Crump, Jessie Lawrence, Jocelyn Torres  
**Report Submitted By:** Jessie Lawrence

**Meeting Date/Time:** November 23, 2020, 12:30 PM and 5:30 PM  
**Meeting Location:** Via Zoom  
**Number of Participants:** Approximately 30 over two meetings, plus City staff participants

### Background and Summary:

CABQ long-range planning staff hosted two community meetings to share information and get community members' input about submitted text amendments to the IDO affecting 14 small areas in the city. Staff presented the proposed amendments and received questions and feedback.

Most questions and concerns were about proposed changes to the Volcano Mesa Character Protection Overlay (CPO) and the Coors Blvd. View Protection Overlay (VPO). In particular, neighbors were concerned about a proposed change to increase height to 26 feet on a maximum of 75% of the building footprint in cluster development in the Volcano Mesa CPO, and staff said that they would revisit this. Neighbors in Northwest ABQ were also most concerned about other height regulations and the view protections along the Coors Corridor. There were only a few comments about changes in other areas of the city.

Other questions and concerns, submitted both verbally and via Zoom chat, are included in the Meeting Specifics section. The meetings were also recorded via Zoom to be posted on the Planning website. Updates will be posted on the IDO website at <https://abc-zone.com/ido-annual-update-small-area-text-amendments>. Staff said that they welcomed other comments by email or other meetings with residents.

### Meeting Specifics:

#### 1. Introduction and Overview – Both Meetings

- a. Carrie Barkhurst, CABQ Planner, introduced the other members of City staff in attendance and provided an overview of the IDO, the types of amendments being proposed, and the process.
  - i. Slides are posted online at <https://abc-zone.com/node/1173>.
- b. Staff plans to submit the annual update on November 30, 2020.
  - i. It is expected to be heard by the EPC at the January 2021 meeting.
- c. Questions and comments received during the Introduction and Overview:
  - i. Neighbor (N): Are chats part of the record?
    1. Staff (S): Yes, chats are part of the record.

# CITY OF ALBUQUERQUE FACILITATION PROGRAM

## MEETING SUMMARY REPORT

- ii. N: Is there a goal for these meetings regarding how many community participants would be an expected outcome to actually call it a public meeting?
  - 1. S: Participation is voluntary for all interested.
  - 2. N: So no goals for community participation. Ok, how can communities access the new purpose of protecting communities to argue against over development and liberalizations of densities and height restrictions across the city? What type of argument would hold up at EPC for communities, relying on this newly amended IDO purpose of protecting communities, to challenge amendments that remove more of the established visioning of their areas?
- d. Staff shared their contact information for additional comments and communication:
  - i. Carrie Barkhurst: [kcbarkhurst@cabq.gov](mailto:kcbarkhurst@cabq.gov)
  - ii. Mikaela Renz-Whitmore: [mrenz@cabq.gov](mailto:mrenz@cabq.gov)
  - iii. Staff Project Team: [abcto@cabq.gov](mailto:abcto@cabq.gov)

### 2. Northwest Albuquerque Breakout Room – 12:30 Meeting

- a. Carrie Barkhurst presented the changes, starting with the Volcano Mesa CPO.
  - i. In the Volcano Mesa CPO:
    - 1. The first change presented was a change to building height for cluster development.
    - 2. The second change was a clarification re garage access and a change to three-car garage design.
    - 3. The third change was to the amount of landscaping on multi-family, mixed-use, or non-residential development.
  - ii. In the Northwest Mesa VPO:
    - 1. The first change presented was a new height restriction sub-area, with an additional height restriction of 30 feet in a 660-foot sub-area at the edge of the Northwest Mesa Escarpment Plan Area. There are also new use standards for this area.
    - 2. The second change includes two clarifications, one on view corridors and one on drainage as a potential hardship in variance criteria.
  - iii. In the Coors Blvd. VPO:
    - 1. Definitions of sight line, view plane, and view point are modified.
    - 2. Structure height and structure bulk standards are clarified.
- b. Questions and comments related to Volcano Mesa CPO height changes:
  - i. N: Is this guaranteed?
    - 1. S: This is a proposal for a change. It was requested, and when there's a request, the Planning Department takes them and puts



# CITY OF ALBUQUERQUE FACILITATION PROGRAM

## MEETING SUMMARY REPORT

them on a list for discussion. Through the review process, the Planning Department listens to concerns and there are public hearings.

- ii. N: Who requested this change?
- iii. N: How can we oppose it?
  - 1. S: We received a request from Pulte. It is based on a rule that was adopted by City Council in November 2014.
  - 2. N2: We recently opposed Pulte's request.
  - 3. N3: We already won the opposition.
  - 4. N4: Pulte lost two different hearings on this.
- iv. N: The Volcano Cliffs plan said 50%, which it should stay. Pulte put in a variance that was opposed and denied. Residents are against this.
- v. N: Pulte was denied on this. Now they're coming to the city to request the whole law to be changed. What do we need to do to prove our point? Pulte builds in so many locations, they didn't have to do this here.
- vi. N: Completely in opposition.
- vii. N: Pulte has several single lots. Nothing together. I do not support this at all.
- viii. N: I also oppose.
- ix. N: Favors Pulte over custom builders who adhere to the rules.
- x. N: Counter proposal should be to stay as it is.
  - 1. S: People who are opposed, their comments will be recorded. They can also submit comments. City staff will also have another meeting with those who are interested.
- xi. N: Can anyone speak to metrics that are being drafted to support the newly established purpose of the IDO: "protecting communities"? Well I'd hope they are being drafted, but as most things are done in secret at the PD, we don't get info on this. But metrics that would address the protection of communities are needed at EPC, DRB and CC.
  - 1. S: The city recently adopted numerous metrics. As the City begins the Community Planning Area assessments next year, they will begin evaluating that data and tracking whether we're moving toward the vision of the Comprehensive Plan. That's a longer timeline.
  - 2. N: Where can we review these? Can we apply anything to these issues where communities feel that amendments are going to hurt them?
  - 3. S: If this is tied to the review and decision criteria for this decision type, there are criteria that decision-makers will be weighing. That is available in in Subsection 6-7(E)(3) on page 474.
- xii. N: In the agenda, it stated, "consistent with the Volcano Cliffs Sector Plan." It is not consistent with the SDP, which always had 50% as a limit.

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## MEETING SUMMARY REPORT

It goes back to Pulte coming into neighborhoods and trying to force certain designs through. This changes the character from the SDP. How did this language get in here?

1. S: This is why we're having the neighborhood meeting, to see what the public perception is. We want to listen and continue this conversation.
  2. Petra Morris, Council Staff: In the Volcano Cliffs SDP, in the large lot zone, the point that the neighbors are concerned about is that in the SDP this applied to one area where there are large pieces of land. We might want to think about where this would apply, rather than all of Volcano Mesa. It can match more closely to what was originally in the Volcano Cliffs plan.
    - a. S: It does sound like this needs more work, and we're happy to have continued conversations.
- xiii. N: If Pulte would like to build here then they should abide by the same standards we adhered to. Ron Montoya charges \$1.25 sq/ft for designs. I'm sure Pulte could pony up that amount to offer floor plans that are in accordance with what we signed up for.
- xiv. N: Citing SDP:
1. On page 57 to left: "large lots consist of single family homes....built in a way that compliments natural environment."
  2. On page 59 to left: "Clustered housing is encouraged to conserve the area's natural terrain and beauty..."
  3. On page 59: "This unique location deserves appropriate development standards that reflect the distinctive context."
- xv. N: What we are saying is that you are losing the trust of the public that you are actually working to uphold communities visions.
- c. Questions and comments related to Northwest Mesa VPO changes:
- i. N: Would there be a separate height stipulation when the development would be near MPOS/Petroglyph National Monument?
  - ii. N: Why does the line go through the Northern Geologic Window? Is that a map error?
    1. S: I don't believe that it is a mapping error, but we will look at it.
  - iii. N: A 30-foot height? That's pretty high.
    1. S: Right now there is no height limitation in this area, and some of these zones have higher heights. The goal is to create a buffer area between these areas and the Petroglyph area.
    2. N: I think these height areas need to be figured out before the EPC. That's what good planning is about.
      - a. S: We could put a pause on this and wait until the Community Planning Area assessment, or we can have side meetings with people who are interested.

# CITY OF ALBUQUERQUE FACILITATION PROGRAM

## MEETING SUMMARY REPORT

- b. N: When are these submitted?
    - c. S: These are submitted November 30. These are not set in stone at that point, and we can keep meeting and changing things outside of the hearing process.
    - d. N: I think this should be held up.
  - iv. N: Are there any stipulations for night lighting - to protect the dark night skies in these areas - in these commercial use areas?
  - v. N: There are a few lots in Petroglyph estates whose pads are significantly higher than street level or even adjoining lots. Is there a standard that these lot owners should be adhering to?
  - vi. N: Clarify that more restrictive 26' in LL 3-4(N) (1) would apply, is there confusion?
    - 1. S: Yes, the height limit is 30 feet, the zone limit, or the height sub-area limit, whichever is less.
  - vii. N: How will increased height mitigate drainage? Someplace to find examples? Drainage is a significant issue for downstream neighborhoods.
  - viii. N: Does this mean that an applicant who wants a variance to height can get it if there are drainage issues?
    - 1. S: There is a process at the EPC for a height variance. In addition to the normal criteria, this is a list describing the types of physical constraints.
    - 2. N: I don't know why you would get a variance for a drainage area. Everyone needs to deal with that. I don't know why you need to add any more. Preserving the views is the greatest asset we have here.
- d. Questions and comments related to Coors Blvd. VPO changes:
  - i. N: Does the view of the Bosque have the same protection, or just the Sandias in the View Frame?
    - 1. S: Views towards the bosque are part of what we want to protect. The building massing and structure bulk requirements are how we try to get at it.
  - ii. N: Good changes.
  - iii. N: Take some heart, views along Tramway, Paseo, Alameda, San Pedro are for sale with no protections at all!
  - iv. N: Was the word "view" crossed out on the definition of view plane?
    - 1. S: Yes, because that was using the term in its own definition.

### **3. Northwest Albuquerque Breakout Room – 5:30 Meeting**

- a. Carrie Barkhurst presented the changes, starting with the Coors Blvd. VPO.
  - i. In the Coors Blvd. VPO:
    - 1. These edits are reflecting some changes that the community loved that were missed earlier.

# CITY OF ALBUQUERQUE FACILITATION PROGRAM

## MEETING SUMMARY REPORT

2. Definitions of sight line, view plane, and view point are modified.
3. Structure height and structure bulk standards are clarified.
- ii. In the Northwest Mesa VPO:
  1. The first change presented was a new height restriction sub-area, with an additional height restriction of 30 feet in a 660-foot sub-area at the edge of the Northwest Mesa Escarpment Plan Area. There are also new use standards for this area.
  2. The second change includes two clarifications, one on view corridors and one on drainage as a potential hardship in variance criteria.
- iii. In the Volcano Mesa CPO:
  1. The first change presented was a change to building height for cluster development. Staff said that based on the feedback at the earlier meeting, they would be revising their analysis on this item. The cluster development only applies in one small area, and staff heard strong opposition to expanding this.
  2. The second change was a clarification re garage access and a change to three-car garage design.
  3. The third change presented was about a prohibition on electronic signs.
- b. Questions and comments related to Coors Blvd. VPO changes:
  - i. N: Has the text of the proposed amendments been shared?
    1. S: This presentation is on the website, so you can see what Carrie is projecting: <https://abc-zone.com/node/1173>. Notice will go out to Neighborhood Associations for the submittal, and we'll post the final language on the website.
  - ii. N: When you say the ridgeline, it's along the whole length of the Sandias, and the goal is to see the bosque treetops and the mountains, correct?
    1. S: Yes.
    2. N: We're measuring from 4 feet above Coors, extended horizontally perpendicular to the site. It's constantly being challenged, and we're getting taller buildings that aren't following the rules well.
  - iii. N: Re the 20-foot and 16-foot building heights, that's mostly north of Paseo del Norte, right?
    1. S: Yes.
  - iv. N: One of the problems with the massing is that one lot may comply, but then you add other buildings around it, and you lose the view.
    1. S: That's a good point. If your neighbor is obstructing part of your view frame, I don't know how that's interpreted.

# CITY OF ALBUQUERQUE FACILITATION PROGRAM

## MEETING SUMMARY REPORT

2. N: It would be nice if the planning department would encourage applicants to see that this is a community asset and there's value in following these rules.
- v. N: In view frame, part of 50 % can be above the view frame!
  1. S: In the bulk massing, part can be taller if you're leaving open areas in other places. There are also the overall height restrictions. Part of the intent is also protecting the views of the bosque, but in some locations it is harder.
- vi. N: Re where the view is supposed to be measured. It's supposed to be a 45 degree angle from the northbound right-hand lane of Coors. It's inaccurate to say that you want to protect views from up high, because it's street-level views.
- vii. N: People on the west side spent a lot of time in hearings expressing their concerns before the IDO. We were under the impression that our concerns would be heard and addressed in the language, and this did not occur. I want to make sure that now the language reflects the original intent.
- viii. N: Who are the parties interpreting this VPO?
  1. S: Code enforcement interprets all of the zoning codes.
  2. N: How will we be guaranteed that we don't encounter a situation where the person approving plans makes approvals that violate what is supposed to be there?
    - a. S: If you let us know what that specific case was, we can look into it and discuss why that might have happened.
- c. Questions and comments related to Northwest Mesa VPO changes:
  - i. N: Did the IDO update reduce the size of the areas to which the protection ordinances apply?
    1. S: No, the IDO carried over the geographies established prior to the IDO.
    2. S: The proposed update is to expand the area. The 2019 update proposed to amend multiple small areas, but because the planning department needed to notify property owners, those were pulled out of the 2019 update.
    3. N: It seems like there's an intent to reduce the areas covered by protections.
  - ii. N: It seems like we should be capping the height of these homes more. This is a residential area.
    1. S: The residential zones will still have their height limitations, which may be greater. This limitation will affect the areas that have higher height limitations.
    2. N: I think the limit should be 26 feet.



# CITY OF ALBUQUERQUE FACILITATION PROGRAM

## MEETING SUMMARY REPORT

- iii. N: If someone asks for a height variance, how much higher than 15 feet is it?
  - 1. S: I believe it's currently 19 feet measured from natural grade.
- d. Questions and comments related to Volcano Mesa VPO changes:
  - i. N: I live in an area where there are one-story cluster developments happening now. Is this really a good idea? Cluster developments have so many exceptions already. And what's considered open space is poorly defined. I worry that this could be abused.
    - 1. Petra Morris: There is a proposal to tighten up the language in the common open space definition. It's about preserving what's on the site before the development occurs. This will be in the annual update.
    - 2. N: If it is possible to say 30% of the site should be preservation of virgin lands, that would be better to me.
  - ii. N: I have concerns about the urban center, because it's pretty dense for the mesa top. I see a lot more density being proposed up there, and we're also not planning parks any more on the west side, and I think that's a mistake.
  - iii. N: When will the new wording be available? Will area for 75% only be for VCRR?
    - 1. S: Notice will go out to Neighborhood Associations for the submittal, and we'll post the final language on the webpage here: <https://abc-zone.com/ido-annual-update-small-area-text-amendments>.
    - 2. N: Will the 75% language be changed for the draft being submitted Monday?
  - iv. N: Get those improper "open spaces" removed from the open space definition.
  - v. N: I believe that what you show here as written is wrong. In reference to the 75% massing proposal. The changes characterized in the announcement as "consistent with the Volcano Cliffs Sector Plan" is in error. The Volcano Cliffs Sector Development Plan (The last amended and in force version of 7-9-2015) clearly limits second story building to 50% of the building footprint in 4 of the 5 zones described in the Plan. Only for the VCRR zone, and only for Private Commons Development (PCD)/Cluster Development per City Zoning Code Section 14-16-3-16, is a 75% standard applicable.
  - vi. N: I think that no setback in a rear facing garage only makes sense.
  - vii. N: Planning still does not have a glossary definition of density.
  - viii. N: Thank you for the opportunity to participate and keeping neighborhood association informed.

# **CITY OF ALBUQUERQUE FACILITATION PROGRAM**

## **MEETING SUMMARY REPORT**

### **4. Central/Eastern Albuquerque Breakout Room – 12:30 Meeting**

- a. One person was in attendance in this room and wanted to understand the proposed changes.
- b. Planning staff explained all of the changes.
- c. The person in attendance had no objections to the proposed changes.
- d. The next comprehensive review of the Rio Grande area will occur in 2023.

### **5. Central/Eastern Albuquerque Breakout Room – 5:30 Meeting**

- a. One person was in attendance in this room, with an interest in the Downtown area.
- b. Planning staff explained the proposed changes to the Downtown area.
- c. Outcomes of the discussion:
  - i. Rio Grande Blvd. CPO: The minimum setback from the right-of-way between Indian School and Montano should be 20 feet, not 25 feet.
  - ii. Los Duranes CPO: The setback requirement should include the term “duplexes.”
  - iii. Downtown Area: The person in attendance did not agree with changing the term “Downtown Area” to “Downtown Center,” then limiting the parking exemption for new developments to that in the Downtown Center. This would shrink the current parking exemption for developers.

### **Names/Zoom IDs of Attendees:**

- Meeting 1, 12:30 PM:
  - Marwan
  - Mb422
  - Randy Chavez
  - Eleanor
  - Chanteil Walter
  - Jane Baechle
  - Pat Gallagher
  - Marina and Chuck
  - Mike Voorhees
  - Abe Apodaca
  - Nancy
  - Rene Horvath
  - Tricia Keffer
  - Yvette Lozoya
  - C. Thompson
  - Zac Schmidt
  - Toddy Voorhees
  - Ms. Neff

# **CITY OF ALBUQUERQUE FACILITATION PROGRAM**

## **MEETING SUMMARY REPORT**

- Meeting 2, 5:30 PM:
  - Joshua Beutler
  - Shawn
  - Becky Davis
  - Marian Pendleton
  - Michael Vos
  - Anthony Raymer
  - Mb422
  - Ms. Neff
  - Rene Horvath
  - Chris Vanthillo
  - Patrick and Teise Ferrell
  - Ew2
- CABQ Staff Attendees:
  - Carrie Barkhurst
  - Mikaela Renz-Whitmore
  - Terra Reed
  - Jolene Wolfley
  - Francine Pacheco
  - Rebecca Bolen
  - Petra Morris
  - Shanna Schultz

## Barkhurst, Kathryn Carrie

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**From:** Jessie Lawrence <jessie@lawrencemeetingresources.com>  
**Sent:** Friday, November 27, 2020 11:42 AM  
**To:** Barkhurst, Kathryn Carrie; Renz-Whitmore, Mikaela J.  
**Subject:** CABQ Facilitated Meeting Report: IDO Small Area Amendments Meeting, November 23  
**Attachments:** 2020-11-23 Meeting Report.pdf; ATT00001.htm

### External

Hi all,

Thanks to those of you who attended the November 23 meetings on the IDO small area text amendments. I'm attaching the meeting summary report. Should you read something in the report that you believe is an inaccurate representation of what was said in the meeting, please refer to the amendment parameters at the bottom of this page and feel free to contact me.

If you have additional communication about this topic, please contact City planning staff directly. Contact information is included in the report, and they are cc'ed here.

I'm including a link to the applicant survey for the city staff, and a link to the participant survey for everyone else who attended the meeting:

Applicant survey: <http://www.cabq.gov/legal/adr/luf/land-use-facilitation-program-applicant-survey>

Participant survey: <http://www.cabq.gov/legal/adr/luf/land-use-facilitation-program-participant-survey>

Thank you for your participation in these meetings. I enjoyed working with you.

Sincerely,  
Jessie Lawrence  
CABQ Contract Facilitator

=====  
This message has been analyzed by Deep Discovery Email Inspector.

November 4, 2020



**Re: Neighborhood Meeting about Future Development Application**

Dear Neighborhood Association Representative,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss the following application(s) we will be making for a project proposed in or near your neighborhood:

**Amendment to IDO Text – Small Area.**

There will be a Neighborhood Meeting facilitated by the City's Alternative Dispute Resolution Office where the City of Albuquerque Planning Department will present the proposal, and we can discuss any ideas or concerns you may have.

**Contact Information**

Mikaela Renz-Whitmore, Planning Manager, 505-924-3932, [mrenz-whitmore@cabq.gov](mailto:mrenz-whitmore@cabq.gov)

**Project or Development Proposal**

*Site Address and/or Location:* Citywide

*Name(s) of Agent/Developer/Property Owner, if different from Contact Name above:* The amendment will impact all property and all property owners within these small area boundaries. These areas are shown in the maps that follow.

*Short Description of Proposal:* The City of Albuquerque intends to submit an application for an Amendment to IDO Text – Small Area to be reviewed and recommended by the Environmental Planning Commission, which will be decided by City Council. One or more of the small areas that are proposed to be amended with the 2020 Integrated Development Ordinance (IDO) annual update are within or abutting your neighborhood association or coalition. You are receiving notice about the following small area rule change: **NW Mesa Escarpment - VPO-2**

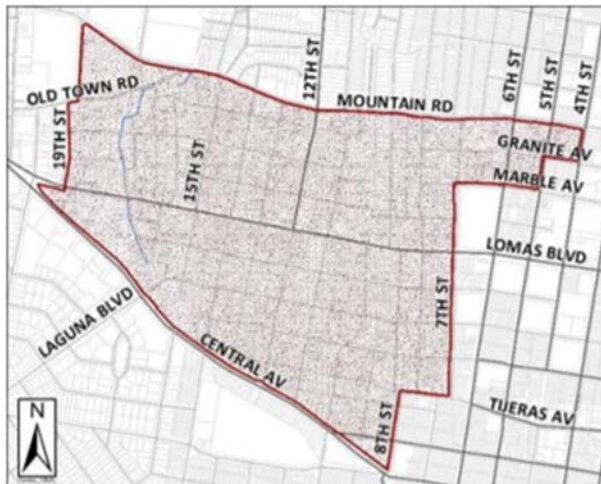
The application is for the amendment of the text for 14 small areas, including the Mixed-use - Form-based Zone District - 2-4(E)(3)(c); Downtown Neighborhood Area - CPO-3; Los Duranes - CPO-6; Nob Hill/Highland - CPO-8; Rio Grande Blvd. - CPO-11; Sawmill/Wells Park - CPO-12; Volcano Mesa - CPO 13; East Downtown - HPO-1; Old Town - HPO-5; Coors Blvd. - VPO-1; Northwest Mesa - VPO-2; Downtown Area - 5-5(B)(2)(a)1; Downtown Center - 5-12(E)(4)(d); and Uptown Area - 5-5(I)(2).

### 2-4(E)(3)(c) Form-based Zone District Dimensional Standards (Downtown Center)



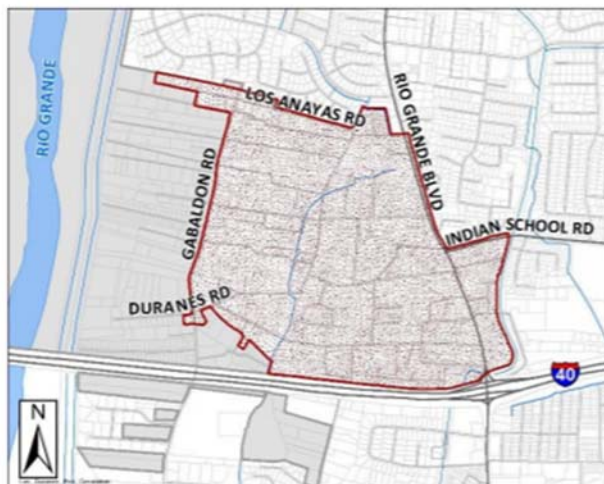
Revise Table 2-4-11, in Subsection 2-4(E)(3)(c), to allow a 0-foot rear setback in all MX-FB zones where a rear lot line abuts a street or an alley. This amendment was submitted by Council Services. (Table 2-4-11.)

### 3-4(D) Downtown Neighborhood Area - CPO-3



Add a setback standard for garages that requires garages facing a street to be set back 5 feet behind the façade of the building and garages accessed from an alley to be set back 5 feet from the property line, which is consistent with the Downtown Neighborhood Area Sector Plan. (3-4(D)(5)(a)1 and (D)(5)(a)1.b.)

### 3-4(G) Los Duranes - CPO-6

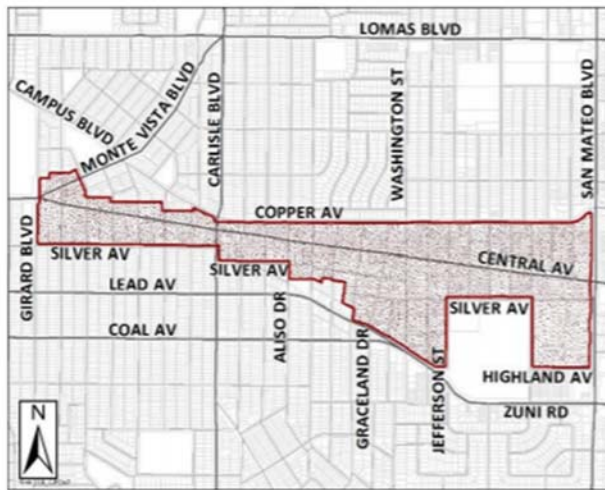


Expand the front setback standard to apply to both single-family and duplex, so that new duplex subdivisions also follow the same setback standard. (3-4(G)(3)(a)1.b.)

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. (3-4(G)(4)(b).)

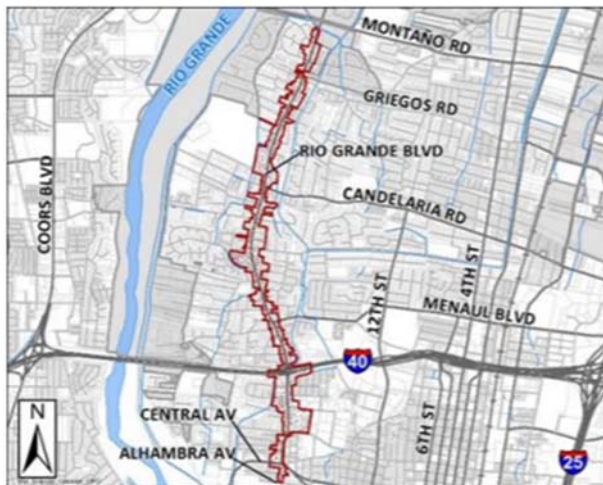


### 3-4(I) Nob Hill/Highland - CPO-8



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 for that use. (3-4(I)(5)(b)(4)b.)

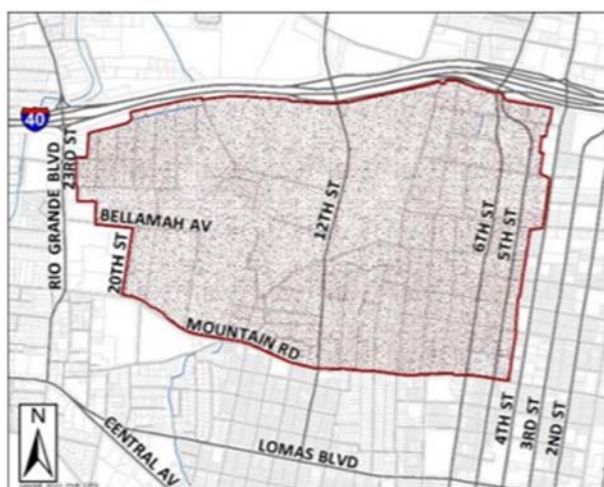
### 3-4(L) Rio Grande Blvd. - CPO-11



Revise the setback standard to be consistent with the Rio Grande Corridor Plan to apply only to the setback from Rio Grande (not side streets) and makes the structure parallel with the Coors Blvd. CPO-2. (3-4(L)(3).)

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. (3-4(L)(5)(b)3.)

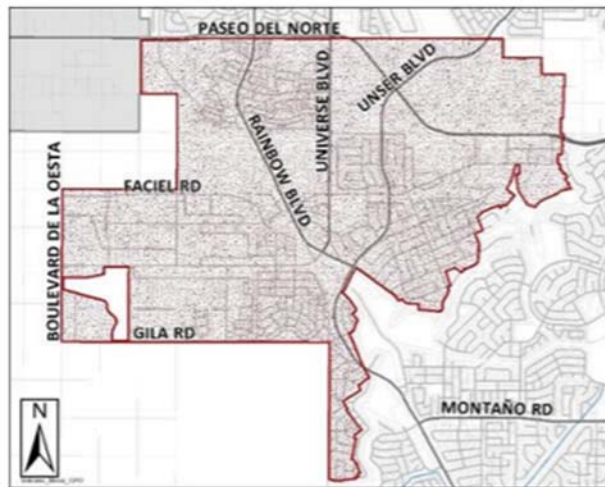
### 3-4(M) Sawmill/Wells Park - CPO-12



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)(b)8 and (M)(5)(c).)

Revise the building façade standards for Mountain Rd. and adjacent residential zones to require more articulation. (3-4(M)(5)(c)5.)

### 3-4(N) Volcano Mesa - CPO 13



Add a building massing standard that allows cluster development to have a second story on 75% of the building footprint, which is consistent with the Volcano Cliffs Sector Plan. (3-4(M)(4)(b).)

Clarify the intent of the standard relating to “side streets” to be consistent with the Volcano Cliffs Sector Plan. (3-4(N)(5)(c).)

Revise the garage standards to apply to 3-car garages that are street-facing. (3-4(N)(5)(d)2.)

### 3-5(F) East Downtown - HPO-1



Clarify the intent of the standard relating to “side streets” to be consistent with the East Downtown Regulatory Plan. (5-5(F)(4)(a)3.)

Provide 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. (5-5(F)(4)(a)(3).)

### 3-5(J) Old Town - HPO-5

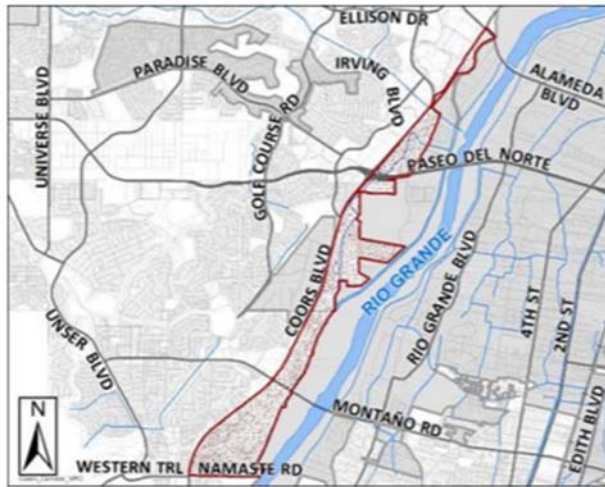


Revise the sign standards to be more consistent with the typical IDO structure and clarify the intent to be consistent with the prior zoning. (3-5(J)(3)(c).)

Revise Subsection 3-5(J)(3)(c) to specify Old Town Plaza Park as the intended “adjacent property” mentioned in this standard.

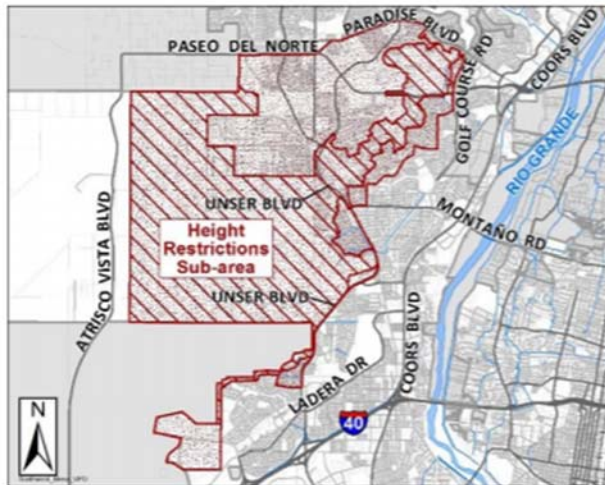


### 3-6(D) Coors Blvd. - VPO-1



Revisions throughout the VPO to add consistency with the protected view and the new defined term “view point.” The revisions clarify how to perform the analysis of the 3 view protection tests and revise the graphics for consistency. Finally, the protection of views along the entire ridgeline is added back to be consistent with the prior Coors Corridor Sector Plan. (6-6(D).)

### 3-6(E) Northwest Mesa - VPO-2



Move the “techniques” for minimizing the visual impact of taller buildings to the decision criteria for this EPC approval of a height variance, apply it to any new structure, and specify where the protected view is to be taken from. (3-6(E)(3)(c)2.)

Add a second Height Restrictions subarea and enhance the Use Specific Standards for the Height Restrictions subareas to expand the area of transition and decrease the intensity of development near MPOS. Portions of this amendment were submitted by Council

### 5-5(B)(2)(a)1 Downtown Center – Parking and Loading (Exemptions and Reductions)



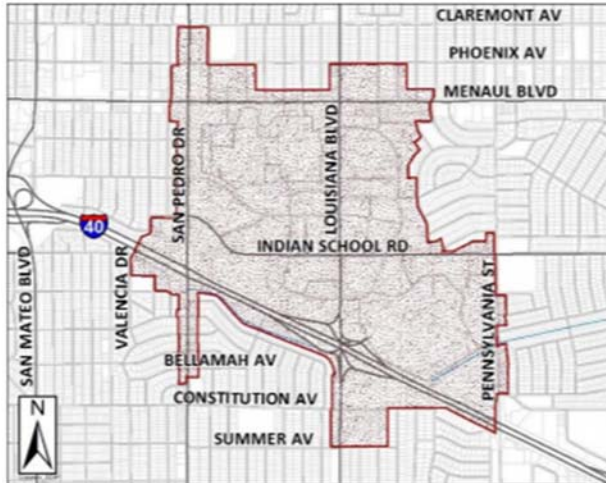
Revise to apply to the Downtown Center and delete the existing map. This change makes the parking exemption only apply within the Comp Plan Downtown Center, with MX-Form Based zoning, and removes overlap with other CPOs that did not have the parking exemption. (5-5(B)(2)(a)1.)

#### 5-12(E)(4)(d) Downtown Center – Sign Standards Applicable in Mapped Areas



Revise Subsection 5-12(E)(4)(d) to add the Downtown Center and Mixed-use or Non-residentially zoned properties within 330 feet of the Center as a location where rooftop signs are allowed. Currently the East Downtown CPO and HPO are the only locations that allows rooftop signs. This amendment was submitted by Council Services.

#### 5-5(I)(2) Uptown Area – Drive-through circulation design



Remove the drive-through prohibition for restaurants in any portion of the Uptown Urban Center that is within 1,320 feet of the I-40 right-of-way. This amendment was submitted by Council Services.

The City Planning Department will be offering a Neighborhood Meeting to discuss these changes with interested stakeholders. This meeting will be conducted as a Zoom meeting, which will be recorded and posted on the City's website. There are 2 pre-application neighborhood meetings scheduled:

- Monday, November 23, 2020 at 12:30 pm
  - <https://cabq.zoom.us/j/95955113339>
  - +1-346-248-7799, Meeting ID: 959 5511 3339
- Monday, November 23, 2020 at 5:30 pm
  - <https://cabq.zoom.us/j/97337147540>
  - +1-346-248-7799, Meeting ID: 973 3714 7540

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public Environmental Planning Commission hearing at which the project will be reviewed and decided by the City.

The intent is for this request to be heard by the EPC on January 14, 2021, beginning at 8:30 am, and it will be held as a Zoom meeting. The phone number and web address will be provided in the January agenda, posted on January 7, 2021 at: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Additional information about this request will be posted on the following websites, as it becomes available: <https://abc-zone.com/ido-annual-update-2020>

Sincerely,

A handwritten signature in black ink, appearing to read 'Mikaela' followed by a stylized flourish.

Mikaela Renz-Whitmore, Long Range Planning Manager  
City of Albuquerque Planning Department

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: November 4, 2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: \_\_\_\_\_

Name of NA Representative\*: \_\_\_\_\_

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: \_\_\_\_\_

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: [RSVP to abcto@cabq.gov](mailto:RSVP to abcto@cabq.gov)

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Scheduled on November 19, 2020 at 12:30 pm and 5:30 pm on Zoom at:

- Monday, November 23, 2020 at 12:30 pm
  - <https://cabq.zoom.us/j/95955113339>
  - +1-346-248-7799, Meeting ID: 959 5511 3339
- Monday, November 23, 2020 at 5:30 pm
  - <https://cabq.zoom.us/j/97337147540>
  - +1-346-248-7799, Meeting ID: 973 3714 7540

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* small areas, city-wide  
Location Description NW Mesa Escarpment - VPO-2
2. Property Owner\* miscellaneous property owners
3. Agent/Applicant\* *[if applicable]* City of Albuquerque
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.



[Note: Items with an asterisk (\*) are required.]

- ☐ Conditional Use Approval
- ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
- ☐ Site Plan
- ☐ Subdivision \_\_\_\_\_ (Minor or Major)
- ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: Amendment to IDO Text – Small Area

Summary of project/request<sup>3\*</sup>:

See attached letter

5. This type of application will be decided by<sup>\*</sup>: ☐ City Staff  
OR at a public meeting or hearing by:  
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)  
☒ City Council
6. Where more information about the project can be found<sup>4\*</sup>: <https://abc-zone.com/ido-annual-update-2020>

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)<sup>5\*</sup> multiple, citywide, see accompanying project letter
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Not applicable
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:  
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)  
Explanation:  
N/A
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1<sup>\*</sup>: ☒ Yes ☐ No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:

- a. Area of Property [typically in acres] multiple, miscellaneous
- b. IDO Zone District multiple, miscellaneous
- c. Overlay Zone(s) [if applicable] multiple, miscellaneous
- d. Center or Corridor Area [if applicable] multiple, miscellaneous

2. Current Land Use(s) [vacant, if none] multiple, miscellaneous

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: [Other Neighborhood Associations, if any]

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<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

*[Note: Items with an asterisk (\*) are required.]*

ABQ Park NA  
Acequia Jardin HOA  
Alban Hills NA  
Aliso Nob Hill HOA Incorporated  
Alvarado Gardens NA  
Alvarado Park NA  
Barelas NA  
Bosque Montano HOA Incorporated  
Citizens Information Committee of  
Martineztown  
Classic Uptown NA  
Cottonwood Trails HOA  
Del Webb Mirehaven NA  
District 6 Coalition of NA  
District 7 Coalition of NAs  
Downtown Neighborhoods Association  
Eagle Ridge Homeowners Association  
EDo NA Incorporated  
Fair West NA  
Highland Business and NA Incorporated  
Historic Old Town Property Owners Association  
Huning Castle NA  
Huning Highland Historic District Association  
Inez NA  
Jerry Cline Park NA  
La Cuentista Subdivision Unit 1 HOA, Inc.  
La Luz Del Sol NA  
La Luz Landowners Association  
Ladera Heights NA  
Ladera West NA  
Las Casitas Del Rio HOA  
Las Casitas Del Rio Unit 2 Subdivision HOA  
Las Lomas NA  
Las Terrazas NA  
Los Duranes NA  
Mark Twain NA  
Martineztown Work Group  
Molten Rock NA  
Montecito Estates Community Association  
Montecito West Community Association, Inc.  
Near North Valley NA  
Nob Hill NA

North Valley Coalition of NAs  
Paradise Hills Civic Association  
Parkland Hills NA  
Piedras Marcadas NA  
Quaker Heights NA  
Quigley Park NA  
Rancho Sereno NA  
Raynolds Addition NA  
Richland Hills HOA  
Rinconada Point Association Incorporated  
Rio Grande Boulevard NA  
Rio Oeste HOA  
Santa Barbara Martineztown NA  
Santa Fe Village NA  
Sawmill Area NA  
Silver Platinum Downtown NA  
Snow Heights NA  
South Broadway NA  
South San Pedro NA  
Southeast Heights NA  
Story Rock HOA  
Symphony HOA Incorporated  
Taylor Ranch NA  
The Courtyards NA  
The Estates at Mirehaven Community  
Association Incorporated  
The Lofts @ 610 Central SW Owners Association  
Incorporated  
The Manors at Mirehaven Community  
Association Incorporated  
Thomas Village NA  
Tres Volcanes NA  
University Heights NA  
Valle Prado NA  
Vista de la Luz HOA  
Wells Park NA  
West Old Town NA  
West Park NA  
Western Trails Estates HOA  
Winrock South NA  
Winrock Villas Condo Association  
WSCONA

**Public Notice Inquiry For:**

Other (please specify in field below)

**If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:**

The request is for an Amendment to IDO Text - Small Areas, which goes to the EPC and then City Council

**Contact Name**

Carrie Barkhurst

**Telephone Number**

505-924-3879

**Email Address**

kcbarkhurst@cabq.gov

**Company Name**

City of Albuquerque

**Company Address**

600 2nd St NW

**City**

Albuquerque

**State**

NM

**ZIP**

87102-2265

**Legal description of the subject site for this project:**

The areas can be seen in in the following map, within button 3 and button 5:

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Coors Boulevard - CPO-2; Downtown Neighborhood Area - CPO-3; East Downtown - CPO-4; Los Duranes - CPO-6; Nob Hill/Highland - CPO-8; North I-25 - CPO-9; Rio Grande Blvd. - CPO-10; Sawmill/Wells Park - CPO-11; Volcano Mesa - CPO 12; East Downtown - HPO-1; Old Town - HPO-5; Coors Blvd. - VPO-1; Northwest Mesa - VPO-2; Downtown Area - 5-5(B)(2)(a)1; and Uptown Area - 5-5(I)(2)

**Physical address of subject site:**

misc.

**Subject site cross streets:**

misc.

**Other subject site identifiers:****This site is located on the following zone atlas page:**

misc.

**Please attach a Zone Atlas Map that clearly indicates where the subject site is located.**

No Input

Association Name	First Name	Last Name	Email	Address Line 1	City	Zip	Small Area
The original ONC request included more areas that were under consideration for amendment. This list includes all of the areas that are included in the Amendment to IDO Text - Small Area.							
ABQ Park NA	Steve	Randall	srandall52@comcast.net	7424 Arvada NE	Albuquerque	87110	Uptown Area
ABQ Park NA	Shirley	Lockyer	shirleylockyer@gmail.com	7501 Sky Court Circle NE	Albuquerque	87110	Uptown Area
Acequia Jardin HOA	Diane	McGaha	ajcohousing@gmail.com	2310 Rio Grande Boulevard NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Acequia Jardin HOA	Marianne	Dickinson	2330ajhoa@gmail.com	2328 Rio Grande Boulevard NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Alban Hills NA	Jim	Wolcott	wolcott@swcp.com	6420 Camino Del Arbol NW	Albuquerque	87120	Coors Blvd. - VPO-1
Alban Hills NA	Patsy	Nelson	patsynelson@msn.com	3301 La Rambla NW	Albuquerque	87120	Coors Blvd. - VPO-1
Aliso Nob Hill HOA Incorporated	Associa	Canyo		8500 Jefferson Street NE	Albuquerque	87113	Nob Hill / Highland - CPO-8
Alvarado Gardens NA	Diana	Hunt	president@alvaradoneighborhood.com	2820 Candelaria Road NW	Albuquerque	87107	Rio Grande Blvd. - CPO-11
Alvarado Gardens NA	Robert	Poyourow	vp@alvaradoneighborhood.com	2812 Candelaria Road NW	Albuquerque	87107	Rio Grande Blvd. - CPO-11
Alvarado Park NA	Darcy	Bushnell	dmc793@gmail.com	PO Box 35704	Albuquerque	87176	Uptown Area
Alvarado Park NA	Robert	Habiger	apna87110@gmail.com	PO Box 35704	Albuquerque	87176	Uptown Area
Barelas NA	Dorothy	Chavez	baca3221@hotmail.com	612 10th Street SW	Albuquerque	87102	Downtown Neighborhood Association - CPO-3
Barelas NA	Alicia	Chavez	alicia_chavez77@yahoo.com	808 Santa Fe Avenue SW	Albuquerque	87102	Association - CPO-3
Bosque Montano HOA Incorporated	Pamela	Meyer	pmeyer@sentrymgt.com	4121 Eubank Boulevard NE	Albuquerque	87111	Coors Blvd. - VPO-1
Citizens Information Committee of Martineztown	Richard	Martinez	lizzie10@q.com	501 Edith Boulevard NE	Albuquerque	87102	Downtown Neighborhood Association - CPO-3
Citizens Information Committee of Martineztown	Frank	Martinez		501 Edith Boulevard NE	Albuquerque	87102	Association - CPO-3
Classic Uptown NA	David	Haughawout	davidh.d7@comcast.net	2824 Chama Street NE	Albuquerque	87110	Uptown Area
Classic Uptown NA	Robert	Lah	robtlah@yahoo.com	2901 Mesilla Street NE	Albuquerque	87110	Uptown Area
Cottonwood Trails HOA	Sonia	Arellano	sarellano@hoamco.com	8700A Education Place NW	Albuquerque	87114	Coors Blvd. - VPO-1
Cottonwood Trails HOA	Randy	Chavez	rnc3439@aol.com	6640 Salt Cedar Trail NW	Albuquerque	87120	Coors Blvd. - VPO-1
Del Webb Mirehaven NA	Larry	Leahy	leahylarry@gmail.com	2120 Coyote Creek Trail NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Del Webb Mirehaven NA	Rorik	Rivenburgh	rorik.rivenburgh@gmail.com	9204 Bear Lake Way NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
District 6 Coalition of NAs	Mandy	Warr	mandy@theremedyspa.com	119 Vassar Drive SE	Albuquerque	87106	Nob Hill / Highland - CPO-8
District 6 Coalition of NAs	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	87106	Nob Hill / Highland - CPO-8
District 7 Coalition of NAs	Lynne	Martin	lmartin900@aol.com	1531 Espejo NE	Albuquerque	87112	Uptown Area - 5-5(1)(2)
District 7 Coalition of NAs	David	Haughawout	davidh.d7@comcast.net	2824 Chama Street NE	Albuquerque	87110	Uptown Area - 5-5(1)(2) Downtown Neighborhood
Downtown Neighborhoods Association	Jim	Clark	treasurer@abqdna.com	516 11th Street NW	Albuquerque	87102	Association - CPO-3 Downtown Neighborhood
Downtown Neighborhoods Association	Holly	Siebert	chair@abqdna.com	408 11th Street NW	Albuquerque	87102	Association - CPO-3 Downtown Neighborhood
Downtown Neighborhoods Association	Jim	Clark	treasurer@abqdna.com	516 11th Street NW	Albuquerque	87102	Association - CPO-3 Downtown Neighborhood
Downtown Neighborhoods Association	Holly	Siebert	chair@abqdna.com	408 11th Street NW	Albuquerque	87102	Association - CPO-3
Downtown Neighborhoods Association	Jim	Clark	treasurer@abqdna.com	516 11th Street NW	Albuquerque	87102	Old Town - HPO-5
Downtown Neighborhoods Association	Holly	Siebert	chair@abqdna.com	408 11th Street NW	Albuquerque	87102	Old Town - HPO-5
Downtown Neighborhoods Association	Jim	Clark	treasurer@abqdna.com	516 11th Street NW	Albuquerque	87102	Sawmill/Wells Park- CPO-12
Downtown Neighborhoods Association	Holly	Siebert	chair@abqdna.com	408 11th Street NW	Albuquerque	87102	Sawmill/Wells Park- CPO-12
Eagle Ridge Homeowners Association	Melanie	McLaughlin	melanie@bluedoorhomes.net	3791 Southern SE	Rio Rancho	87124	Coors Blvd. - VPO-1
Eagle Ridge Homeowners Association	Samantha	Anderson	sam@bluedoorhomes.net	3791 Southern SE	Rio Rancho	87124	Coors Blvd. - VPO-1 East Downtown - CPO-4 & HPO-1; Downtown Neighborhood
EDo NA Incorporated	David	Tanner	david@contextabq.com	124 Edith Boulevard SE	Albuquerque	87102	Association - CPO-3

Association Name	First Name	Last Name	Email	Address Line 1	City	Zip	Small Area
							East Downtown - CPO-4 & HPO-1; Downtown Neighborhood
EDo NA Incorporated	John	Freisinger	john@innovateabq.com	101 Broadway Boulevard NE	Albuquerque	87102	Association - CPO-3
Fair West NA	Katherine	Turner	abqfairwestpresident@gmail.com	616 Valencia Drive NE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Fair West NA	Patty	Keane	pattykeanerd@gmail.com	310 Valencia Drive NE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Highland Business and NA Incorporated	Melissa	Pacheco	melissa.ann.pacheco@gmail.com	213 Madison Street NE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Highland Business and NA Incorporated	Omar	Durant	omardurant@yahoo.com	305 Quincy Street NE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Historic Old Town Property Owners Association	Jim	Hoffsis		2012 South Plaza Street NW	Albuquerque	87104	Downtown Neighborhood Association - CPO-3
Historic Old Town Property Owners Association	Kathy	Hiatt	historicoldtown@gmail.com	110 San Felipe Street NW	Albuquerque	87104	Downtown Neighborhood Association - CPO-3
Historic Old Town Property Owners Association	Jim	Hoffsis		2012 South Plaza Street NW	Albuquerque	87104	Old Town - HPO-5
Historic Old Town Property Owners Association	Kathy	Hiatt	historicoldtown@gmail.com	110 San Felipe Street NW	Albuquerque	87104	Old Town - HPO-5
Historic Old Town Property Owners Association	Jim	Hoffsis		2012 South Plaza Street NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Historic Old Town Property Owners Association	Kathy	Hiatt	historicoldtown@gmail.com	110 San Felipe Street NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Historic Old Town Property Owners Association	Jim	Hoffsis		2012 South Plaza Street NW	Albuquerque	87104	Sawmill/Wells Park- CPO-12
Historic Old Town Property Owners Association	Kathy	Hiatt	historicoldtown@gmail.com	110 San Felipe Street NW	Albuquerque	87104	Sawmill/Wells Park- CPO-12
Huning Castle NA	Deborah	Allen	debzallen@ymail.com	206 Laguna Boulevard SW	Albuquerque	87104	Downtown Neighborhood Association - CPO-3
Huning Castle NA	Harvey	Buchalter	hcbuchalter@gmail.com	1615 Kit Carson SW	Albuquerque	87104	Downtown Neighborhood Association - CPO-3
Huning Highland Historic District Association	Ann	Carson	a.louisa.carson@gmail.com	416 Walter SE	Albuquerque	87102	Downtown Neighborhood Association - CPO-3
Huning Highland Historic District Association	Bonnie	Anderson	andersonbonnie505@gmail.com	321 High St. SE	Albuquerque	87102	Downtown Neighborhood Association - CPO-3
Huning Highland Historic District Association	Ann	Carson	a.louisa.carson@gmail.com	416 Walter SE	Albuquerque	87102	East Downtown - CPO-4 & HPO-1
Huning Highland Historic District Association	Bonnie	Anderson	andersonbonnie505@gmail.com	321 High St. SE	Albuquerque	87102	East Downtown - CPO-4 & HPO-1
Inez NA	Maya	Sutton	yemaya@swcp.com	7718 Cutler Avenue NE	Albuquerque	87110	Uptown Area
Inez NA	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE	Albuquerque	87110	Uptown Area
Jerry Cline Park NA	Eric	Shirley	ericshirley@comcast.net	900 Grove Street NE	Albuquerque	87110	Uptown Area
Jerry Cline Park NA	Ron	Goldsmith	rongoldsmith@yahoo.com	1216 Alcazar Street NE	Albuquerque	87110	Uptown Area
La Cuentista Subdivision Unit 1 HOA Incorporated	Gary	Illingworth	gillingworth@hoamco.com	8700A Education Place NW	Albuquerque	87114	NW Mesa Escarpment - VPO-2
La Cuentista Subdivision Unit 1 HOA Incorporated	Gary	Illingworth	gillingworth@hoamco.com	8700A Education Place NW	Albuquerque	87114	Volcano Mesa
La Luz Del Sol NA	Maureen	Fitzgibon	mofitz48@gmail.com	23 Mill Road NW	Albuquerque	87120	Coors Blvd. - VPO-1
La Luz Del Sol NA	Arthur	Woods	rv6a@flylonecone.com	33 Wind Road NW	Albuquerque	87120	Coors Blvd. - VPO-1
La Luz Landowners Association	Jonathan	Abdalla	laluzlandowners@azulstar.com	6 Tumbleweed NW	Albuquerque	87120	Coors Blvd. - VPO-1
La Luz Landowners Association	Dan	Jensen	dgj1958@gmail.com	7 Arco NW	Albuquerque	87120	Coors Blvd. - VPO-1
Ladera Heights NA	Marie	Ludi	aludi2wo@yahoo.com	6216 St. Josephs Avenue NW	Albuquerque	87120	Coors Blvd. - VPO-1



Association Name	First Name	Last Name	Email	Address Line 1	City	Zip	Small Area
Ladera Heights NA	Allan	Ludi	aludi415@gmail.com	6216 St. Josephs Avenue NW	Albuquerque	87120	Coors Blvd. - VPO-1
Ladera Heights NA	Marie	Ludi	aludi2wo@yahoo.com	6216 St. Josephs Avenue NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Ladera Heights NA	Allan	Ludi	aludi415@gmail.com	6216 St. Josephs Avenue NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Ladera West NA	Karen	Buccola	kbucco@comcast.net	7716 Santa Rosalia NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Ladera West NA	Steven	Collins	slcnalbq@aol.com	7517 Vista Alegre Street	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Las Casitas Del Rio HOA	Shannon	Peters	shannonpete@gmail.com	3601 Grama Court NW	Albuquerque	87120	Coors Blvd. - VPO-1
Las Casitas Del Rio HOA	Maria	Constantine	maria.newmexicohomes@gmail.c	3609 Setaria Road NW	Albuquerque	87120	Coors Blvd. - VPO-1
Las Casitas Del Rio Unit 2 Subdivision HOA	Marissa	Crollett	marissacrollett@gmail.com	6163 Deergrass Circle NW	Albuquerque	87120	Coors Blvd. - VPO-1
Las Casitas Del Rio Unit 2 Subdivision HOA	Robert	Cordova	bob.cordova10@comcast.net	6191 Deergrass Circle NW	Albuquerque	87120	Coors Blvd. - VPO-1
Las Lomitas NA	Anne	Shaw	annes@swcp.com	8108 Corte de Aguila NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Las Lomitas NA	Nancy	Griego	r.griego04@comcast.net	8024 Corte Del Viento NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Las Terrazas NA	Donald	Voth	dvoth@uark.edu	4323 Balcon Court NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Las Terrazas NA	David	Steidley	steidley@centurylink.net	8434 Rio Verde Place NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Los Duranes NA	Lee	Gamelsky	lee@lganm.com	2412 Miles Road SE	Albuquerque	87106	Los Duranes - CPO-6
Los Duranes NA	William	Herring	billherring@comcast.net	3104 Coca Road NW	Albuquerque	87104	Los Duranes - CPO-6
Los Duranes NA	Lee	Gamelsky	lee@lganm.com	2412 Miles Road SE	Albuquerque	87106	Rio Grande Blvd. - CPO-11
Los Duranes NA	William	Herring	billherring@comcast.net	3104 Coca Road NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Mark Twain NA	Joel	Wooldridge	joel.c.wooldridge@gmail.com	1500 Indiana Street NE	Albuquerque	87110	Uptown Area
Mark Twain NA	Barbara	Lohbeck	bardean12@comcast.net	1402 California Street NE	Albuquerque	87110	Uptown Area
Martineztown Work Group	Rosalie	Martinez	rosalimartinez06@gmail.com	507 Rosemont NE	Albuquerque	87102	Downtown Neighborhood Association - CPO-3
Martineztown Work Group	Loretta	Naranjo Lopez	lnjalopez@msn.com	1127 Walter NE	Albuquerque	87102	Association - CPO-3
Molten Rock NA	Sandy	Levinson	sandy@aquilatravel.com	7909 Kibo Drive NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Molten Rock NA	Mary Ann	Wolf-Lyerla	maryann@hlsnm.org	5608 Popo Drive NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Molten Rock NA	Sandy	Levinson	sandy@aquilatravel.com	7909 Kibo Drive NW	Albuquerque	87120	Volcano Mesa
Molten Rock NA	Mary Ann	Wolf-Lyerla	maryann@hlsnm.org	5608 Popo Drive NW	Albuquerque	87120	Volcano Mesa
Montecito Estates Community Association	Rosemary	Chabala	rchabala@cgres.com	8500 Jefferson Street NE	Albuquerque	87113	NW Mesa Escarpment - VPO-2
Montecito Estates Community Association	Stephen	Koehler	stevek.mebod@gmail.com	8515 Chilte Pine Road NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Montecito Estates Community Association	Rosemary	Chabala	rchabala@cgres.com	8500 Jefferson Street NE	Albuquerque	87113	Volcano Mesa
Montecito Estates Community Association	Stephen	Koehler	stevek.mebod@gmail.com	8515 Chilte Pine Road NW	Albuquerque	87120	Volcano Mesa
Montecito West Community Association Incorporated	Brandy	Hetherington	bhetherington@aamnm.com	8212 Louisiana Boulevard NE	Albuquerque	87113	NW Mesa Escarpment - VPO-2
Montecito West Community Association Incorporated	Glenn	Tegtmeyer	glenn@tegtmeyer.us	8712 Espacio Verde Road NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Montecito West Community Association Incorporated	Brandy	Hetherington	bhetherington@aamnm.com	8212 Louisiana Boulevard NE	Albuquerque	87113	Volcano Mesa
Montecito West Community Association Incorporated	Glenn	Tegtmeyer	glenn@tegtmeyer.us	8712 Espacio Verde Road NW	Albuquerque	87120	Volcano Mesa - CPO-13
Near North Valley NA	Marit	Tully	nearnorthvalleyna@gmail.com	PO Box 6953	Albuquerque	87197	Los Duranes - CPO-6
Near North Valley NA	Joe	Sabatini	jsabatini423@gmail.com	3514 6th Street NW	Albuquerque	87107	Los Duranes - CPO-6
Near North Valley NA	Marit	Tully	nearnorthvalleyna@gmail.com	PO Box 6953	Albuquerque	87197	Rio Grande Blvd. - CPO-11

Association Name	First Name	Last Name	Email	Address Line 1	City	Zip	Small Area
Near North Valley NA	Joe	Sabatini	jsabatini423@gmail.com	3514 6th Street NW	Albuquerque	87107	Rio Grande Blvd. - CPO-11
Near North Valley NA	Marit	Tully	nearnorthvalleyna@gmail.com	PO Box 6953	Albuquerque	87197	Sawmill/Wells Park- CPO-12
Near North Valley NA	Joe	Sabatini	jsabatini423@gmail.com	3514 6th Street NW	Albuquerque	87107	Sawmill/Wells Park- CPO-12
Nob Hill NA	David	Garcia	david@halfdigital.com	316 Tulane SE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Nob Hill NA	Gary	Eyster	meyster1@me.com	316 Amherst Drive NE	Albuquerque	87106	Nob Hill / Highland - CPO-8
							Los Duranes - CPO-6; Rio Grande Blvd. - CPO-11; North I-25 - CPO-
North Valley Coalition of NAs	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque	87197	10; & Sawmill/Wells Park - CPO-11
							Los Duranes - CPO-6; Rio Grande Blvd. - CPO-11; North I-25 - CPO-
North Valley Coalition of NAs	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	87104	10; & Sawmill/Wells Park - CPO-11
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	5020 Russell Drive NW	Albuquerque	87114	Coors Blvd. - VPO-1
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW	Albuquerque	87114	Coors Blvd. - VPO-1
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	5020 Russell Drive NW	Albuquerque	87114	NW Mesa Escarpment - VPO-2
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW	Albuquerque	87114	NW Mesa Escarpment - VPO-2
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	5020 Russell Drive NW	Albuquerque	87114	Volcano Mesa - CPO-13
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW	Albuquerque	87114	Volcano Mesa - CPO-13
Parkland Hills NA	Mary	Darling	mlarling56@yahoo.com	650 Monroe Street SE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Parkland Hills NA	Robert	Leming	phnapresident@gmail.com	712 Truman Street SE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Piedras Marcadas NA	Susan	Deese-Roberts	sdeese@unm.edu	9124 Laura Lee Place NW	Albuquerque	87114	NW Mesa Escarpment - VPO-2
Piedras Marcadas NA	Lawrence	Fendall	lfendall@netscape.net	8600 Tia Christina Drive NW	Albuquerque	87114	NW Mesa Escarpment - VPO-2
Quaker Heights NA	Orlando	Martinez	lilog2002@yahoo.com	5808 Jones Place NW	Albuquerque	87120	Coors Blvd. - VPO-1
Quaker Heights NA	Vanessa	Alarid	valarid@gmail.com	5818 Jones Place NW	Albuquerque	87120	Coors Blvd. - VPO-1
Quaker Heights NA	Orlando	Martinez	lilog2002@yahoo.com	5808 Jones Place NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Quaker Heights NA	Vanessa	Alarid	valarid@gmail.com	5818 Jones Place NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Quigley Park NA	Eric	Olivas	eoman505@gmail.com	2708 Valencia Drive NE	Albuquerque	87110	Uptown Area
Quigley Park NA	Lisa	Whalen	lisa.whalen@gmail.com	2713 Cardenas Drive NE	Albuquerque	87110	Uptown Area
Rancho Sereno NA	Sander	Rue	sanderrue@comcast.net	7500 Rancho Solano Court NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Rancho Sereno NA	Debra	Cox	debracox62@comcast.net	8209 Rancho Paraiso NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
							Downtown Neighborhood
Raynolds Addition NA	Stephanie	Elliot	okieot@gmail.com	324 14th Street SW	Albuquerque	87102	Association - CPO-3
							Downtown Neighborhood
Raynolds Addition NA	Margaret	Lopez	raynoldsneighborhood@gmail.com	1315 Gold Avenue SW	Albuquerque	87102	Association - CPO-3
							Downtown Neighborhood
Raynolds Addition NA	Stephanie	Elliot	okieot@gmail.com	324 14th Street SW	Albuquerque	87102	Association - CPO-3
							Downtown Neighborhood
Raynolds Addition NA	Margaret	Lopez	raynoldsneighborhood@gmail.com	1315 Gold Avenue SW	Albuquerque	87102	Association - CPO-3
Richland Hills HOA	Donna	Chavez	dchavez@cgres.com	8500 Jefferson Street NE	Albuquerque	87113	NW Mesa Escarpment - VPO-2
Rinconada Point Association Incorporated	Joni	Ulibarri	joniu1111@gmail.com	3220 Fritzie Street NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Rinconada Point Association Incorporated	Connie	Gilman	rinconadapoint@aol.com	3212 Schumacher Street NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Rio Grande Boulevard NA	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	87104	Los Duranes - CPO-6
Rio Grande Boulevard NA	Eleanor	Walther	eawalth@comcast.net	2212 Camino De Los Artesanos NW	Albuquerque	87107	Los Duranes - CPO-6
Rio Grande Boulevard NA	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11

Association Name	First Name	Last Name	Email	Address Line 1	City	Zip	Small Area
Rio Grande Boulevard NA	Eleanor	Walther	eawalth@comcast.net	2212 Camino De Los Artesanos NW	Albuquerque	87107	Rio Grande Blvd. - CPO-11
Rio Oeste HOA	Donna	Chavez	pearson.donna64@yahoo.com	6228 Escoviel Street NW	Albuquerque	87120	Coors Blvd. - VPO-1
Rio Oeste HOA	Orlando	Gonzales	o_dgonzales@yahoo.com	4101 Zarzuela Avenue NW	Albuquerque	87120	Coors Blvd. - VPO-1 Downtown Neighborhood
Santa Barbara Martineztown NA	Loretta	Naranjo Lopez	Injalopez@msn.com	1127 Walter NE	Albuquerque	87102	Association - CPO-3 Downtown Neighborhood
Santa Barbara Martineztown NA	Ian	Colburn	colburn.ian@gmail.com	1002 Arno NE	Albuquerque	87102	Association - CPO-3
Santa Fe Village NA	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Santa Fe Village NA	Bruce	Armstrong	bdarmstrong86@gmail.com	4988 Butte Place NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2 Downtown Neighborhood
Sawmill Area NA	Jaime	Leanos	jaime.leanos@gmail.com	1427 15th Street NW	Albuquerque	87104	Association - CPO-3 Downtown Neighborhood
Sawmill Area NA	Dina	Afek	dina.afek@gmail.com	1503 Summer Avenue NW	Albuquerque	87104	Association - CPO-3
Sawmill Area NA	Jaime	Leanos	jaime.leanos@gmail.com	1427 15th Street NW	Albuquerque	87104	Old Town - HPO-5
Sawmill Area NA	Dina	Afek	dina.afek@gmail.com	1503 Summer Avenue NW	Albuquerque	87104	Old Town - HPO-5
Sawmill Area NA	Jaime	Leanos	jaime.leanos@gmail.com	1427 15th Street NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Sawmill Area NA	Dina	Afek	dina.afek@gmail.com	1503 Summer Avenue NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Sawmill Area NA	Jaime	Leanos	jaime.leanos@gmail.com	1427 15th Street NW	Albuquerque	87104	Sawmill/Wells Park- CPO-12
Sawmill Area NA	Dina	Afek	dina.afek@gmail.com	1503 Summer Avenue NW	Albuquerque	87104	Sawmill/Wells Park- CPO-12 Downtown Neighborhood
Silver Platinum Downtown NA	Leon	Garcia	leon@silverplatinumdowntown.org	205 Silver Avenue SW	Albuquerque	87102	Association - CPO-3 Downtown Neighborhood
Silver Platinum Downtown NA	Ronald	Casias	rc@silverplatinumdowntown.org	205 Silver Avenue SW	Albuquerque	87102	Association - CPO-3 Downtown Neighborhood
Silver Platinum Downtown NA	Leon	Garcia	leon@silverplatinumdowntown.org	205 Silver Avenue SW	Albuquerque	87102	Association - CPO-3 Downtown Neighborhood
Silver Platinum Downtown NA	Ronald	Casias	rc@silverplatinumdowntown.org	205 Silver Avenue SW	Albuquerque	87102	Association - CPO-3
Silver Platinum Downtown NA	Leon	Garcia	leon@silverplatinumdowntown.org	205 Silver Avenue SW	Albuquerque	87102	Sawmill/Wells Park- CPO-12
Silver Platinum Downtown NA	Ronald	Casias	rc@silverplatinumdowntown.org	205 Silver Avenue SW	Albuquerque	87102	Sawmill/Wells Park- CPO-12
Snow Heights NA	Julie	Nielsen	bjdniels@msn.com	8020 Bellamah Avenue NE	Albuquerque	87110	Uptown Area
Snow Heights NA	Laura	Garcia	laurasmigi@aol.com	1404 Katie Street NE	Albuquerque	87110	Uptown Area Downtown Neighborhood
South Broadway NA	Tiffany	Broadous	tiffany.hb10@gmail.com	215 Trumbull SE	Albuquerque	87102	Association - CPO-3 Downtown Neighborhood
South Broadway NA	Frances	Armijo	fparmijo@gmail.com	915 William SE	Albuquerque	87102	Association - CPO-3
South Broadway NA	Tiffany	Broadous	tiffany.hb10@gmail.com	215 Trumbull SE	Albuquerque	87102	East Downtown - CPO-4 & HPO-1
South Broadway NA	Frances	Armijo	fparmijo@gmail.com	915 William SE	Albuquerque	87102	East Downtown - CPO-4 & HPO-1
South San Pedro NA	Khadijah	Bottom	khadijahasili@vizionz.org	1200 Madeira SE	Albuquerque	87108	Nob Hill / Highland - CPO-8
South San Pedro NA	Zabdiel	Aldaz	zabdiel505@gmail.com	735 Alvarado SE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Southeast Heights NA	Pete	Belletto	pmbdoc@yahoo.com	902 Valverde Drive SE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Southeast Heights NA	John	Pate	jpate@molzencorbin.com	1007 Idlewild Lane SE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Story Rock HOA	Erin	Brizuela	ebrizuela@cgres.com	8500 Jefferson Street NE	Albuquerque	87113	NW Mesa Escarpment - VPO-2
Story Rock HOA	Kelly	Eggleston	keggleston@cgres.com	8500 Jefferson Street NE	Albuquerque	87113	NW Mesa Escarpment - VPO-2
Symphony HOA Incorporated	Rosemary	Chabala	rchabala@cgres.com	8500 Jefferson Street NE	Albuquerque	87113	Los Duranes - CPO-6
Symphony HOA Incorporated	Michelle	Lombard	mlombard23@comcast.net	1512 Presto Way NW	Albuquerque	87104	Los Duranes - CPO-6
Taylor Ranch NA	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	87120	Coors Blvd. - VPO-1
Taylor Ranch NA	Diana	Shea	secretary@trna.org	5113 Spinning Wheel Road NW	Albuquerque	87120	Coors Blvd. - VPO-1
Taylor Ranch NA	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2

Association Name	First Name	Last Name	Email	Address Line 1	City	Zip	Small Area
Taylor Ranch NA	Diana	Shea	secretary@trna.org	5113 Spinning Wheel Road NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Taylor Ranch NA	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	87120	Volcano Mesa - CPO-13
Taylor Ranch NA	Diana	Shea	secretary@trna.org	5113 Spinning Wheel Road NW	Albuquerque	87120	Volcano Mesa - CPO-13
The Courtyards NA	Jackie	Cooke	jackiecooke@comcast.net	PO Box 7823	Albuquerque	87194	NW Mesa Escarpment - VPO-2
The Courtyards NA	Jayne	Aubele	jaubele1012@comcast.net	2919 Monument Drive NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
The Estates at Mirehaven Community Association Incorporated	Angela	Manzanedo	amanzanedo@associatedasset.co	9100 Del Webb Lane NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
The Estates at Mirehaven Community Association Incorporated	Julie	Karl	jkarl@aamnm.com	9100 Del Webb Lane NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
The Lofts @ 610 Central SW Owners Association Incorporated	Terri	Krantz	teravintage@hotmail.com	610 Central Avenue SW	Albuquerque	87102	Association - CPO-3 Downtown Neighborhood
The Lofts @ 610 Central SW Owners Association Incorporated	Gary	Illingworth	gillingworth@hoamco.com	8700A Education Place NW	Albuquerque	87114	Association - CPO-3
The Manors at Mirehaven Community Association Incorporated	Jody	Roman	jroman@associatedasset.com	8212 Louisiana Boulevard NE	Albuquerque	87113	NW Mesa Escarpment - VPO-2
The Manors at Mirehaven Community Association Incorporated	Brandy	Hetherington	bhetherington@aamnm.com	8212 Louisiana Boulevard NE	Albuquerque	87113	NW Mesa Escarpment - VPO-2
Thomas Village NA	Rondall	Jones	rejoness7@msn.com	3117 Don Quixote Court NW	Albuquerque	87104	Los Duranes - CPO-6
Thomas Village NA	Richard	Meyners	abqrmeyners@gmail.com	3316 Calle De Daniel NW	Albuquerque	87104	Los Duranes - CPO-6
Thomas Village NA	Rondall	Jones	rejoness7@msn.com	3117 Don Quixote Court NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Thomas Village NA	Richard	Meyners	abqrmeyners@gmail.com	3316 Calle De Daniel NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Tres Volcanes NA	Rick	Gallagher	randm196@gmail.com	8401 Casa Gris Court NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Tres Volcanes NA	Thomas	Borst	t0m2pat@yahoo.com	1908 Selway Place NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
University Heights NA	Julie	Kidder	juliemkidder@gmail.com	120 Vassar SE	Albuquerque	87106	Nob Hill / Highland - CPO-8
University Heights NA	Don	Hancock	sricdon@earthlink.net	105 Stanford SE	Albuquerque	87106	Nob Hill / Highland - CPO-8
Valle Prado NA	Steve	Shumacher	valle.prado.na@gmail.com	8939 South Sky Street NW	Albuquerque	87114	NW Mesa Escarpment - VPO-2
Valle Prado NA	Joshua	Beutler	jlbeutler@gmail.com	7316 Two Rock Road NW	Albuquerque	87114	NW Mesa Escarpment - VPO-2
Valle Prado NA	Steve	Shumacher	valle.prado.na@gmail.com	8939 South Sky Street NW	Albuquerque	87114	Volcano Mesa - CPO-13
Valle Prado NA	Joshua	Beutler	jlbeutler@gmail.com	7316 Two Rock Road NW	Albuquerque	87114	Volcano Mesa - CPO-13
Vista De La Luz HOA	Jack	Corder	associations@corderandcompany	PO Box 45960	Rio Rancho	87174	Coors Blvd. - VPO-1
Vista De La Luz HOA	Marijo	Rymer	marijo.rymer@gmail.com	5023 Sala De Tomas Drive	Albuquerque	87120	Coors Blvd. - VPO-1 Downtown Neighborhood
Wells Park NA	Catherine	Mexal	cmexal@gmail.com	1404 Los Tomases NW	Albuquerque	87102	Association - CPO-3 Downtown Neighborhood
Wells Park NA	Doreen	McKnight	doreenmcknightnm@gmail.com	1426 7th Street NW	Albuquerque	87102	Association - CPO-3
Wells Park NA	Catherine	Mexal	cmexal@gmail.com	1404 Los Tomases NW	Albuquerque	87102	Sawmill/Wells Park- CPO-12
Wells Park NA	Doreen	McKnight	doreenmcknightnm@gmail.com	1426 7th Street NW	Albuquerque	87102	Sawmill/Wells Park- CPO-12
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW	Albuquerque	87104	Old Town - HPO-5
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road NW	Albuquerque	87104	Old Town - HPO-5
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11 Downtown Neighborhood
West Park NA	Lea	Pino	lea@thecasapino.com	2203 New York Avenue SW	Albuquerque	87104	Association - CPO-3 Downtown Neighborhood
West Park NA	Elaine	Faust	efaust@swcp.com	200 Gallup Avenue SW	Albuquerque	87104	Association - CPO-3
West Park NA	Lea	Pino	lea@thecasapino.com	2203 New York Avenue SW	Albuquerque	87104	Old Town - HPO-5
West Park NA	Elaine	Faust	efaust@swcp.com	200 Gallup Avenue SW	Albuquerque	87104	Old Town - HPO-5
West Park NA	Lea	Pino	lea@thecasapino.com	2203 New York Avenue SW	Albuquerque	87104	Rio Grande Blvd. - CPO-11

Association Name	First Name	Last Name	Email	Address Line 1	City	Zip	Small Area
West Park NA	Elaine	Faust	efaust@swcp.com	200 Gallup Avenue SW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Western Trails Estates HOA	Kelly	Eggleston	keggleston@cgres.com	8500 Jefferson Street NE	Albuquerque	87113	Coors Blvd. - VPO-1
Western Trails Estates HOA	Donna	Chavez	dchavez@cgres.com	8500 Jefferson Street NE	Albuquerque	87113	Coors Blvd. - VPO-1
Winrock South NA	John	Kinney		7110 Constitution Avenue NE	Albuquerque	87110	Uptown Area
Winrock South NA	Virginia	Kinney		7110 Constitution Avenue NE	Albuquerque	87110	Uptown Area

November 4, 2020



«First\_Name» «Last\_Name», «Association\_Name»

«Email»

«Address\_Line\_1»

«Address\_Line\_2»

«City», «State» «Zip»

## **Re: Neighborhood Meeting about Future Development Application**

Dear Neighborhood Association Representative,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss the following application(s) we will be making for a project proposed in or near your neighborhood:

### **Amendment to IDO Text – Small Area.**

There will be a Neighborhood Meeting facilitated by the City's Alternative Dispute Resolution Office where the City of Albuquerque Planning Department will present the proposal, and we can discuss any ideas or concerns you may have.

### **Contact Information**

Mikaela Renz-Whitmore, Planning Manager, 505-924-3932, [mrenz-whitmore@cabq.gov](mailto:mrenz-whitmore@cabq.gov)

### **Project or Development Proposal**

*Site Address and/or Location:* Citywide

*Name(s) of Agent/Developer/Property Owner, if different from Contact Name above:* The amendment will impact all property and all property owners within these small area boundaries. These areas are shown in the maps that follow.

*Short Description of Proposal:* The City of Albuquerque intends to submit an application for an Amendment to IDO Text – Small Area to be reviewed and recommended by the Environmental Planning Commission, which will be decided by City Council. One or more of the small areas that are proposed to be amended with the 2020 Integrated Development Ordinance (IDO) annual update are within or abutting your neighborhood association or coalition. You are receiving notice about the following small area rule change: «**Small\_Area**»

The application is for the amendment of the text for 14 small areas, including the Mixed-use - Form-based Zone District - 2-4(E)(3)(c); Downtown Neighborhood Area - CPO-3; Los Duranes - CPO-6; Nob Hill/Highland - CPO-8; Rio Grande Blvd. - CPO-11; Sawmill/Wells Park - CPO-12; Volcano Mesa - CPO 13; East Downtown - HPO-1; Old Town - HPO-5; Coors Blvd. - VPO-1; Northwest Mesa - VPO-2; Downtown Area - 5-5(B)(2)(a)1; Downtown Center - 5-12(E)(4)(d); and Uptown Area - 5-5(I)(2).



### 2-4(E)(3)(c) Form-based Zone District Dimensional Standards (Downtown Center)



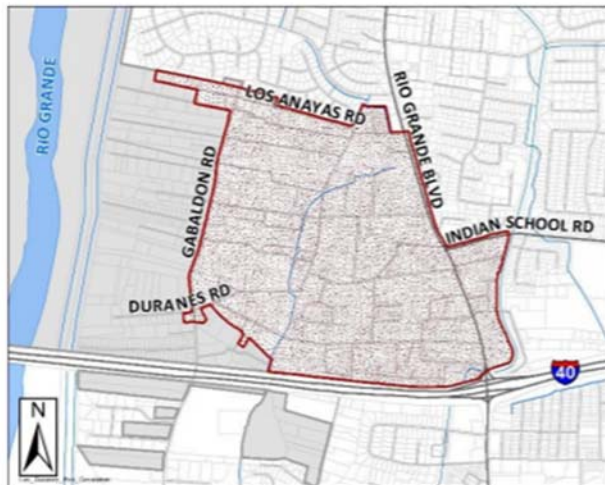
Revise Table 2-4-11, in Subsection 2-4(E)(3)(c), to allow a 0-foot rear setback in all MX-FB zones where a rear lot line abuts a street or an alley. This amendment was submitted by Council Services. (Table 2-4-11.)

### 3-4(D) Downtown Neighborhood Area - CPO-3



Add a setback standard for garages that requires garages facing a street to be set back 5 feet behind the façade of the building and garages accessed from an alley to be set back 5 feet from the property line, which is consistent with the Downtown Neighborhood Area Sector Plan. (3-4(D)(5)(a)1 and (D)(5)(a)1.b.)

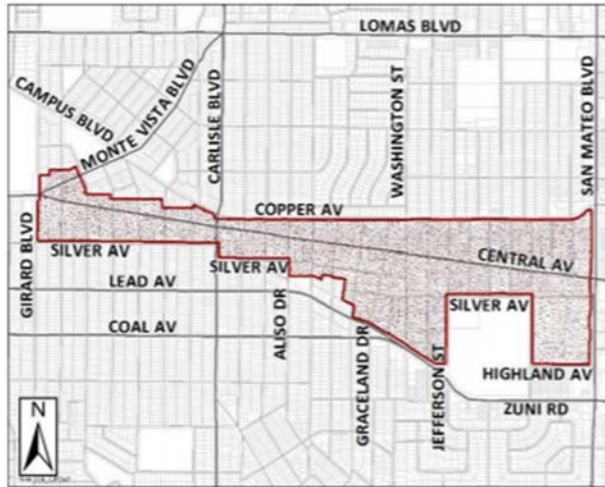
### 3-4(G) Los Duranes - CPO-6



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)(3)(a)1.b.)

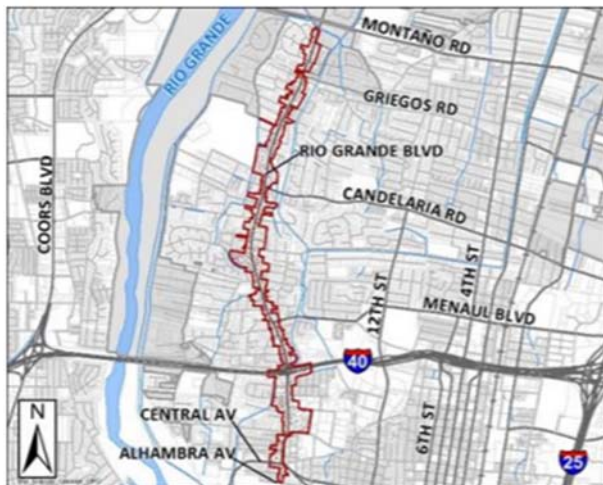
Clarify that building heights in the MX-M zone are allowed to be 35 feet if they are within 450 feet of the I-40 right-of-way. (3-4(G)(4)(b).)

### 3-4(I) Nob Hill/Highland - CPO-8



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 for that use. (3-4(I)(5)(b)(4)b.)

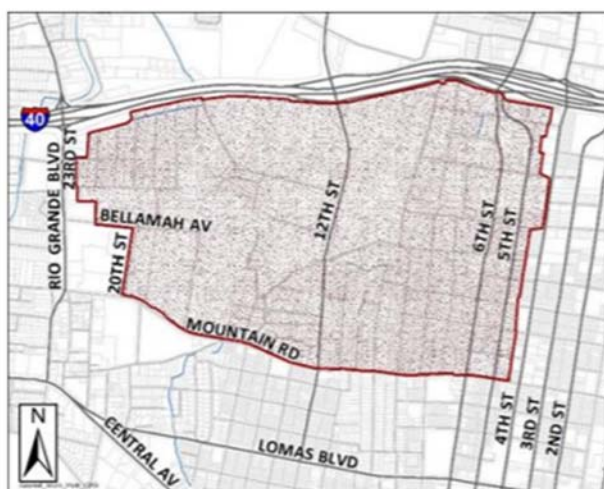
### 3-4(L) Rio Grande Blvd. - CPO-11



Revise the setback standard to be consistent with the Rio Grande Corridor Plan to apply only to the setback from Rio Grande (not side streets) and makes the structure parallel with the Coors Blvd. CPO-2. (3-4(L)(3).)

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. (3-4(L)(5)(b)3.)

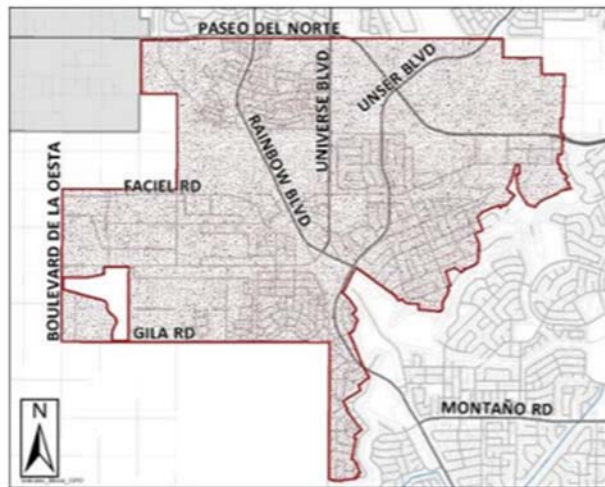
### 3-4(M) Sawmill/Wells Park - CPO-12



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)(b)8 and (M)(5)(c).)

Revise the building façade standards for Mountain Rd. and adjacent residential zones to require more articulation. (3-4(M)(5)(c)5.)

### 3-4(N) Volcano Mesa - CPO 13



Add a building massing standard that allows cluster development to have a second story on 75% of the building footprint, which is consistent with the Volcano Cliffs Sector Plan. (3-4(M)(4)(b).)

Clarify the intent of the standard relating to “side streets” to be consistent with the Volcano Cliffs Sector Plan. (3-4(N)(5)(c).)

Revise the garage standards to apply to 3-car garages that are street-facing. (3-4(N)(5)(d)2.)

### 3-5(F) East Downtown - HPO-1



Clarify the intent of the standard relating to “side streets” to be consistent with the East Downtown Regulatory Plan. (5-5(F)(4)(a)3.)

Provide 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. (5-5(F)(4)(a)(3).)

### 3-5(J) Old Town - HPO-5

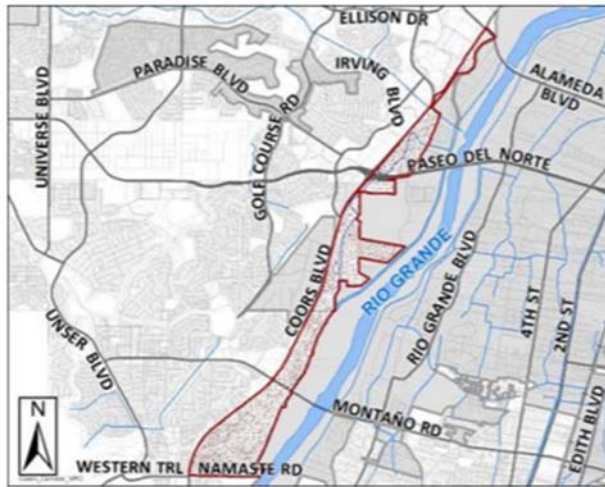


Revise the sign standards to be more consistent with the typical IDO structure and clarify the intent to be consistent with the prior zoning. (3-5(J)(3)(c).)

Revise Subsection 3-5(J)(3)(c) to specify Old Town Plaza Park as the intended “adjacent property” mentioned in this standard.

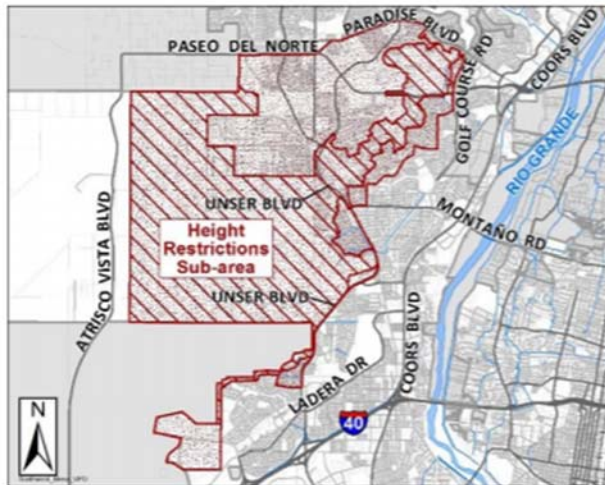


### 3-6(D) Coors Blvd. - VPO-1



Revisions throughout the VPO to add consistency with the protected view and the new defined term “view point.” The revisions clarify how to perform the analysis of the 3 view protection tests and revise the graphics for consistency. Finally, the protection of views along the entire ridgeline is added back to be consistent with the prior Coors Corridor Sector Plan. (6-6(D).)

### 3-6(E) Northwest Mesa - VPO-2



Move the “techniques” for minimizing the visual impact of taller buildings to the decision criteria for this EPC approval of a height variance, apply it to any new structure, and specify where the protected view is to be taken from. (3-6(E)(3)(c)2.)

Add a second Height Restrictions subarea and enhance the Use Specific Standards for the Height Restrictions subareas to expand the area of transition and decrease the intensity of development near MPOS. Portions of this amendment were submitted by Council

### 5-5(B)(2)(a)1 Downtown Center – Parking and Loading (Exemptions and Reductions)



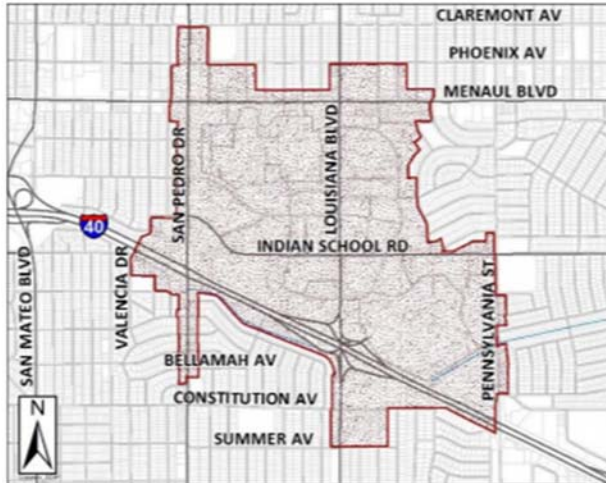
Revise to apply to the Downtown Center and delete the existing map. This change makes the parking exemption only apply within the Comp Plan Downtown Center, with MX-Form Based zoning, and removes overlap with other CPOs that did not have the parking exemption. (5-5(B)(2)(a)1.)

#### 5-12(E)(4)(d) Downtown Center – Sign Standards Applicable in Mapped Areas



Revise Subsection 5-12(E)(4)(d) to add the Downtown Center and Mixed-use or Non-residentially zoned properties within 330 feet of the Center as a location where rooftop signs are allowed. Currently the East Downtown CPO and HPO are the only locations that allows rooftop signs. This amendment was submitted by Council Services.

#### 5-5(I)(2) Uptown Area – Drive-through circulation design



Remove the drive-through prohibition for restaurants in any portion of the Uptown Urban Center that is within 1,320 feet of the I-40 right-of-way. This amendment was submitted by Council Services.

The City Planning Department will be offering a Neighborhood Meeting to discuss these changes with interested stakeholders. This meeting will be conducted as a Zoom meeting, which will be recorded and posted on the City's website. There are 2 pre-application neighborhood meetings scheduled:

- Monday, November 23, 2020 at 12:30 pm
  - <https://cabq.zoom.us/j/95955113339>
  - +1-346-248-7799, Meeting ID: 959 5511 3339
- Monday, November 23, 2020 at 5:30 pm
  - <https://cabq.zoom.us/j/97337147540>
  - +1-346-248-7799, Meeting ID: 973 3714 7540

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public Environmental Planning Commission hearing at which the project will be reviewed and decided by the City.

The intent is for this request to be heard by the EPC on January 14, 2021, beginning at 8:30 am, and it will be held as a Zoom meeting. The phone number and web address will be provided in the January agenda, posted on January 7, 2021 at: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Additional information about this request will be posted on the following websites, as it becomes available: <https://abc-zone.com/ido-annual-update-2020>

Sincerely,

A handwritten signature in black ink, appearing to read 'Mikaela' followed by a stylized flourish.

Mikaela Renz-Whitmore, Long Range Planning Manager  
City of Albuquerque Planning Department

[Note: Items with an asterisk (\*) are required.]

## **Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque**

Date of Request\*: November 4, 2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: «Association Name»

Name of NA Representative\*: «First Name» «Last Name»

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: «Email»

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: RSVP to [abcto@cabq.gov](mailto:abcto@cabq.gov)

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Scheduled on November 19, 2020 at 12:30 pm and 5:30 pm on Zoom at:

- Monday, November 23, 2020 at 12:30 pm
  - <https://cabq.zoom.us/j/95955113339>
  - +1-346-248-7799, Meeting ID: 959 5511 3339
- Monday, November 23, 2020 at 5:30 pm
  - <https://cabq.zoom.us/j/97337147540>
  - +1-346-248-7799, Meeting ID: 973 3714 7540

### **Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* small areas, city-wide  
Location Description «Small Area»
2. Property Owner\* miscellaneous property owners
3. Agent/Applicant\* *[if applicable]* City of Albuquerque
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.



[Note: Items with an asterisk (\*) are required.]

- ☐ Conditional Use Approval
- ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
- ☐ Site Plan
- ☐ Subdivision \_\_\_\_\_ (Minor or Major)
- ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: Amendment to IDO Text – Small Area

Summary of project/request<sup>3\*</sup>:

See attached letter

5. This type of application will be decided by<sup>\*</sup>: ☐ City Staff  
OR at a public meeting or hearing by:  
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)  
☒ City Council
6. Where more information about the project can be found<sup>4\*</sup>: <https://abc-zone.com/ido-annual-update-2020>

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)<sup>5\*</sup> multiple, citywide, see accompanying project letter
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Not applicable
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:  
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)  
Explanation:  
N/A
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1<sup>\*</sup>: ☒ Yes ☐ No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:

- a. Area of Property [typically in acres] multiple, miscellaneous
- b. IDO Zone District multiple, miscellaneous
- c. Overlay Zone(s) [if applicable] multiple, miscellaneous
- d. Center or Corridor Area [if applicable] multiple, miscellaneous

2. Current Land Use(s) [vacant, if none] multiple, miscellaneous

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**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

*Cc: [Other Neighborhood Associations, if any]*

ABQ Park NA  
Acequia Jardin HOA  
Alban Hills NA  
Aliso Nob Hill HOA Incorporated  
Alvarado Gardens NA  
Alvarado Park NA  
Barelas NA  
Bosque Montano HOA Incorporated

Citizens Information Committee of  
Martineztown  
Classic Uptown NA  
Cottonwood Trails HOA  
Del Webb Mirehaven NA  
District 6 Coalition of NA  
District 7 Coalition of NAs  
Downtown Neighborhoods Association  
Eagle Ridge Homeowners Association

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<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

*[Note: Items with an asterisk (\*) are required.]*

EDo NA Incorporated  
Fair West NA  
Highland Business and NA Incorporated  
Historic Old Town Property Owners Association  
Huning Castle NA  
Huning Highland Historic District Association  
Inez NA  
Jerry Cline Park NA  
La Cuentista Subdivision Unit 1 HOA, Inc.  
La Luz Del Sol NA  
La Luz Landowners Association  
Ladera Heights NA  
Ladera West NA  
Las Casitas Del Rio HOA  
Las Casitas Del Rio Unit 2 Subdivision HOA  
Las Lomitas NA  
Las Terrazas NA  
Los Duranes NA  
Mark Twain NA  
Martineztown Work Group  
Molten Rock NA  
Montecito Estates Community Association  
Montecito West Community Association, Inc.  
Near North Valley NA  
Nob Hill NA  
North Valley Coalition of NAs  
Paradise Hills Civic Association  
Parkland Hills NA  
Piedras Marcadas NA  
Quaker Heights NA  
Quigley Park NA  
Rancho Sereno NA  
Raynolds Addition NA  
Richland Hills HOA

Rinconada Point Association Incorporated  
Rio Grande Boulevard NA  
Rio Oeste HOA  
Santa Barbara Martineztown NA  
Santa Fe Village NA  
Sawmill Area NA  
Silver Platinum Downtown NA  
Snow Heights NA  
South Broadway NA  
South San Pedro NA  
Southeast Heights NA  
Story Rock HOA  
Symphony HOA Incorporated  
Taylor Ranch NA  
The Courtyards NA  
The Estates at Mirehaven Community  
Association Incorporated  
The Lofts @ 610 Central SW Owners Association  
Incorporated  
The Manors at Mirehaven Community  
Association Incorporated  
Thomas Village NA  
Tres Volcanes NA  
University Heights NA  
Valle Prado NA  
Vista de la Luz HOA  
Wells Park NA  
West Old Town NA  
West Park NA  
Western Trails Estates HOA  
Winrock South NA  
Winrock Villas Condo Association  
WSCONA

**Public Notice Inquiry For:**

Other (please specify in field below)

**If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:**

The request is for an Amendment to IDO Text - Small Areas, which goes to the EPC and then City Council

**Contact Name**

Carrie Barkhurst

**Telephone Number**

505-924-3879

**Email Address**

kcbarkhurst@cabq.gov

**Company Name**

City of Albuquerque

**Company Address**

600 2nd St NW

**City**

Albuquerque

**State**

NM

**ZIP**

87102-2265

**Legal description of the subject site for this project:**

The areas can be seen in in the following map, within button 3 and button 5:

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Coors Boulevard - CPO-2; Downtown Neighborhood Area - CPO-3; East Downtown - CPO-4; Los Duranes - CPO-6; Nob Hill/Highland - CPO-8; North I-25 - CPO-9; Rio Grande Blvd. - CPO-10; Sawmill/Wells Park - CPO-11; Volcano Mesa - CPO 12; East Downtown - HPO-1; Old Town - HPO-5; Coors Blvd. - VPO-1; Northwest Mesa - VPO-2; Downtown Area - 5-5(B)(2)(a)1; and Uptown Area - 5-5(I)(2)

**Physical address of subject site:**

misc.

**Subject site cross streets:**

misc.

**Other subject site identifiers:****This site is located on the following zone atlas page:**

misc.

**Please attach a Zone Atlas Map that clearly indicates where the subject site is located.**

No Input

Association Name	First Name	Last Name	Email	Address Line 1	City	Zip	Small Area
The original ONC request included more areas that were under consideration for amendment. This list includes all of the areas that are included in the Amendment to IDO Text - Small Area.							
ABQ Park NA	Steve	Randall	srandall52@comcast.net	7424 Arvada NE	Albuquerque	87110	Uptown Area
ABQ Park NA	Shirley	Lockyer	shirleylockyer@gmail.com	7501 Sky Court Circle NE	Albuquerque	87110	Uptown Area
Acequia Jardin HOA	Diane	McGaha	ajcohousing@gmail.com	2310 Rio Grande Boulevard NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Acequia Jardin HOA	Marianne	Dickinson	2330ajhoa@gmail.com	2328 Rio Grande Boulevard NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Alban Hills NA	Jim	Wolcott	wolcott@swcp.com	6420 Camino Del Arbol NW	Albuquerque	87120	Coors Blvd. - VPO-1
Alban Hills NA	Patsy	Nelson	patsynelson@msn.com	3301 La Rambla NW	Albuquerque	87120	Coors Blvd. - VPO-1
Aliso Nob Hill HOA Incorporated	Associa	Canyo		8500 Jefferson Street NE	Albuquerque	87113	Nob Hill / Highland - CPO-8
Alvarado Gardens NA	Diana	Hunt	president@alvaradoneighborhood.com	2820 Candelaria Road NW	Albuquerque	87107	Rio Grande Blvd. - CPO-11
Alvarado Gardens NA	Robert	Poyourow	vp@alvaradoneighborhood.com	2812 Candelaria Road NW	Albuquerque	87107	Rio Grande Blvd. - CPO-11
Alvarado Park NA	Darcy	Bushnell	dmc793@gmail.com	PO Box 35704	Albuquerque	87176	Uptown Area
Alvarado Park NA	Robert	Habiger	apna87110@gmail.com	PO Box 35704	Albuquerque	87176	Uptown Area
Barelas NA	Dorothy	Chavez	baca3221@hotmail.com	612 10th Street SW	Albuquerque	87102	Downtown Neighborhood Association - CPO-3
Barelas NA	Alicia	Chavez	alicia_chavez77@yahoo.com	808 Santa Fe Avenue SW	Albuquerque	87102	Association - CPO-3
Bosque Montano HOA Incorporated	Pamela	Meyer	pmeyer@sentrymgt.com	4121 Eubank Boulevard NE	Albuquerque	87111	Coors Blvd. - VPO-1
Citizens Information Committee of Martineztown	Richard	Martinez	lizzie10@q.com	501 Edith Boulevard NE	Albuquerque	87102	Downtown Neighborhood Association - CPO-3
Citizens Information Committee of Martineztown	Frank	Martinez		501 Edith Boulevard NE	Albuquerque	87102	Association - CPO-3
Classic Uptown NA	David	Haughawout	davidh.d7@comcast.net	2824 Chama Street NE	Albuquerque	87110	Uptown Area
Classic Uptown NA	Robert	Lah	robtlah@yahoo.com	2901 Mesilla Street NE	Albuquerque	87110	Uptown Area
Cottonwood Trails HOA	Sonia	Arellano	sarellano@hoamco.com	8700A Education Place NW	Albuquerque	87114	Coors Blvd. - VPO-1
Cottonwood Trails HOA	Randy	Chavez	rnc3439@aol.com	6640 Salt Cedar Trail NW	Albuquerque	87120	Coors Blvd. - VPO-1
Del Webb Mirehaven NA	Larry	Leahy	leahylarry@gmail.com	2120 Coyote Creek Trail NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Del Webb Mirehaven NA	Rorik	Rivenburgh	rorik.rivenburgh@gmail.com	9204 Bear Lake Way NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
District 6 Coalition of NAs	Mandy	Warr	mandy@theremedyspa.com	119 Vassar Drive SE	Albuquerque	87106	Nob Hill / Highland - CPO-8
District 6 Coalition of NAs	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	87106	Nob Hill / Highland - CPO-8
District 7 Coalition of NAs	Lynne	Martin	lmartin900@aol.com	1531 Espejo NE	Albuquerque	87112	Uptown Area - 5-5(1)(2)
District 7 Coalition of NAs	David	Haughawout	davidh.d7@comcast.net	2824 Chama Street NE	Albuquerque	87110	Uptown Area - 5-5(1)(2)
Downtown Neighborhoods Association	Jim	Clark	treasurer@abqdna.com	516 11th Street NW	Albuquerque	87102	Downtown Neighborhood Association - CPO-3
Downtown Neighborhoods Association	Holly	Siebert	chair@abqdna.com	408 11th Street NW	Albuquerque	87102	Association - CPO-3
Downtown Neighborhoods Association	Jim	Clark	treasurer@abqdna.com	516 11th Street NW	Albuquerque	87102	Downtown Neighborhood Association - CPO-3
Downtown Neighborhoods Association	Holly	Siebert	chair@abqdna.com	408 11th Street NW	Albuquerque	87102	Association - CPO-3
Downtown Neighborhoods Association	Jim	Clark	treasurer@abqdna.com	516 11th Street NW	Albuquerque	87102	Old Town - HPO-5
Downtown Neighborhoods Association	Holly	Siebert	chair@abqdna.com	408 11th Street NW	Albuquerque	87102	Old Town - HPO-5
Downtown Neighborhoods Association	Jim	Clark	treasurer@abqdna.com	516 11th Street NW	Albuquerque	87102	Sawmill/Wells Park- CPO-12
Downtown Neighborhoods Association	Holly	Siebert	chair@abqdna.com	408 11th Street NW	Albuquerque	87102	Sawmill/Wells Park- CPO-12
Eagle Ridge Homeowners Association	Melanie	McLaughlin	melanie@bluedoorhomes.net	3791 Southern SE	Rio Rancho	87124	Coors Blvd. - VPO-1
Eagle Ridge Homeowners Association	Samantha	Anderson	sam@bluedoorhomes.net	3791 Southern SE	Rio Rancho	87124	Coors Blvd. - VPO-1
EDo NA Incorporated	David	Tanner	david@contextabq.com	124 Edith Boulevard SE	Albuquerque	87102	East Downtown - CPO-4 & HPO-1; Downtown Neighborhood Association - CPO-3

Association Name	First Name	Last Name	Email	Address Line 1	City	Zip	Small Area
							East Downtown - CPO-4 & HPO-1; Downtown Neighborhood
EDo NA Incorporated	John	Freisinger	john@innovateabq.com	101 Broadway Boulevard NE	Albuquerque	87102	Association - CPO-3
Fair West NA	Katherine	Turner	abqfairwestpresident@gmail.com	616 Valencia Drive NE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Fair West NA	Patty	Keane	pattykeanerd@gmail.com	310 Valencia Drive NE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Highland Business and NA Incorporated	Melissa	Pacheco	melissa.ann.pacheco@gmail.com	213 Madison Street NE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Highland Business and NA Incorporated	Omar	Durant	omardurant@yahoo.com	305 Quincy Street NE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Historic Old Town Property Owners Association	Jim	Hoffsis		2012 South Plaza Street NW	Albuquerque	87104	Downtown Neighborhood Association - CPO-3
Historic Old Town Property Owners Association	Kathy	Hiatt	historicoldtown@gmail.com	110 San Felipe Street NW	Albuquerque	87104	Downtown Neighborhood Association - CPO-3
Historic Old Town Property Owners Association	Jim	Hoffsis		2012 South Plaza Street NW	Albuquerque	87104	Old Town - HPO-5
Historic Old Town Property Owners Association	Kathy	Hiatt	historicoldtown@gmail.com	110 San Felipe Street NW	Albuquerque	87104	Old Town - HPO-5
Historic Old Town Property Owners Association	Jim	Hoffsis		2012 South Plaza Street NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Historic Old Town Property Owners Association	Kathy	Hiatt	historicoldtown@gmail.com	110 San Felipe Street NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Historic Old Town Property Owners Association	Jim	Hoffsis		2012 South Plaza Street NW	Albuquerque	87104	Sawmill/Wells Park- CPO-12
Historic Old Town Property Owners Association	Kathy	Hiatt	historicoldtown@gmail.com	110 San Felipe Street NW	Albuquerque	87104	Sawmill/Wells Park- CPO-12
Huning Castle NA	Deborah	Allen	debzallen@ymail.com	206 Laguna Boulevard SW	Albuquerque	87104	Downtown Neighborhood Association - CPO-3
Huning Castle NA	Harvey	Buchalter	hcbuchalter@gmail.com	1615 Kit Carson SW	Albuquerque	87104	Downtown Neighborhood Association - CPO-3
Huning Highland Historic District Association	Ann	Carson	a.louisa.carson@gmail.com	416 Walter SE	Albuquerque	87102	Downtown Neighborhood Association - CPO-3
Huning Highland Historic District Association	Bonnie	Anderson	andersonbonnie505@gmail.com	321 High St. SE	Albuquerque	87102	Downtown Neighborhood Association - CPO-3
Huning Highland Historic District Association	Ann	Carson	a.louisa.carson@gmail.com	416 Walter SE	Albuquerque	87102	East Downtown - CPO-4 & HPO-1
Huning Highland Historic District Association	Bonnie	Anderson	andersonbonnie505@gmail.com	321 High St. SE	Albuquerque	87102	East Downtown - CPO-4 & HPO-1
Inez NA	Maya	Sutton	yemaya@swcp.com	7718 Cutler Avenue NE	Albuquerque	87110	Uptown Area
Inez NA	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE	Albuquerque	87110	Uptown Area
Jerry Cline Park NA	Eric	Shirley	ericshirley@comcast.net	900 Grove Street NE	Albuquerque	87110	Uptown Area
Jerry Cline Park NA	Ron	Goldsmith	rongoldsmith@yahoo.com	1216 Alcazar Street NE	Albuquerque	87110	Uptown Area
La Cuentista Subdivision Unit 1 HOA Incorporated	Gary	Illingworth	gillingworth@hoamco.com	8700A Education Place NW	Albuquerque	87114	NW Mesa Escarpment - VPO-2
La Cuentista Subdivision Unit 1 HOA Incorporated	Gary	Illingworth	gillingworth@hoamco.com	8700A Education Place NW	Albuquerque	87114	Volcano Mesa
La Luz Del Sol NA	Maureen	Fitzgibon	mofitz48@gmail.com	23 Mill Road NW	Albuquerque	87120	Coors Blvd. - VPO-1
La Luz Del Sol NA	Arthur	Woods	rv6a@flylonecone.com	33 Wind Road NW	Albuquerque	87120	Coors Blvd. - VPO-1
La Luz Landowners Association	Jonathan	Abdalla	laluzlandowners@azulstar.com	6 Tumbleweed NW	Albuquerque	87120	Coors Blvd. - VPO-1
La Luz Landowners Association	Dan	Jensen	dgj1958@gmail.com	7 Arco NW	Albuquerque	87120	Coors Blvd. - VPO-1
Ladera Heights NA	Marie	Ludi	aludi2wo@yahoo.com	6216 St. Josephs Avenue NW	Albuquerque	87120	Coors Blvd. - VPO-1

Association Name	First Name	Last Name	Email	Address Line 1	City	Zip	Small Area
Ladera Heights NA	Allan	Ludi	aludi415@gmail.com	6216 St. Josephs Avenue NW	Albuquerque	87120	Coors Blvd. - VPO-1
Ladera Heights NA	Marie	Ludi	aludi2wo@yahoo.com	6216 St. Josephs Avenue NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Ladera Heights NA	Allan	Ludi	aludi415@gmail.com	6216 St. Josephs Avenue NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Ladera West NA	Karen	Buccola	kbucco@comcast.net	7716 Santa Rosalia NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Ladera West NA	Steven	Collins	slcnalbq@aol.com	7517 Vista Alegre Street	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Las Casitas Del Rio HOA	Shannon	Peters	shannonpete@gmail.com	3601 Grama Court NW	Albuquerque	87120	Coors Blvd. - VPO-1
Las Casitas Del Rio HOA	Maria	Constantine	maria.newmexicohomes@gmail.c	3609 Setaria Road NW	Albuquerque	87120	Coors Blvd. - VPO-1
Las Casitas Del Rio Unit 2 Subdivision HOA	Marissa	Crollett	marissacrollett@gmail.com	6163 Deergrass Circle NW	Albuquerque	87120	Coors Blvd. - VPO-1
Las Casitas Del Rio Unit 2 Subdivision HOA	Robert	Cordova	bob.cordova10@comcast.net	6191 Deergrass Circle NW	Albuquerque	87120	Coors Blvd. - VPO-1
Las Lomitas NA	Anne	Shaw	annes@swcp.com	8108 Corte de Aguila NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Las Lomitas NA	Nancy	Griego	r.griego04@comcast.net	8024 Corte Del Viento NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Las Terrazas NA	Donald	Voth	dvoth@uark.edu	4323 Balcon Court NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Las Terrazas NA	David	Steidley	steidley@centurylink.net	8434 Rio Verde Place NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Los Duranes NA	Lee	Gamelsky	lee@lganm.com	2412 Miles Road SE	Albuquerque	87106	Los Duranes - CPO-6
Los Duranes NA	William	Herring	billherring@comcast.net	3104 Coca Road NW	Albuquerque	87104	Los Duranes - CPO-6
Los Duranes NA	Lee	Gamelsky	lee@lganm.com	2412 Miles Road SE	Albuquerque	87106	Rio Grande Blvd. - CPO-11
Los Duranes NA	William	Herring	billherring@comcast.net	3104 Coca Road NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Mark Twain NA	Joel	Wooldridge	joel.c.wooldridge@gmail.com	1500 Indiana Street NE	Albuquerque	87110	Uptown Area
Mark Twain NA	Barbara	Lohbeck	bardean12@comcast.net	1402 California Street NE	Albuquerque	87110	Uptown Area
Martineztown Work Group	Rosalie	Martinez	rosalimartinez06@gmail.com	507 Rosemont NE	Albuquerque	87102	Downtown Neighborhood Association - CPO-3
Martineztown Work Group	Loretta	Naranjo Lopez	lnjalopez@msn.com	1127 Walter NE	Albuquerque	87102	Association - CPO-3
Molten Rock NA	Sandy	Levinson	sandy@aquilatrael.com	7909 Kibo Drive NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Molten Rock NA	Mary Ann	Wolf-Lyerla	maryann@hlsnm.org	5608 Popo Drive NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Molten Rock NA	Sandy	Levinson	sandy@aquilatrael.com	7909 Kibo Drive NW	Albuquerque	87120	Volcano Mesa
Molten Rock NA	Mary Ann	Wolf-Lyerla	maryann@hlsnm.org	5608 Popo Drive NW	Albuquerque	87120	Volcano Mesa
Montecito Estates Community Association	Rosemary	Chabala	rchabala@cgres.com	8500 Jefferson Street NE	Albuquerque	87113	NW Mesa Escarpment - VPO-2
Montecito Estates Community Association	Stephen	Koehler	stevek.mebod@gmail.com	8515 Chilte Pine Road NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Montecito Estates Community Association	Rosemary	Chabala	rchabala@cgres.com	8500 Jefferson Street NE	Albuquerque	87113	Volcano Mesa
Montecito Estates Community Association	Stephen	Koehler	stevek.mebod@gmail.com	8515 Chilte Pine Road NW	Albuquerque	87120	Volcano Mesa
Montecito West Community Association Incorporated	Brandy	Hetherington	bhetherington@aamnm.com	8212 Louisiana Boulevard NE	Albuquerque	87113	NW Mesa Escarpment - VPO-2
Montecito West Community Association Incorporated	Glenn	Tegtmeyer	glenn@tegtmeyer.us	8712 Espacio Verde Road NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Montecito West Community Association Incorporated	Brandy	Hetherington	bhetherington@aamnm.com	8212 Louisiana Boulevard NE	Albuquerque	87113	Volcano Mesa
Montecito West Community Association Incorporated	Glenn	Tegtmeyer	glenn@tegtmeyer.us	8712 Espacio Verde Road NW	Albuquerque	87120	Volcano Mesa - CPO-13
Near North Valley NA	Marit	Tully	nearnorthvalleyna@gmail.com	PO Box 6953	Albuquerque	87197	Los Duranes - CPO-6
Near North Valley NA	Joe	Sabatini	jsabatini423@gmail.com	3514 6th Street NW	Albuquerque	87107	Los Duranes - CPO-6
Near North Valley NA	Marit	Tully	nearnorthvalleyna@gmail.com	PO Box 6953	Albuquerque	87197	Rio Grande Blvd. - CPO-11



Association Name	First Name	Last Name	Email	Address Line 1	City	Zip	Small Area
Near North Valley NA	Joe	Sabatini	jsabatini423@gmail.com	3514 6th Street NW	Albuquerque	87107	Rio Grande Blvd. - CPO-11
Near North Valley NA	Marit	Tully	nearnorthvalley@gmail.com	PO Box 6953	Albuquerque	87197	Sawmill/Wells Park- CPO-12
Near North Valley NA	Joe	Sabatini	jsabatini423@gmail.com	3514 6th Street NW	Albuquerque	87107	Sawmill/Wells Park- CPO-12
Nob Hill NA	David	Garcia	david@halfdigital.com	316 Tulane SE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Nob Hill NA	Gary	Eyster	meyster1@me.com	316 Amherst Drive NE	Albuquerque	87106	Nob Hill / Highland - CPO-8
							Los Duranes - CPO-6; Rio Grande Blvd. - CPO-11; North I-25 - CPO-
North Valley Coalition of NAs	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque	87197	10; & Sawmill/Wells Park - CPO-11
							Los Duranes - CPO-6; Rio Grande Blvd. - CPO-11; North I-25 - CPO-
North Valley Coalition of NAs	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	87104	10; & Sawmill/Wells Park - CPO-11
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	5020 Russell Drive NW	Albuquerque	87114	Coors Blvd. - VPO-1
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW	Albuquerque	87114	Coors Blvd. - VPO-1
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	5020 Russell Drive NW	Albuquerque	87114	NW Mesa Escarpment - VPO-2
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW	Albuquerque	87114	NW Mesa Escarpment - VPO-2
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	5020 Russell Drive NW	Albuquerque	87114	Volcano Mesa - CPO-13
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW	Albuquerque	87114	Volcano Mesa - CPO-13
Parkland Hills NA	Mary	Darling	mlarling56@yahoo.com	650 Monroe Street SE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Parkland Hills NA	Robert	Leming	phnapresident@gmail.com	712 Truman Street SE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Piedras Marcadas NA	Susan	Deese-Roberts	sdeese@unm.edu	9124 Laura Lee Place NW	Albuquerque	87114	NW Mesa Escarpment - VPO-2
Piedras Marcadas NA	Lawrence	Fendall	lfendall@netscape.net	8600 Tia Christina Drive NW	Albuquerque	87114	NW Mesa Escarpment - VPO-2
Quaker Heights NA	Orlando	Martinez	lilog2002@yahoo.com	5808 Jones Place NW	Albuquerque	87120	Coors Blvd. - VPO-1
Quaker Heights NA	Vanessa	Alarid	valarid@gmail.com	5818 Jones Place NW	Albuquerque	87120	Coors Blvd. - VPO-1
Quaker Heights NA	Orlando	Martinez	lilog2002@yahoo.com	5808 Jones Place NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Quaker Heights NA	Vanessa	Alarid	valarid@gmail.com	5818 Jones Place NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Quigley Park NA	Eric	Olivas	eoman505@gmail.com	2708 Valencia Drive NE	Albuquerque	87110	Uptown Area
Quigley Park NA	Lisa	Whalen	lisa.whalen@gmail.com	2713 Cardenas Drive NE	Albuquerque	87110	Uptown Area
Rancho Sereno NA	Sander	Rue	sanderrue@comcast.net	7500 Rancho Solano Court NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Rancho Sereno NA	Debra	Cox	debracox62@comcast.net	8209 Rancho Paraiso NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
							Downtown Neighborhood
Raynolds Addition NA	Stephanie	Elliot	okieot@gmail.com	324 14th Street SW	Albuquerque	87102	Association - CPO-3
							Downtown Neighborhood
Raynolds Addition NA	Margaret	Lopez	raynoldsneighborhood@gmail.com	1315 Gold Avenue SW	Albuquerque	87102	Association - CPO-3
							Downtown Neighborhood
Raynolds Addition NA	Stephanie	Elliot	okieot@gmail.com	324 14th Street SW	Albuquerque	87102	Association - CPO-3
							Downtown Neighborhood
Raynolds Addition NA	Margaret	Lopez	raynoldsneighborhood@gmail.com	1315 Gold Avenue SW	Albuquerque	87102	Association - CPO-3
Richland Hills HOA	Donna	Chavez	dchavez@cgres.com	8500 Jefferson Street NE	Albuquerque	87113	NW Mesa Escarpment - VPO-2
Rinconada Point Association Incorporated	Joni	Ulibarri	joniu1111@gmail.com	3220 Fritzie Street NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Rinconada Point Association Incorporated	Connie	Gilman	rinconadapoint@aol.com	3212 Schumacher Street NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Rio Grande Boulevard NA	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	87104	Los Duranes - CPO-6
Rio Grande Boulevard NA	Eleanor	Walther	eawalth@comcast.net	2212 Camino De Los Artesanos NW	Albuquerque	87107	Los Duranes - CPO-6
Rio Grande Boulevard NA	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11

Association Name	First Name	Last Name	Email	Address Line 1	City	Zip	Small Area
Rio Grande Boulevard NA	Eleanor	Walther	eawalth@comcast.net	2212 Camino De Los Artesanos NW	Albuquerque	87107	Rio Grande Blvd. - CPO-11
Rio Oeste HOA	Donna	Chavez	pearson.donna64@yahoo.com	6228 Escoviel Street NW	Albuquerque	87120	Coors Blvd. - VPO-1
Rio Oeste HOA	Orlando	Gonzales	o_dgonzales@yahoo.com	4101 Zarzuela Avenue NW	Albuquerque	87120	Coors Blvd. - VPO-1 Downtown Neighborhood
Santa Barbara Martineztown NA	Loretta	Naranjo Lopez	Injalopez@msn.com	1127 Walter NE	Albuquerque	87102	Association - CPO-3 Downtown Neighborhood
Santa Barbara Martineztown NA	Ian	Colburn	colburn.ian@gmail.com	1002 Arno NE	Albuquerque	87102	Association - CPO-3
Santa Fe Village NA	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Santa Fe Village NA	Bruce	Armstrong	bdarmstrong86@gmail.com	4988 Butte Place NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2 Downtown Neighborhood
Sawmill Area NA	Jaime	Leanos	jaime.leanos@gmail.com	1427 15th Street NW	Albuquerque	87104	Association - CPO-3 Downtown Neighborhood
Sawmill Area NA	Dina	Afek	dina.afek@gmail.com	1503 Summer Avenue NW	Albuquerque	87104	Association - CPO-3
Sawmill Area NA	Jaime	Leanos	jaime.leanos@gmail.com	1427 15th Street NW	Albuquerque	87104	Old Town - HPO-5
Sawmill Area NA	Dina	Afek	dina.afek@gmail.com	1503 Summer Avenue NW	Albuquerque	87104	Old Town - HPO-5
Sawmill Area NA	Jaime	Leanos	jaime.leanos@gmail.com	1427 15th Street NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Sawmill Area NA	Dina	Afek	dina.afek@gmail.com	1503 Summer Avenue NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Sawmill Area NA	Jaime	Leanos	jaime.leanos@gmail.com	1427 15th Street NW	Albuquerque	87104	Sawmill/Wells Park- CPO-12
Sawmill Area NA	Dina	Afek	dina.afek@gmail.com	1503 Summer Avenue NW	Albuquerque	87104	Sawmill/Wells Park- CPO-12 Downtown Neighborhood
Silver Platinum Downtown NA	Leon	Garcia	leon@silverplatinumdowntown.org	205 Silver Avenue SW	Albuquerque	87102	Association - CPO-3 Downtown Neighborhood
Silver Platinum Downtown NA	Ronald	Casias	rc@silverplatinumdowntown.org	205 Silver Avenue SW	Albuquerque	87102	Association - CPO-3 Downtown Neighborhood
Silver Platinum Downtown NA	Leon	Garcia	leon@silverplatinumdowntown.org	205 Silver Avenue SW	Albuquerque	87102	Association - CPO-3 Downtown Neighborhood
Silver Platinum Downtown NA	Ronald	Casias	rc@silverplatinumdowntown.org	205 Silver Avenue SW	Albuquerque	87102	Association - CPO-3
Silver Platinum Downtown NA	Leon	Garcia	leon@silverplatinumdowntown.org	205 Silver Avenue SW	Albuquerque	87102	Sawmill/Wells Park- CPO-12
Silver Platinum Downtown NA	Ronald	Casias	rc@silverplatinumdowntown.org	205 Silver Avenue SW	Albuquerque	87102	Sawmill/Wells Park- CPO-12
Snow Heights NA	Julie	Nielsen	bjdniels@msn.com	8020 Bellamah Avenue NE	Albuquerque	87110	Uptown Area
Snow Heights NA	Laura	Garcia	laurasmigi@aol.com	1404 Katie Street NE	Albuquerque	87110	Uptown Area Downtown Neighborhood
South Broadway NA	Tiffany	Broadous	tiffany.hb10@gmail.com	215 Trumbull SE	Albuquerque	87102	Association - CPO-3 Downtown Neighborhood
South Broadway NA	Frances	Armijo	fparmijo@gmail.com	915 William SE	Albuquerque	87102	Association - CPO-3
South Broadway NA	Tiffany	Broadous	tiffany.hb10@gmail.com	215 Trumbull SE	Albuquerque	87102	East Downtown - CPO-4 & HPO-1
South Broadway NA	Frances	Armijo	fparmijo@gmail.com	915 William SE	Albuquerque	87102	East Downtown - CPO-4 & HPO-1
South San Pedro NA	Khadijah	Bottom	khadijahasili@vizionz.org	1200 Madeira SE	Albuquerque	87108	Nob Hill / Highland - CPO-8
South San Pedro NA	Zabdiel	Aldaz	zabdiel505@gmail.com	735 Alvarado SE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Southeast Heights NA	Pete	Belletto	pmbdoc@yahoo.com	902 Valverde Drive SE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Southeast Heights NA	John	Pate	jpate@molzencorbin.com	1007 Idlewild Lane SE	Albuquerque	87108	Nob Hill / Highland - CPO-8
Story Rock HOA	Erin	Brizuela	ebrizuela@cgres.com	8500 Jefferson Street NE	Albuquerque	87113	NW Mesa Escarpment - VPO-2
Story Rock HOA	Kelly	Eggleston	keggleston@cgres.com	8500 Jefferson Street NE	Albuquerque	87113	NW Mesa Escarpment - VPO-2
Symphony HOA Incorporated	Rosemary	Chabala	rchabala@cgres.com	8500 Jefferson Street NE	Albuquerque	87113	Los Duranes - CPO-6
Symphony HOA Incorporated	Michelle	Lombard	mlombard23@comcast.net	1512 Presto Way NW	Albuquerque	87104	Los Duranes - CPO-6
Taylor Ranch NA	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	87120	Coors Blvd. - VPO-1
Taylor Ranch NA	Diana	Shea	secretary@trna.org	5113 Spinning Wheel Road NW	Albuquerque	87120	Coors Blvd. - VPO-1
Taylor Ranch NA	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2

Association Name	First Name	Last Name	Email	Address Line 1	City	Zip	Small Area
Taylor Ranch NA	Diana	Shea	secretary@trna.org	5113 Spinning Wheel Road NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Taylor Ranch NA	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	87120	Volcano Mesa - CPO-13
Taylor Ranch NA	Diana	Shea	secretary@trna.org	5113 Spinning Wheel Road NW	Albuquerque	87120	Volcano Mesa - CPO-13
The Courtyards NA	Jackie	Cooke	jackiecooke@comcast.net	PO Box 7823	Albuquerque	87194	NW Mesa Escarpment - VPO-2
The Courtyards NA	Jayne	Aubele	jaubele1012@comcast.net	2919 Monument Drive NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
The Estates at Mirehaven Community Association Incorporated	Angela	Manzanedo	amanzanedo@associatedasset.co	9100 Del Webb Lane NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
The Estates at Mirehaven Community Association Incorporated	Julie	Karl	jkarl@aamnm.com	9100 Del Webb Lane NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
The Lofts @ 610 Central SW Owners Association Incorporated	Terri	Krantz	teravintage@hotmail.com	610 Central Avenue SW	Albuquerque	87102	Association - CPO-3 Downtown Neighborhood
The Lofts @ 610 Central SW Owners Association Incorporated	Gary	Illingworth	gillingworth@hoamco.com	8700A Education Place NW	Albuquerque	87114	Association - CPO-3
The Manors at Mirehaven Community Association Incorporated	Jody	Roman	jroman@associatedasset.com	8212 Louisiana Boulevard NE	Albuquerque	87113	NW Mesa Escarpment - VPO-2
The Manors at Mirehaven Community Association Incorporated	Brandy	Hetherington	bhetherington@aamnm.com	8212 Louisiana Boulevard NE	Albuquerque	87113	NW Mesa Escarpment - VPO-2
Thomas Village NA	Rondall	Jones	rejoness7@msn.com	3117 Don Quixote Court NW	Albuquerque	87104	Los Duranes - CPO-6
Thomas Village NA	Richard	Meyners	abqrmeyners@gmail.com	3316 Calle De Daniel NW	Albuquerque	87104	Los Duranes - CPO-6
Thomas Village NA	Rondall	Jones	rejoness7@msn.com	3117 Don Quixote Court NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Thomas Village NA	Richard	Meyners	abqrmeyners@gmail.com	3316 Calle De Daniel NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Tres Volcanes NA	Rick	Gallagher	randm196@gmail.com	8401 Casa Gris Court NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
Tres Volcanes NA	Thomas	Borst	t0m2pat@yahoo.com	1908 Selway Place NW	Albuquerque	87120	NW Mesa Escarpment - VPO-2
University Heights NA	Julie	Kidder	juliemkidder@gmail.com	120 Vassar SE	Albuquerque	87106	Nob Hill / Highland - CPO-8
University Heights NA	Don	Hancock	sricdon@earthlink.net	105 Stanford SE	Albuquerque	87106	Nob Hill / Highland - CPO-8
Valle Prado NA	Steve	Shumacher	valle.prado.na@gmail.com	8939 South Sky Street NW	Albuquerque	87114	NW Mesa Escarpment - VPO-2
Valle Prado NA	Joshua	Beutler	jlbeutler@gmail.com	7316 Two Rock Road NW	Albuquerque	87114	NW Mesa Escarpment - VPO-2
Valle Prado NA	Steve	Shumacher	valle.prado.na@gmail.com	8939 South Sky Street NW	Albuquerque	87114	Volcano Mesa - CPO-13
Valle Prado NA	Joshua	Beutler	jlbeutler@gmail.com	7316 Two Rock Road NW	Albuquerque	87114	Volcano Mesa - CPO-13
Vista De La Luz HOA	Jack	Corder	associations@corderandcompany	PO Box 45960	Rio Rancho	87174	Coors Blvd. - VPO-1
Vista De La Luz HOA	Marijo	Rymer	marijo.rymer@gmail.com	5023 Sala De Tomas Drive	Albuquerque	87120	Coors Blvd. - VPO-1 Downtown Neighborhood
Wells Park NA	Catherine	Mexal	cmexal@gmail.com	1404 Los Tomases NW	Albuquerque	87102	Association - CPO-3 Downtown Neighborhood
Wells Park NA	Doreen	McKnight	doreenmcknightnm@gmail.com	1426 7th Street NW	Albuquerque	87102	Association - CPO-3
Wells Park NA	Catherine	Mexal	cmexal@gmail.com	1404 Los Tomases NW	Albuquerque	87102	Sawmill/Wells Park- CPO-12
Wells Park NA	Doreen	McKnight	doreenmcknightnm@gmail.com	1426 7th Street NW	Albuquerque	87102	Sawmill/Wells Park- CPO-12
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW	Albuquerque	87104	Old Town - HPO-5
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road NW	Albuquerque	87104	Old Town - HPO-5
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road NW	Albuquerque	87104	Rio Grande Blvd. - CPO-11 Downtown Neighborhood
West Park NA	Lea	Pino	lea@thecasapino.com	2203 New York Avenue SW	Albuquerque	87104	Association - CPO-3 Downtown Neighborhood
West Park NA	Elaine	Faust	efaust@swcp.com	200 Gallup Avenue SW	Albuquerque	87104	Association - CPO-3
West Park NA	Lea	Pino	lea@thecasapino.com	2203 New York Avenue SW	Albuquerque	87104	Old Town - HPO-5
West Park NA	Elaine	Faust	efaust@swcp.com	200 Gallup Avenue SW	Albuquerque	87104	Old Town - HPO-5
West Park NA	Lea	Pino	lea@thecasapino.com	2203 New York Avenue SW	Albuquerque	87104	Rio Grande Blvd. - CPO-11

Association Name	First Name	Last Name	Email	Address Line 1	City	Zip	Small Area
West Park NA	Elaine	Faust	efaust@swcp.com	200 Gallup Avenue SW	Albuquerque	87104	Rio Grande Blvd. - CPO-11
Western Trails Estates HOA	Kelly	Eggleston	keggleston@cgres.com	8500 Jefferson Street NE	Albuquerque	87113	Coors Blvd. - VPO-1
Western Trails Estates HOA	Donna	Chavez	dchavez@cgres.com	8500 Jefferson Street NE	Albuquerque	87113	Coors Blvd. - VPO-1
Winrock South NA	John	Kinney		7110 Constitution Avenue NE	Albuquerque	87110	Uptown Area
Winrock South NA	Virginia	Kinney		7110 Constitution Avenue NE	Albuquerque	87110	Uptown Area

November 30, 2020

Authorized Representative  
City of Albuquerque Recognized Neighborhood Association  
Re: Application Submittal for Amendment to IDO Text – Small Area



Dear Neighborhood Association Representative,

This letter is notice of the Planning Department's submittal of an application for Text Amendment to IDO - Small Area with proposed changes to 14 small areas. The Integrated Development Ordinance (IDO) was adopted three years ago and became effective in May 2018. The first annual update became effective just weeks ago on November 2, 2020. As required in the IDO, but delayed due to COVID-19, the Planning Department will be submitting the second annual update to the Integrated Development Ordinance (IDO) to the Environmental Planning Commission (EPC) for review and recommendation to the City Council. Please see page 3 for hearing details, how to learn more, and how to send comments.

## Purpose

The IDO is the regulatory tool to realize and implement the "Centers and Corridors" community vision set out in the Albuquerque-Bernalillo County Comprehensive Plan ("Comp Plan") in a coordinated, City-wide context where existing communities can benefit from appropriate new development, while being protected from potential adverse effects. The IDO regulations coordinate with 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 Comp Plan through regulations tailored to each of the City's designated Centers and Corridors. The IDO regulations are also coordinated with transportation and urban design policies in the updated Comp Plan, as well as updated technical standards for infrastructure in the Development Process Manual, currently under City review, which was updated as of June 2020.

In order for the City's land use, zoning, and development regulations to stay up-to-date, the IDO built in an annual update process into the regulatory framework. This 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. Over the course of the two and a half years that the IDO has been effective, staff identified changes to 14 small areas standards needed to improve the clarity and intended implementation of the adopted regulations.

You can review and/or download the proposed Technical Edits and Amendments online here:  
<https://abc-zone.com/ido-annual-update-small-area-text-amendments> and  
<https://abc-zone.com/ido-annual-update-2020>, for more general process information

These clarifications and adjustments were requested by neighbors, developers, and staff and are compiled into a table of “Proposed Small Area Amendments.” Each proposed change provides the page and section of the adopted IDO that would be modified, the text that is proposed to change, along with an explanation of the purpose or intent of the change. This document is the main body of the application for Amendments to IDO Text – Small Area. These small areas include the following, with references to numbering in the IDO:

- Coors Blvd. - VPO-1
- Mixed-use - Form-based (MX-FB) Zone District - 2-4(E)(3)(c)
- Downtown Neighborhood Area - CPO-3
- Downtown Area - 5-5(B)(2)(a)1
- Downtown Center - 5-12(E)(4)(d)
- East Downtown – CPO-4
- East Downtown - HPO-1
- Los Duranes - CPO-6
- Nob Hill/Highland - CPO-8
- Northwest Mesa - VPO-2
- Rio Grande Blvd. - CPO-11
- Sawmill/Wells Park - CPO-12
- Uptown Area - 5-5(I)(2).
- Volcano Mesa – CPO-13

## **Justification**

These proposed amendments to the IDO text are consistent with the Annual Update process described in IDO Subsection 6-3(D). The Planning Department has compiled the recommendations, performed analyses of the proposed changes, and is now submitting the proposed amendments for EPC’s review and recommendation at a public hearing. These proposed amendments to the IDO text meet all of the Review and Decision Criteria in IDO Subsection 6-7(E)(3).

These proposed Text Amendments to the IDO -Small Area are also consistent with Comprehensive Plan policies that direct the City to adopt and maintain an effective regulatory system for land use, zoning, and development review. The City Council Amendments, in particular, are consistent with adopted policies to protect and enhance the quality of the City’s unique neighborhoods and commercial districts. These amendments further the following applicable goals and policies of the ABC Comprehensive Plan and protect the public health, safety, and welfare.

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

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

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## **Participation Details**

To learn more about the proposed edits and amendments, join us at one of the following events:

Annual Update Open House: **Thursday, December 17th, 2020, 11:30 am – 1:30 pm** on Zoom

Zoom link: <https://cabq.zoom.us/j/96025086410>

To dial in by phone: (346) 248-7799, Meeting ID: 960 2508 6410

Come and listen or give **verbal comments** at the first **Environmental Planning Commission** hearing:

**Thursday January 21, 2021, 8:30 am** on Zoom:

Zoom link: <https://cabq.zoom.us/j/96997162697>

To dial in by phone: (346) 248-7799, Meeting ID: 969 9716 2697



Send **written comments for the record** to the Environmental Planning Commission by via:

email: Chair Dan Serrano  
c/o Planning Department  
[abcto@cabq.gov](mailto:abcto@cabq.gov)

regular mail: Chair Dan Serrano c/o Planning Department  
600 Second Street NW, Third Floor  
Albuquerque NM 87102

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- To be included in the packet for EPC consideration, send comments by **9 am on Tuesday, January 19<sup>th</sup>**.

Please contact the ABC-Z team if you have any questions:

Mikaela Renz-Whitmore  
Long Range Planning Manager  
505.924.3932  
[mrenz-whitmore@cabq.gov](mailto:mrenz-whitmore@cabq.gov)

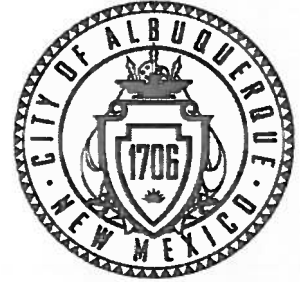
Long Range  
Planning Team  
505.924.3860  
[abcto@cabq.gov](mailto:abcto@cabq.gov)

The project team would like to thank those of you who have been involved so far and encourage the rest of you to participate in the Annual Update process to help improve the IDO and ensure that it provides adequate regulatory guidance and protection for our community.

Sincerely,



Mikaela Renz-Whitmore  
Long Range Planning Manager  
Planning Department, City of Albuquerque



Mr. Shahab Biazar  
City Engineer  
Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

Re. May 2019 EPC Submittal – Public Mailed Notice Certification  
Amendment to Integrated Development Ordinance (IDO) Map – Phase 2 Zoning Conversions  
(Batch 2)

Dear Mr. Biazar,

Please accept this letter as certification of Mailed Notice as required by the IDO.

I, Geraldine Delgado, do hereby certify and attest that I delivered 20,419 letters to the City of Albuquerque's mail room for first class stamping and delivery to the U.S. Post Office on November 30, 2020. Of these, 20,409 letters were to property owners within or within 100 feet of the small area for which a zoning regulation is proposed to change, as required by IDO Subsection 14-16-6-4(K)(3)(d). An additional 10 letters were addressed to Neighborhood Association representatives without email addresses on file with the Office of Neighborhood Coordination for both the city-wide request and the small area request as required by IDO Subsection 14-16-6-4(K)(3)(b) and as shown on the attached exhibits.

Sincerely,

Geraldine Delgado  
Administrative Assistant  
Planning Department  
600 2nd Street NW, Third Floor  
Albuquerque NM 87102

\*

Received by Larry D. English Date 11-25-2020

DFAS/Purchasing/Office Services (mail room)

## Citywide and Small Area Notice Letters

Association Name	First Name	Last Name	Address Line 1	Address Line 2	City	State	Zip
Citizens Information Committee of Martineztown	Frank	Martinez	501 Edith Boulevard NE		Albuquerque	NM	87102
Citizens Information Committee of Martineztown	Richard	Martinez	501 Edith Boulevard NE		Albuquerque	NM	87102
Aliso Nob Hill HOA Incorporated	Associa Canyon Gate		8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113
Nob Hill NA	Gary	Eyster	316 Amherst Drive NE		Albuquerque	NM	87106
The Estates at Mirehaven Community Association Incorporated	Julie	Karl	9100 Del Webb Lane NW		Albuquerque	NM	87120
The Manors at Mirehaven Community Association Incorporated	Jody	Roman	8212 Louisiana Boulevard NE	Suite C	Albuquerque	NM	87113
Historic Old Town Property Owners Association	Jim	Hoffsis	2012 South Plaza Street NW		Albuquerque	NM	87104
Winrock South NA	John	Kinney	7110 Constitution Avenue NE		Albuquerque	NM	87110
Winrock South NA	Virginia	Kinney	7110 Constitution Avenue NE		Albuquerque	NM	87110

## Citywide Notice Letters

Association Name	First Name	Last Name	Address Line 1	City	State	Zip
Hoffmantown NA	Pamela	Pettit	2710 Los Arboles Place NE	Albuquerque	NM	87112
Villa De Paz HOA Incorporated	Christine	Roy	54 Calle Monte Aplanado NW	Albuquerque	NM	87120
Valley Gardens NA	Robert	Price	2700 Desert Garden Lane SW	Albuquerque	NM	87105
Monte Largo Hills NA	Tom	Burkhalter	13104 Summer Place NE	Albuquerque	NM	87112
Skyview West NA	Beatrice	Purcella	201 Claire Lane SW	Albuquerque	NM	87121



## **Barkhurst, Kathryn Carrie**

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**From:** Barkhurst, Kathryn Carrie on behalf of City of Albuquerque Planning Department  
**Sent:** Friday, November 27, 2020 4:18 PM  
**To:** City of Albuquerque Planning Department  
**Subject:** IDO Application - Amendment to IDO Text - Small Area

November 30, 2020

Authorized Representative  
City of Albuquerque Recognized Neighborhood Association  
Re: Application Submittal for Amendment to IDO Text – Small Area



Dear Neighborhood Association Representative,

This letter is notice of the Planning Department's submittal of an application for Text Amendment to IDO - Small Area with proposed changes to 14 small areas. The Integrated Development Ordinance (IDO) was adopted three years ago and became effective in May 2018. The first annual update became effective just weeks ago on November 2, 2020. As required in the IDO, but delayed due to COVID-19, the Planning Department will be submitting the second annual update to the Integrated Development Ordinance (IDO) to the Environmental Planning Commission (EPC) for review and recommendation to the City Council. Please see page 3 for hearing details, how to learn more, and how to send comments.

### **Purpose**

The IDO is the regulatory tool to realize and implement the "Centers and Corridors" community vision set out in the Albuquerque-Bernalillo County Comprehensive Plan ("Comp Plan") in a coordinated, City-wide context where existing communities can benefit from appropriate new development, while being protected from potential adverse effects. The IDO regulations coordinate with 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 Comp Plan through regulations tailored to each of the City's designated Centers and Corridors. The IDO regulations are also coordinated with transportation and urban design policies in the updated Comp Plan, as well as updated technical standards for infrastructure in the Development Process Manual, currently under City review, which was updated as of June 2020.

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Zoom link: <https://cabq.zoom.us/j/96025086410>

To dial in by phone: (346) 248-7799, Meeting ID: 960 2508 6410

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Zoom link: <https://cabq.zoom.us/j/96997162697>

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regular mail: Chair Dan Serrano c/o Planning Department  
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Please contact the ABC-Z team if you have any questions:

Mikaela Renz-Whitmore  
Long Range Planning Manager  
505.924.3932  
[mrenz-whitmore@cabq.gov](mailto:mrenz-whitmore@cabq.gov)

Long Range  
Planning Team  
505.924.3860  
[abcto@cabq.gov](mailto:abcto@cabq.gov)

The project team would like to thank those of you who have been involved so far and encourage the rest of you to participate in the Annual Update process to help improve the IDO and ensure that it provides adequate regulatory guidance and protection for our community.

Sincerely,



Mikaela Renz-Whitmore  
Long Range Planning Manager  
Planning Department, City of Albuquerque

# Property Owner Notification Proof

Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first-class mailing (to property owners).

The list of property owner's who were mailed notice is included in the public files for this request. It was omitted here for file size reasons.

November 25, 2020



**Re: City application to amend zoning regulations for small areas**

Dear Property Owner,

The City of Albuquerque is submitting an application for an Amendment to Integrated Development Ordinance (IDO) Text – Small Area to be reviewed and recommended by the Environmental Planning Commission (EPC) and decided by City Council. This letter is mailed notice to property owners who own land in or abutting one of 14 small areas in Albuquerque that would be subject to area-specific zoning regulations proposed as text amendments to the IDO.

This letter serves as official mailed notice to the property owner addressed on this envelope for the small areas identified below, in accordance with the procedures of IDO Subsection 14-16-6-4(K)(3)(d) Notice for Amendment to IDO Text – Small Area. A complete list of affected properties and maps of the small areas are available on the project webpage: <https://abc-zone.com/ido-annual-update-small-area-text-amendments>

The application includes text amendments for the Downtown Neighborhood Area Character Protection Overlay (CPO) Zone:



**3-4(D) Downtown Neighborhood Area – CPO-3**

Add a setback standard for garages that requires garages facing a street to be set back 5 feet behind the façade of the building and garages accessed from an alley to be set back 5 feet from the property line, which is consistent with the Downtown Neighborhood Area Sector Plan. (3-4(D)(5)(a)1 and (D)(5)(a)1.b.)

This request will be heard by the EPC on **January 21, 2021**, beginning at **8:30 am** online via Zoom.

Zoom link: <https://cabq.zoom.us/j/96997162697>

To dial in by phone: (346) 248-7799, Meeting ID: 969 9716 2697

Additional information about this request will be posted on the following webpage, as it becomes available: <https://abc-zone.com/ido-annual-update-2020>

Sincerely,

K. Carrie Barkhurst, Senior Planner, 505-924-3879, [kcbarkhurst@cabq.gov](mailto:kcbarkhurst@cabq.gov)  
City of Albuquerque Planning Department



OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



**PART I - PROCESS**

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Amendment to IDO Text – Small Area

Decision-making Body: City Council

Pre-Application meeting required: X Yes ☐ No

Neighborhood meeting required: X Yes ☐ No

Mailed Notice required: X Yes ☐ No

Electronic Mail required: X Yes ☐ No

Is this a Site Plan Application: ☐ Yes X No **Note: if yes, see second page**

**PART II – DETAILS OF REQUEST**

Address of property listed in application: 14 small areas with multiple properties listed on project webpage

Name of property owner: multiple owners within 14 small areas, listed on the project webpage

Name of applicant: City of Albuquerque, Planning Department

Date, time, and place of public meeting or hearing, if applicable: **January 21, 2021, 8:30 am** on Zoom.

Zoom link: <https://cabq.zoom.us/j/96997162697>

To dial in by phone: (346) 248-7799, Meeting ID: 969 9716 2697

Address, phone number, or website for additional information: <https://abc-zone.com/ido-annual-update-small-area-text-amendments>

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

☐ Zone Atlas page indicating subject property. *14 small areas mapped at website listed above*

☐ Drawings, elevations, or other illustrations of this request. *None*

☐ Summary of pre-submittal neighborhood meeting, if applicable. *Available at the website listed above*

☐ Summary of request, including explanations of deviations, variances, or waivers. *None*

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

11/25/2020

(Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2<sup>ND</sup> ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

[www.cabq.gov](http://www.cabq.gov)

Printed 11/18/2020

November 25, 2020



**Re: City application to amend zoning regulations for small areas**

Dear Property Owner,

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The application includes text amendments for the East Downtown Character Protection Overlay (CPO) Zone:



**3-4(E) East Downtown CPO-4**

For consistency with changes made to parking requirements in the EDo HPO as part of this 2020 Annual Update to provide clarity about the parking screening requirements.

This request will be heard by the EPC on **January 21, 2021**, beginning at **8:30 am** online via Zoom.

Zoom link: <https://cabq.zoom.us/j/96997162697>

To dial in by phone: (346) 248-7799, Meeting ID: 969 9716 2697

Additional information about this request will be posted on the following webpage, as it becomes available: <https://abc-zone.com/ido-annual-update-2020>

Sincerely,

K. Carrie Barkhurst, Senior Planner, 505-924-3879, [kcbarkhurst@cabq.gov](mailto:kcbarkhurst@cabq.gov)  
City of Albuquerque Planning Department

**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



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Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

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Decision-making Body: City Council

Pre-Application meeting required: X Yes ☐ No

Neighborhood meeting required: X Yes ☐ No

Mailed Notice required: X Yes ☐ No

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Is this a Site Plan Application: ☐ Yes X No **Note: if yes, see second page**

**PART II – DETAILS OF REQUEST**

Address of property listed in application: 14 small areas with multiple properties listed on project webpage

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☐ Summary of request, including explanations of deviations, variances, or waivers. *None*

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**PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

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11/25/2020

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[www.cabq.gov](http://www.cabq.gov)

Printed 11/18/2020

November 25, 2020



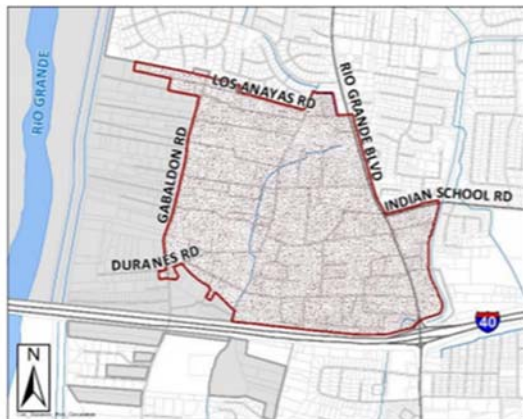
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The application includes text amendments for the Los Duranes Character Protection Overlay (CPO) Zone:



**3-4(G) Los Duranes – CPO-6**

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)(3)(a)1.b.)

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. (3-4(G)(4)(b).)

This request will be heard by the EPC on **January 21, 2021**, beginning at **8:30 am** online via Zoom.

Zoom link: <https://cabq.zoom.us/j/96997162697>

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Application Type: Amendment to IDO Text – Small Area

Decision-making Body: City Council

Pre-Application meeting required: X Yes ☐ No

Neighborhood meeting required: X Yes ☐ No

Mailed Notice required: X Yes ☐ No

Electronic Mail required: X Yes ☐ No

Is this a Site Plan Application: ☐ Yes X No **Note: if yes, see second page**

**PART II – DETAILS OF REQUEST**

Address of property listed in application: 14 small areas with multiple properties listed on project webpage

Name of property owner: multiple owners within 14 small areas, listed on the project webpage

Name of applicant: City of Albuquerque, Planning Department

Date, time, and place of public meeting or hearing, if applicable: **January 21, 2021, 8:30 am** on Zoom.

Zoom link: <https://cabq.zoom.us/j/96997162697>

To dial in by phone: (346) 248-7799, Meeting ID: 969 9716 2697

Address, phone number, or website for additional information: <https://abc-zone.com/ido-annual-update-small-area-text-amendments>

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

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I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

11/25/2020

(Date)

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CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2<sup>ND</sup> ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

[www.cabq.gov](http://www.cabq.gov)

Printed 11/18/2020

November 25, 2020



**Re: City application to amend zoning regulations for small areas**

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The application includes text amendments for the Nob Hill/Highland Character Protection Overlay (CPO):



**3-4(I) Nob Hill/Highland – CPO-8**

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 for that use. (3-4(I)(5)(b)(4)b.)

This request will be heard by the EPC on **January 21, 2021**, beginning at **8:30 am** online via Zoom.

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Sincerely,

K. Carrie Barkhurst, Senior Planner, 505-924-3879, [kcbarkhurst@cabq.gov](mailto:kcbarkhurst@cabq.gov)  
City of Albuquerque Planning Department



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Mailed Notice required: X Yes ☐ No

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Is this a Site Plan Application: ☐ Yes X No **Note: if yes, see second page**

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The application includes text amendments for the Rio Grande Blvd. Character Protection Overlay (CPO) zone



**3-4(L) Rio Grande Blvd. – CPO-11**

Revise the setback standard to be consistent with the Rio Grande Corridor Plan to apply only to the setback from Rio Grande (not side streets) and makes the structure parallel with the Coors Blvd. CPO-2. (3-4(L)(3).)

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. (3-4(L)(5)(b)3.)

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Mailed Notice required: X Yes ☐ No

Electronic Mail required: X Yes ☐ No

Is this a Site Plan Application: ☐ Yes X No **Note: if yes, see second page**

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November 25, 2020



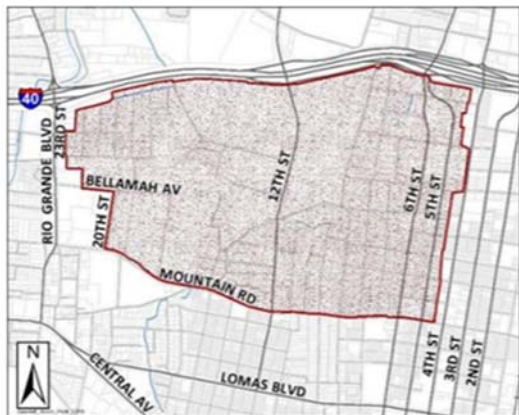
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The application includes text amendments for the Sawmill/Wells Park Character Protection Overlay (CPO) zone:



**3-4(M) Sawmill/Wells Park – CPO-12**

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)(b)8 and (M)(5)(c).)

Revise the building façade standards for Mountain Rd. and adjacent residential zones to require more articulation. (3-4(M)(5)(c)5.)

This request will be heard by the EPC on **January 21, 2021**, beginning at **8:30 am** online via Zoom.

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**PART I - PROCESS**

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Electronic Mail required: X Yes ☐ No

Is this a Site Plan Application: ☐ Yes X No **Note: if yes, see second page**

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November 25, 2020



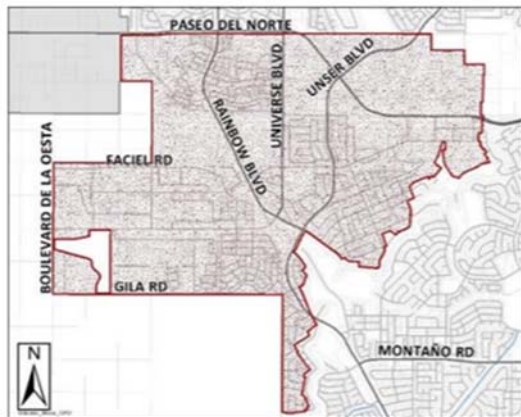
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The application includes text amendments for the Volcano Mesa Character Protection Overlay (CPO) Zone:



**3-4(N) Volcano Mesa – CPO-13**

Add a building massing standard that allows cluster development to have a second story on 75% of the building footprint, which is consistent with the Volcano Cliffs Sector Plan. (3-4(M)(4)(b).)

Clarify the intent of the standard relating to “side streets” to be consistent with the Volcano Cliffs Sector Plan. (3-4(N)(5)(c).)

Revise the garage standards to apply to 3-car garages that are street-facing. (3-4(N)(5)(d)2.)

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City of Albuquerque Planning Department

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**PART I - PROCESS**

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Pre-Application meeting required: X Yes ☐ No

Neighborhood meeting required: X Yes ☐ No

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Electronic Mail required: X Yes ☐ No

Is this a Site Plan Application: ☐ Yes X No **Note: if yes, see second page**

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The application includes text amendments for the East Downtown Historic Protection Overlay (HPO) Zone:



**3-5(F) East Downtown HPO-1**

Clarify the intent of the standard relating to “side streets” to be consistent with the East Downtown Regulatory Plan. (5-5(F)(4)(a)3.)

Provide 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. (5-5(F)(4)(a)(3).)

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The application includes text amendments for the Coors Blvd. View Protection Overlay (VPO) Zone:



**3-6(D) Coors Blvd. VPO-1**

Revisions throughout the VPO to add consistency with the protected view and the new defined term “view point.” The revisions clarify how to perform the analysis of the 3 view protection tests and revise the graphics for consistency. Finally, the protection of views along the entire ridgeline is added back to be consistent with the prior Coors Corridor Sector Plan. (6-6(D).)

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CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2<sup>ND</sup> ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

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Printed 11/18/2020

November 25, 2020



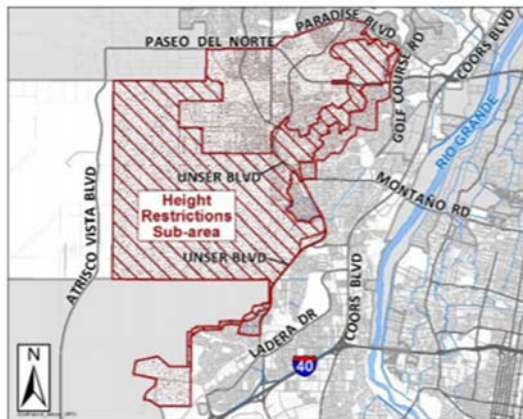
**Re: City application to amend zoning regulations for small areas**

Dear Property Owner,

The City of Albuquerque is submitting an application for an Amendment to Integrated Development Ordinance (IDO) Text – Small Area to be reviewed and recommended by the Environmental Planning Commission (EPC) and decided by City Council. This letter is mailed notice to property owners who own land in or abutting one of 14 small areas in Albuquerque that would be subject to area-specific zoning regulations proposed as text amendments to the IDO.

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The application includes text amendments for the Northwest Mesa View Protection Overlay (VPO) Zone:



**3-6(E) Northwest Mesa VPO-2**

Apply the “techniques” for minimizing the visual impact of taller buildings to any new structure, and specify where the protected view is to be taken from. (3-6(E)(3)(c)2.)

Add a second Height Restrictions subarea and enhance the Use Specific Standards for the Height Restrictions subareas to expand the area of transition and decrease the intensity of development near MPOS. Portions of this amendment were submitted by Council.

This request will be heard by the EPC on **January 21, 2021**, beginning at **8:30 am** online via Zoom.

Zoom link: <https://cabq.zoom.us/j/96997162697>

To dial in by phone: (346) 248-7799, Meeting ID: 969 9716 2697

Additional information about this request will be posted on the following webpage, as it becomes available:  
<https://abc-zone.com/ido-annual-update-2020>

Sincerely,

K. Carrie Barkhurst, Senior Planner, 505-924-3879, [kcbarkhurst@cabq.gov](mailto:kcbarkhurst@cabq.gov)  
City of Albuquerque Planning Department



**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART I - PROCESS**

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Amendment to IDO Text – Small Area

Decision-making Body: City Council

Pre-Application meeting required: X Yes ☐ No

Neighborhood meeting required: X Yes ☐ No

Mailed Notice required: X Yes ☐ No

Electronic Mail required: X Yes ☐ No

Is this a Site Plan Application: ☐ Yes X No **Note: if yes, see second page**

**PART II – DETAILS OF REQUEST**

Address of property listed in application: 14 small areas with multiple properties listed on project webpage

Name of property owner: multiple owners within 14 small areas, listed on the project webpage

Name of applicant: City of Albuquerque, Planning Department

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**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

☐ Zone Atlas page indicating subject property. *14 small areas mapped at website listed above*

☐ Drawings, elevations, or other illustrations of this request. *None*

☐ Summary of pre-submittal neighborhood meeting, if applicable. *Available at the website listed above*

☐ Summary of request, including explanations of deviations, variances, or waivers. *None*

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

11/25/2020

(Date)

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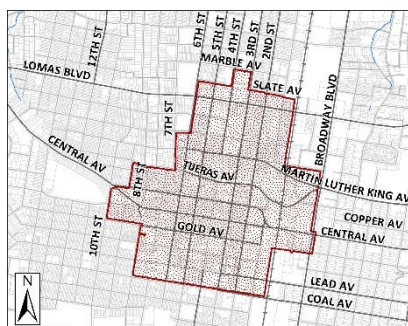
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The application includes text amendments for 3 overlapping geographies in the Downtown Area:



MX-FB zone district, 2-4(E)(3)(c)



Downtown Center, 5-12(E)(4)(d)



Downtown Area, 5-5(B)(2)(a)1

This request will be heard by the EPC on **January 21, 2021**, beginning at **8:30 am** online via Zoom.

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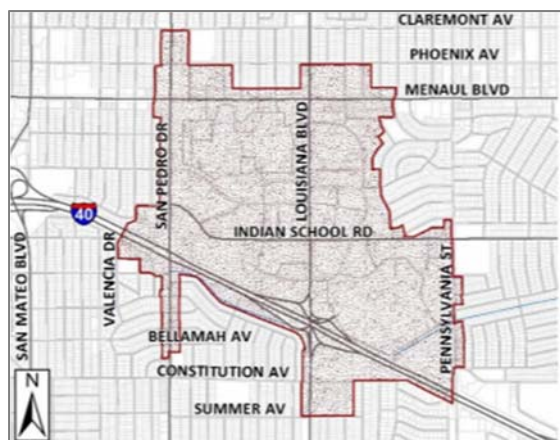
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The application includes text amendments for the Uptown Area:



**5-5(l)(2) Uptown Area**

Drive-through circulation design

Remove the drive-through prohibition for restaurants in any portion of the Uptown Urban Center that is within 1,320 feet of the I-40 right-of-way. This amendment was submitted by Council Services.

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Printed 11/18/2020



Mr. Shahab Biazar  
City Engineer  
Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

Re. May 2019 EPC Submittal – Public Mailed Notice Certification  
Amendment to Integrated Development Ordinance (IDO) Map – Phase 2 Zoning Conversions  
(Batch 2)

Dear Mr. Biazar,

Please accept this letter as certification of Mailed Notice as required by the IDO.

I, Geraldine Delgado, do hereby certify and attest that I delivered 20,419 letters to the City of Albuquerque's mail room for first class stamping and delivery to the U.S. Post Office on November 30, 2020. Of these, 20,409 letters were to property owners within or within 100 feet of the small area for which a zoning regulation is proposed to change, as required by IDO Subsection 14-16-6-4(K)(3)(d). An additional 10 letters were addressed to Neighborhood Association representatives without email addresses on file with the Office of Neighborhood Coordination for both the city-wide request and the small area request as required by IDO Subsection 14-16-6-4(K)(3)(b) and as shown on the attached exhibits.

Sincerely,

Geraldine Delgado  
Administrative Assistant  
Planning Department  
600 2nd Street NW, Third Floor  
Albuquerque NM 87102

\*

Received by Larry D. English Date 11-25-2020

DFAS/Purchasing/Office Services (mail room)