



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)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

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

BRIEF DESCRIPTION OF REQUEST

Amendment to IDO Text – Citywide for the 2020 IDO Annual Update, as required by Section 6-3(D) of the IDO.

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

Lot or Tract No.: Citywide	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: Citywide	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: November 30, 2020
Printed Name: Mikaela Renz-Whitmore	<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 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)**

n/a 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)

n/a 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 – Citywide**

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

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

04 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

05 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

n/a 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) **Amendment to IDO Text – Citywide**

☐ **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: _____



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#: _____ Received By: _____ Date: _____

APPOINTMENT DATE & TIME: _____

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: Citywide Existing Zoning: _____ Proposed Zoning: _____

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

Applicable Overlays or Mapped Areas: _____

Residential – Type and No. of Units: _____

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

Mixed-use – Project specifics: _____

LOCATION OF REQUEST:

Physical Address: Citywide _____ 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 - Citywide for the 2020 IDO Annual Update

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

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-210 Date: 11/17/20 Time: N/A (sent via email to abcto@cabq.gov)

Address: Citywide

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)

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

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

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

Hydrology: Ernest Armijo, P.E., (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 - Citywide 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 the Dimensional Standards Tables in the IDO

*Neighborhood Organization/s: All

**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.*

PROCESS:

Type of Action: Amendment to IDO Text-Citywide 6-7(D)

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-210 Date: 11/17/20 Time: N/A (sent via email)

Address: Citywide

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

File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at 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-Citywide 6-7(D)

6-4(K)(3)(b) Notice to Neighborhood Associations

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-210 Date: 11/17/20 Time: N/A (sent via email)

Address: Citywide

4. For applications where Table 6-1-1 requires electronic mail notice, mailed notice to Neighborhood Association representatives is only required if there is no e-mail address on file for that representative. See Table 6-1-1 in the IDO and section 6-7(D) AMENDMENT TO IDO TEXT-CITYWIDE.

Zoning Comments

Amendment to IDO Text-Citywide 6-7(D)

EPC 6-7-E-2-a

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@cabq.gov

December 30, 2020

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(D)(3)(a), of the request for a Text Amendment to the Integrated Development Ordinance (IDO), 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. 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).

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 since the IDO has become effective, staff collected approximately 100 adjustments to language 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 "Citywide 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 - Citywide.

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(D), Amendment to IDO Text - Citywide.

Justification for an Amendment to IDO Text – Citywide under the Criteria in 6-7(D)(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 in September. These proposed amendments to the IDO text meet the Review and Decision Criteria in IDO Subsection 14-16-6-7(D)(3).

- 1) These proposed amendments to the IDO text are consistent with the spirit and intent of the ABC Comp Plan and other policies and plans adopted by the City Council.
- 2) None of the proposed text amendments to the IDO text apply to a single lot or development project. They would affect property citywide.
- 3) These proposed amendments to the IDO text are required because of changed conditions or circumstances in all or a significant portion of the city, and the changes are required in order to promote economic growth and investment in the City as a whole that will not create material risks to the public health, safety, and general welfare.

Review and Decision Criterion 14-16-6-7(D)(3)(a)

6-7(D)(3)(a) The proposed amendment is consistent with the spirit and intent of the ABC Comp Plan, as amended (including the distinction between Areas of Consistency and Areas of Change), and with other policies and plans adopted by the City Council.

Response: 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 from City Council, 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.

Chapter 4: Community Identity

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

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

Policy 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 Community Identity Character Goal (4.1) 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. A proposed change in IDO Subsection 5-6(E)(4) would require multi-family development to provide a buffer from existing industrial development.

Chapter 5: Land Use

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

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

Policy 5.1.2 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 Land Use Centers & Corridors Goal (5.1) along with the Desired Growth and Development Areas policies (5.1.1 and 5.1.2). The IDO is the regulatory tool to realize and implement the “Centers and Corridors” community vision set out in the Comprehensive Plan in a coordinated, citywide context so that existing communities can benefit from appropriate new development, while being protected from potential adverse effects. The IDO 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.

There are changes proposed for the following IDO subsections that would specifically apply in designated Centers & Corridor locations and implement this goal and these policies.

- 4-3(B)(3)(b) Cottage Development in UC-MS-PT areas
- 4-3(B)(7)(a) Multi-family Development in DT-UC-MS-PT areas
- 4-3(D)(17)(I) Fueling Stations in UC-AC-MS-PT-MS areas
- 4-3(D)(19) Light Vehicle Sales and Rental in UC-MS-PT areas
- Table 5-1-4 Porches in UC-MS-PT areas
- Table 5-5-1 Parking requirement for hotels or motels in UC-MS-PT areas

In addition, a change proposed to the definition of “Infill Development” in Section 14-16-7-1 provides a further distinction from what might be called “greenfield development” of undeveloped sites, typically at the edge of the city versus infill, which is tied to the Centers and Corridors vision and policy intent.

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

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

Policy 5.3.3 - Compact Development: Encourage development that clusters buildings and uses in order to provide landscaped open space and/or plazas and courtyards.

Response: If approved, the request would further the Efficient Development Patterns Goal (5.3) and the Infill Development policy (5.3.1). The intent of many of the proposed changes is to clarify how to read and apply provisions in the IDO, which will result in more predictable development outcomes and consistent decision-making. Changes proposed for the IDO Purpose (IDO Section 14-16-1-3) and use-specific standards for cottage development (Subsection 14-16-4-3(B)(3)) include new regulations intended to promote efficient development patterns, maximize the utility of existing infrastructure and public facilities, and encourage compact development.

Policy 5.3.4 - Conservation Development: Encourage conservation development to promote private open space and preserve natural landscape, agricultural lands, and other features of the natural environment to encourage development that is sensitive to the open, natural character of the area and the geological and cultural conditions.

Response: If approved, the request would further the Conservation Development policy (5.3.4). The IDO implements this Comp Plan policy by establishing land uses that encourage conservation, development standards that preserve sensitive lands and require transitions between development and Major Public Open Space. Changes proposed for the IDO Purpose (IDO Section 14-16-1-3), Contextual Standards for residential development (IDO Subsection 5-1(C)(2)(b)3), Sensitive Lands standards (IDO Section 14-16-5-2), and definition of Common Open Space associated with cluster development (IDO Section 14-16-7-1) are all intended to limit development next to sensitive lands and encourage the preservation of open space.

Policy 5.3.7 - Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

Response: If approved, the request would further the Locally Unwanted Land Uses policy (5.3.7). The IDO implements this Comp Plan policy through distance separations between uses that are often unwanted locally, such as pawn shops and group homes, and through the allowance of these uses in appropriate zone districts as either permissive or conditional coupled with development standards that set the bar for high-quality development regardless of where they get built. The proposed changes for the use-specific standards for community residential facilities and cannabis-related uses and building design standards for multi-family development are intended to ensure that these

uses are evenly distributed across the Albuquerque area with appropriate standards to ensure high-quality development.

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

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 Land Use Implementation Processes Goal (5.7) and 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. Proposed changes 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 Implementation Goal (5.7) and 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 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 Implementation Goal (5.7) and 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. Proposed changes for drive-through stacking requirements in IDO Table 5-5-8, building design standards in IDO Section 14-16-

5-11 and joint sign premises standard in Subsection 5-12(F)(2)(b) 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.

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 Sense of Place Goal (7.3) and 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.). A proposed IDO Purpose (IDO Section 14-16-1-3) would name this policy intent as a purpose of the IDO, and changes proposed for Sensitive Lands standards (IDO Section 14-16-5-2) are intended to preserve, enhance, and leverage natural features and views toward geographical features that figure prominently in our cultural landscapes.

Goal 7.4 - Context-Sensitive Parking: Design parking facilities to match the development context and complement 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 Context-Sensitive Parking Goal (7.4) and 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. Proposed changes would provide an incentive for outdoor dining by reducing the parking requirement.

Goal 7.5 - Context-Sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

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 Context-Sensitive Site Design Goal (7.5) and Landscape Design Policy (7.5.1). The IDO implements this Comp Plan goal and policy by regulating site design in Section 14-16-5-2 and landscaping in Section 14-16-5-6. Proposed changes in these sections would further this Comp Plan goal and policy.

Chapter 8: Economic Development

Goal 8.1 - Placemaking: Create places where business and talent will stay and thrive.

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 Placemaking Goal (8.1) and 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 Placemaking Goal (8.1) and 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 parking requirements associated with outdoor dining in IDO Table 5-5-8 is intended to provide an incentive for development that responds to the new COVID-19 conditions for restaurants.

Chapter 9: Housing

Goal 9.2 - Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

Policy 9.2.2 - High Quality: Encourage quality and innovation in new housing design and construction, materials, and energy and water conservation.

Response: If approved, the request would further the Sustainable Design Goal (9.2) and High Quality Policy (9.2.2). The IDO implements the Comp Plan through development standards that set the bar for high-quality development. The proposed change for a new IDO Subsection 14-16-5-2(D) would add a site design requirement to analyze multi-family development for responsiveness to climate, including building and window placement and living landscape elements.

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 design standards for multi-family development in IDO Section 14-16-5-11 is intended to help enhance neighborhood character wherever these developments occur outside of Center/Corridor areas.

Policy 9.2.3 - Cluster Housing: Encourage housing developments that cluster residential units in order to provide community gathering spaces and/or open space.

Response: If approved, the request would further the Cluster Housing Policy (9.2.3). The IDO implements the Comp Plan through the cluster development and cottage development residential uses. The proposed changes to use-specific standards for cottage development in IDO Subsection 14-16-4-3(B)(3)(b) and the definition of Common Open Space associated with cluster development in IDO Section 14-16-7-1 are intended to incentivize these housing options.

Chapter 11: Heritage Conservation

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

Policy 11.3.1.a: 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.b). The IDO includes many protections for Major Public Open Space and Sensitive Lands in Part 14-16-4 and Part 14-16-5. The proposed amendments for IDO Purpose (IDO Section 14-16-1-3) would name this policy intent as a purpose of the IDO. Changes proposed for Sensitive Lands standards (IDO Section 14-16-5-2) for landscaping next to arroyos, adding riparian areas as sensitive lands, and requiring an additional buffer for development next to Major Public Open Space with sensitive lands would all further this policy by adding regulatory protections for sensitive lands.

Review and Decision Criterion 14-16-6-7(D)(3)(b)

6-7(D)(3)(b) The proposed amendment does not apply to only one lot or development project.

Response: These proposed amendments to the IDO text include changes to regulations that apply citywide and generally clarify how to read and apply provisions in the IDO. None of the proposed text amendments to the IDO text apply to a single lot or development project. Where there are changes that apply to a narrower portion of the city, such as in select Centers and Corridors, the change is supported by Comprehensive Plan policies cited above. These are noted in the “Citywide Proposed Text Amendments,” where relevant. In other instances, there are changes that would apply across a particular zone district or for all approvals of a certain type. Because of this, the proposed amendments are legislative in nature.

Review and Decision Criterion 14-16-6-7(D)(3)(c)

6-7(D)(3)(c) The proposed amendment promotes public health, safety, and welfare.

Response: 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 are also required to 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 text amendments.

Notification

Table 6-1-1 indicates that mailed and e-mail notification is required. For a citywide Policy Decision, all Neighborhood Associations are required to be noticed, pursuant to 6-4(D)(3)(b). 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.

The project memo asked if subject line of the mailed affidavit was not updated. This is correct, a template from a prior request is 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.

The notification letter included links to the project website - <https://abc-zone.com/ido-annual-update-2020> - 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. That meeting reviewed the majority of the proposed changes that apply citywide; for brevity, some minor changes were omitted and some proposed changes consolidated onto one slide (i.e. definitions amendments). There was an approximately hour-long presentation followed by an hour-long question and answer session broken out into multiple break out rooms. The recording of the presentation is posted on the project website at:

- [Presentation \(PDF\)](#)
- [YouTube video](#)

A pre-application offer of facilitated meeting is not required for the City-wide text amendments (IDO Table 6-1-1). 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.

Sincerely,



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

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1	1-3	Add a new purpose statement labeled 1-3(L) as follows and renumber subsequent purpose statements as necessary: "Protect the abundant natural resources that characterize Albuquerque, including but not limited to Major Public Open Space, Sensitive Lands, the Rio Grande, and the waterways that lead to the river."	Adds a purpose statement related to the many IDO protections for Major Public Open Space and Sensitive Lands. See additional explanation in Council memo for citywide text amendments.
115	3-5	Add a new Subsection (D) as follows, renumbering subsequent subsections accordingly: "Adoption or Amendment of Landmark or Historic Protection Overlay Zone" (1) Amendments to the text of an HPO zone in this Subsection 14-16-3-5 or to any other standard in this IDO that applies specifically to an HPO zone shall be reviewed and decided pursuant to Subsection 14-16-6-7(C) (Adoption or Amendment of Landmark or Historic Protection Overlay Zone). (1) Amendments to Design Standards and Guidelines for an HPO zone or City Landmark shall be reviewed and decided pursuant to Subsection 14-16-6-6(E) (Historic Design Standards and Guidelines)." Renumber subsequent subsections accordingly.	Requires IDO provisions for HPOs to be reviewed by the Landmarks Commission (LC), which will make a recommendation to City Council, the final decision-making body. This reverts to pre-IDO practice, where the LC reviewed changes to the H-1 zone district (Old Town) and to provisions in the EDo Sector Development Plan. Note that Historic Standards and Guidelines are still reviewed and decided by the LC per 6-6(E).
147	Table 4-2-1	Drive-throughs and drive-ups Revise to add an accessory use (A) in the MX-L zone district.	Changes the allowance for drive-thrus from CA to A in the MX-L zone. See additional explanation in the Council Services memo for citywide text amendments.
147	Table 4-2-1	For the use "Dwelling unit, accessory without kitchen," make this use Permissive Accessory in the R-T zone, which is consistent with the allowances for an Accessory dwelling unit, with a kitchen."	Makes the allowance for ADUs without kitchens consistent with ADUs with kitchens. There was an inconsistency in the old zoning system that allowed ADUs with kitchens in certain areas, but ADUs without kitchens (formerly "accessory living quarters") were conditional uses in other zones that allow single family and townhouse development. The R-T zone allows multiple single-family dwellings on one lot, and ADUs with kitchens permissively, so it makes sense for ADUs without kitchens, which are generally considered less impactful than ADUs with kitchens and other dwelling types, to be allowed as well.

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147	Table 4-2-1	<p>"Parking of more than 2 truck tractors and 2 semitrailers for more than 2 hours"</p> <p>"Parking of non-commercial vehicles"</p> <p>"Parking of recreational vehicle, boat, and/or recreational trailer"</p> <p>Remove these uses from Table 4-2-1. Remove from Table 3-3-1, Table 3-3-2, and Table 5-5-1 editorially as a result.</p> <p>Create a new Subsection 14-16-5-5(B)(4) Allowed Vehicles as shown in Exhibit 5-5. Move use-specific standards content to this new subsection and revise accordingly. Allow light vehicles to be parked in or adjacent to any zone district.</p> <p>Move content in Subsection 4-3(F)(15)(d) to Subsection 5-13(A).</p>	<p>Parking is generally not a separate land use but just incidental activity related to a primary use. See related items for Subsection 5-5(F)(1)(a)(5) and 7-1. See Exhibit for 5-5.</p>
147	Table 4-3-1	<p>On page 147, revise "Dwelling unit, temporary" to "Dwelling, temporary."</p> <p>Revise the term wherever else it appears in the IDO, including in the Use-specific Standard.</p>	<p>Eliminates the requirement for temporary dwellings to have a kitchen. Dwelling unit definition hinges on the presence of a kitchen.</p>
151	4-3(B)(3)(b)	<p>Dwelling, Cottage Development</p> <p>Revise text to read as follows:</p> <p>"The minimum project size for a cottage development is 10,000 square feet."</p>	<p>Reduces the minimum required lot size for cottage development to 10,000 square feet citywide. See additional explanation in the Council Services memo for citywide text amendments. Note: This is one of 3 proposed changes to cottage development that are overlapping and may be mutually exclusive.</p>
151	4-3(B)(3)(b)	<p>Dwelling, Cottage Development</p> <p>Revise to add a new subsection with text as follows:</p> <p>"This use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A) if located on a lot outside of a UC-MS-PT area that is at least 10,000 square feet but no larger than 1 acre."</p>	<p>Adds cottage development on smaller lots citywide as a conditional use. See additional explanation in the Council memo for citywide text amendments. Note: This is one of 3 proposed changes to cottage development that are overlapping and may be mutually exclusive.</p>
151	4-3(B)(3)(b)2	<p>Dwelling, Cottage Development</p> <p>Revise text to read as follows:</p> <p>"In UC-MS-PT[-AC-DT-EC] areas or within 1,320 feet (¼ mile) of UC-MS-PT[-AC-DT-EC] areas: 10,000 square feet."</p>	<p>Allows cottage development on smaller lots in all Center types. See additional explanation in the Council memo for citywide text amendments. Note: This is one of 3 proposed changes to cottage development that are overlapping and may be mutually exclusive.</p>

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Page	Section	Change / Discussion	Explanation
154	4-3(B)(7)(a)	<p>Dwelling, Multi-family</p> <p>Revise as follows:</p> <p>"...this use shall meet the following landscape standards:</p> <p>1. Except in DT-UC-MS-TP areas, this use shall provide, somewhere on the lot, at least 1 tree..."</p> <p>Move text from 2 to be part a second sentence in Subsection 1. Renumber Subsection 3 accordingly.</p> <p>Add a new Subsection 3 and 4 with text as follows:</p> <p><u>"4. Except in DT-UC-MS-PT areas, 25 percent of the net lot area shall contain landscaping. Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscape area. Each tree counts as 16 square feet of live vegetation regardless of the actual size of the tree canopy or the size of the tree canopy in the Official Albuquerque Plant Palette.</u></p> <p><u>5. Except in DT-UC-MS-PT areas, turf grass species requiring irrigation for survival after the first 2 growing seasons are restricted to 20 percent of the landscape area. Drought-tolerant grasses may cover up to an additional 70 percent of the landscape area."</u></p>	<p>Proposes revised standards submitted by the DRB chair in response to several multi-family projects that have been submitted under the IDO. See related item for proposed change to building design standards in Subsection 5-11(D). See additional explanation in the Memo from Planning Department Associate Director and DRB Chair.</p>
154	4-3(B)(7)(b) [new]	<p>Dwelling, Multi-family</p> <p>Add a new Subsection with text as follows and renumber subsequent subsections accordingly:</p> <p><u>"No more than 30 percent of required usable open space can be private or occur on upper stories unless the lot is located within 660 feet in any direction of an NR-PO zone district or Major Public Open Space."</u></p>	<p>Proposes revised standards submitted by the DRB chair in response to several multi-family projects that have been submitted under the IDO. See related item for proposed change to building design standards in Subsection 5-11(D). See additional explanation in the Memo from Planning Department Associate Director and DRB Chair.</p>
155	4-3(B)(8)	<p>Community Residential Facility, Small or Large</p> <p>Delete subsections (c) and (d).</p>	<p>Removes 2 requirements on this use, which is defined as housing for people in classes protected by the Fair Housing Act, which prohibits local municipalities from placing regulations that treat a protected class (as defined by FHA) any differently than any other residential use. Removal of these requirements will ensure that the City of Albuquerque is in compliance with FHA standards. See additional explanation in the Council memo for citywide text amendments.</p>

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Page	Section	Change / Discussion	Explanation
155	4-3(B)(9)	Group Home, Small, Medium, or Large Revise subsections (b) and (c) to remove references to Community Residential Facilities.	Removes the distance separation requirements between Group Homes and Community Residential Facilities (CRF). See related item removing requirements for CRFs in Subsection 4-3(B)(8). See additional explanation in the Council memo for citywide text amendments.
159	4-3(D)(3)(a)2	General Agriculture Revise to read: "For cows and horses in Residential zone districts <u>other than R-A</u> and Mixed-use zone districts, see Subsection 4-3(F)(3)(d)."	The R-A zone district is intended for general agriculture, which includes animal keeping. This change makes clear that a conditional use approval is not required to keep cows and horses in the R-A zone district. See related proposed change to Animal Keeping use-specific standard.
164	4-3(D)(17)(I)	Light Vehicle Fueling Station Revise to read: "In UC-AC-MS-PT-MT areas and <u>or</u> the MX-H zone district..."	Clarifies the intent to apply to property that is either in a UC-AC-MS-PT-MT area, zoned MX-H, or both, in a designated center and zoned MX-H.
164	4-3(D)(17)(I)	Light Vehicle Fueling Station Revise text to read as follows: "In UC-AC-MS-PT-MT areas and the MX-H zone district, the fully enclosed portion of any building containing a retail use with 1,000 square feet or more of gross floor area shall have a maximum front setback of 15 feet. A canopy attached to the building with a common roof <u>may</u> satisfy this standard. <u>The requirements of 5-1(D)(2) do not apply to this use.</u> "	Allows a gas station canopy to count toward the requirement that a building be within 15 feet of the front property line. Exempts gas stations from 5-1(D)(2), which requires that 50% of the building be located within 15 feet of the front property lines in UC-MS-PT areas. See additional explanation in the Council memo for citywide text amendments.
166	4-3(D)(19)	Light Vehicle Sales and Rental Revise text as follows: " In <u>UC-MS-PT areas in</u> the MX-H zone district, outdoor display or storage of vehicles is prohibited.	Limits this regulation to apply only in UC-MS-PT areas. See additional explanation in the Council memo for citywide text amendments.
172	4-3(D)(34)	Cannabis Retail Add a new Subsection (b) and renumber subsequent subsections accordingly: "This use may not include a storage or display area outside of fully enclosed portions of a building."	Clarifies that cannabis retail cannot occur outside a building. This is more restrictive than general retail, which allows outdoor display/storage with a conditional use approval.

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Page	Section	Change / Discussion	Explanation
179	4-3(D)(42)	<p>Freight Terminal or Dispatch Center</p> <p>Make existing text a new Subsection 2 and create a new Subsection 1 with text as follows:</p> <p>"If no building is provided on the premises, this use must be screened from any adjacent Residential zone district or lot containing a residential use in any Mixed-use zone district as required by Section 14-16-5-6 (Landscaping, Buffering, and Screening)."</p>	Adds requirements to screen the use next to Residential zone districts even if a building is not proposed.
181	4-3(E)(2)	<p>Cannabis Cultivation Facility</p> <p>Delete "facility" from header.</p> <p>Add new Subsections (b) and (c) renumber subsequent subsections accordingly, with text as follows:</p> <p>"4-3(E)(2)(a) Except as specified in Subsection (b) below, all activities in this use must be conducted within the fully enclosed portions of a building unless a Conditional Use Approval is obtained pursuant to Subsection 14-16-6-6(A) to conduct specific activities outside of the fully enclosed portions of a building.</p> <p>4-3(E)(2)(b) An incidental storage area is allowed outside of the fully enclosed portions of a building, but must be screened from view from each property line as described in Subsection 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas)."</p>	Adds regulations consistent with light manufacturing to require all activities to occur inside unless a conditional use approval is granted. Allows a storage area but requires screening.
181	4-3(E)(3)	<p>Cannabis-infused Products Manufacturing</p> <p>Add new Subsections (b) and (c) renumber subsequent subsections accordingly, with text as follows:</p> <p>"4-3(E)(2)(a) Except as specified in Subsection (b) below, all activities in this use must be conducted within the fully enclosed portions of a building unless a Conditional Use Approval is obtained pursuant to Subsection 14-16-6-6(A) to conduct specific activities outside of the fully enclosed portions of a building.</p> <p>4-3(E)(2)(b) An incidental storage area is allowed outside of the fully enclosed portions of a building, but must be screened from view from each property line as described in Subsection 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas)."</p>	Adds regulations consistent with light manufacturing to require all activities to occur inside unless a conditional use approval is granted. Allows a storage area but requires screening.

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Page	Section	Change / Discussion	Explanation
191	4-3(F)(3)	Animal Keeping Revise first sentence in Subsection 4-3(F)(3)(d) to read: "In Residential <u>zone districts other than R-A</u> or any Mixed-use zone district..." Revise Subsection 4-3(F)(3)(e) to read: "Where general agriculture is allowed in the R-A zone district or any Non-residential zone district..."	The R-A zone district is intended for general agriculture, which includes keeping animals. This change makes clear that a conditional use approval is not required to keep cows and horses in the R-A zone district. See related change to General Agriculture use-specific standard.
201	4-3(F)(11)(i)	Mobile Food Truck Add a new sentence as follows: "Other sales or services may be allowed as approved by the City Parks and Recreation Director."	Allows additional sales and services (e.g. a mobile "skate shop" or "bike repair service") at City parks via what the IDO calls a food truck, as requested by City Parks & Recreation staff. See related change for the definition of a food truck in Section 7-1 that would allow this exception.
204	4-3(G)(1)	Circus Revise the first sentence as follows: " <u>This use may take place on a fairground, which requires a Site Plan - EPC related to the NR-SU zone district. Where this use is proposed in another zone district, a Site Plan - Administrative demonstrating...</u> "	Clarifies the different Site Plans required. This use may, but is not required to, take place on a fairground, which requires NR-SU zoning and a Site Plan - EPC.
206	4-3(G)(4)	Fair, Festival, or Theatrical Performance Revise the first sentence as follows: " <u>This use may take place on a fairground, which requires a Site Plan - EPC related to the NR-SU zone district. Where this use is proposed in another zone district, this use is limited to ...</u> "	Clarifies the different Site Plans required. This use may, but is not required to, take place on a fairground, which requires NR-SU zoning and a Site Plan - EPC.
212	5-1(C)(2)(b)3	Add a new sentence as follows: " <u>On lots with sensitive lands or adjacent to sensitive lands or Major Public Open Space, the lot may be up to 150 percent larger.</u> "	Allows consolidations into larger lots to help preserve sensitive lands and limit the number of dwellings on and near sensitive lands and Major Public Open Space. See related item for new purpose statement of the IDO.
218	Table 5-1-4	Add "Porch" with the following text: " <u>May encroach into a required setback, but not closer than 5 ft. from any lot line. May encroach up to the front lot line in UC-MS-PT areas.</u> " Add UC-MS-PT acronym explanations to top of table.	Clarifies that portions of a building meeting the definition of porch may be in required setbacks. See related item to revise definition of porch to clarify. UC-MS-PT areas have 0 ft. front setbacks, so porches are also allowed to start at the front lot line.
218	Table 5-1-4	Add "Swimming pool" with the following text: " <u>May encroach into a required setback, but in-ground swimming pools shall not be closer than 5 ft. from any lot line or building.</u> "	Clarifies that swimming pools can be in required setbacks. Setbacks apply to buildings. Swimming pools are referred to in the IDO as accessory structures.

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221	5-2	Rename Subsection 5-2(C) "Site Design to Avoid Sensitive Lands." Add a new Subsection (D) Site Design to Respond to Climate and Geographic Features as shown in Exhibit 5-2(D)[new] and renumber subsequent subsections accordingly.	Adds a new site design provision intended to improve the building performance of Albuquerque developments. See additional explanation in Memo from Associate Planning Director and DRB Chair and Exhibit 5-2(K) [new].
221	5-2(C)(1)	Add "Riparian Areas" to the list of sensitive lands in proper alphabetical order and renumber the subsequent sensitive lands as necessary.	Adds a new type of sensitive land to avoid. See related item to add a definition in Section 7-1 that defers to a map maintained by the City Parks and Recreation Department. See additional explanation in the Council Services memo related to requests by Open Space Advisory Board and Open Space Staff.
221	5-2(C)(3) [new]	Add a new subsection and renumber subsequent subsection accordingly: "Landscaping on lots abutting arroyos shall be per section 5-6(C)(4)."	Editorial cross reference to proposed regulation of the landscaping next to arroyos. See additional explanation in Memo from Council Services about requests from Open Space Advisory Board and Open Space Staff. See related change to Subsection 5-6(C).
229	5-2(J)(2)(b)	Add a new Subsection 2 and renumber subsequent subsections: <u>"Not be located within 50 feet of any steep slopes, escarpments, wetlands, or riparian areas in the Major Public Open Space, excluding any single-loaded street or landscaped buffer pursuant to the requirements of 5-2(J)(2)(a)(1)."</u>	Adds an additional buffer from sensitive lands on Major Public Open Space. See additional explanation in Memo from Council Services about requests from Open Space Advisory Board and Open Space Staff. See related change to add a definition of riparian area in Section 7-1.
249	5-5(B)(1)(e) [new]	Add a new subsection with the following: <u>"Construction of a new parking lot, including any off-street parking required by Table 5-5-1."</u>	Adds a trigger to meet parking requirements when a new parking lot is constructed, even when a building is not proposed.
254	Table 5-5-1	Hotel or motel Add to the citywide rule <u>"or 1 space per 2 beds, whichever is greater."</u> Add to UC-MS-PT: <u>"or 1 space per 4 beds, whichever is greater."</u>	Addresses what parking should be required at a version of a hotel such as a hostel, where lodging is per bed vs. per guest room.
257	Table 5-5-1	Outdoor Dining Area Revise from 5 to 3 spaces / 1,000 sq. ft. GFA outdoor seating space	Reduces parking requirements for outdoor dining to incentivize this use. See additional explanation in the Council Services memo for citywide text amendments.

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262	5-5(C)(8)(a)	Revise to read as follows: "Within the off-street parking requirements of Table 5-5-1 and Table 5-5-2, as adjusted by Section 14-16-5-5(C)(5) (Parking Reductions) – and not in addition to those requirements – accessible parking shall be provided for all parking areas as required by the federal Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG) and New Mexico Statutes Annotated, as amended, <u>except where parking is only provided in a residential driveway.</u> "	Requires ADA parking for all uses and only exempts parking provided via residential driveways.
265	5-5(F)(1)(a)5	Delete this provision. See related items proposing a new Subsection 14-16-5-5(B)(4) Allowed Vehicles to regulate where you can park different types of vehicles in different zone districts.	This regulation is proposed to be adjusted and move into a new subsection proposed by related items to move parking as uses from Table 4-2-1. See Exhibit 5-5.
266	5-5(F)(1)(a)11	Revise to read as follows: "Required parking spaces for uses in the Civic and Institutional, Commercial, and Industrial use categories may be located in a designated parking area on a lot within 330 feet in any direction of the <u>premises</u> served by such parking..."	Clarifies that the use may be on multiple lots within a premises.
273	Table 5-5-8	Restaurant Revise the minimum stacking spaces as follows: General: 6 --> 12 UC-MS: 4 --> 6	Increases the number of minimum stacking spaces for drive-throughs or drive-ups associated with a restaurant. See additional explanation in the Council Services memo for citywide text amendments.
274	5-5(I)(2)(c)	Replace text as follows: "Drive-through service windows shall be angled at least 45 degrees from parallel with any abutting lot line of a Residential zone district so that it does not directly face the residential lot."	Gives an enforceable measurement for existing regulation.
276	5-6(C)(1)	Add a new sentence as follows: " <u>Landscaping shall be maintained per the requirements of 5-13(B)(6).</u> "	Adds a cross-reference to the General Landscaping requirements to point to the Operations and Maintenance section of the IDO. See additional explanation in the Council Services memo for citywide text amendments.
279	5-6(C)(4)	Add a new Subsection (e) with text as follows, renumbering subsequent subsections accordingly: " <u>Landscaping abutting arroyos shall consist of plants as approved by the Official Albuquerque Plant Palette.</u> "	Adds a regulation of the type of plants that may be used to meet landscaping requirements for multi-family, mixed-use, or non-residential development. See additional explanation in Memo from Council Services about requests from Open Space Advisory Board and Open Space Staff. See related change to add a cross reference to this requirement from 5-2(C)(3).

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287	5-6(E)(3)	Replace "multi-family dwellings" with "multi-family development."	Applies the Edge Buffer requirement to uses in the Group Living category, such as nursing home, since the definition "multi-family development" includes uses in the Group Living category.
288	5-6(E)(4)	Turn existing language into a new (1) and then add a new (2) as follows: "Where multi-family development is adjacent to a lot with industrial development, a buffer shall be provided as specified for the relevant areas in Subsections (b) and (c) below."	Requires multi-family development to buffer itself from existing industrial development. This is sometimes referred to as "coming to the nuisance." Currently, the IDO only requires industrial development to provide a buffer when it goes in first next to non-industrial development. This additional requirement helps ensure environmental justice for future residents.
303	5-7(E)(1)(b)	Delete "stucco over" so that CMU blocks are allowed.	Exposed CMU blocks are limited per Subsection 1 facing a public street or City park or trail. In those locations, either stucco or a textured/decorative CMU block could be used to comply.
305	5-7(E)(3)	Revise as follows: "Any portions of a wall <u>over 3 feet</u> facing a public street..."	Limits this regulation to taller walls, where these additional design standards are more appropriate to incorporate.
311	5-8(D)(3)	Revise as follows: "...shall not exceed 200 foot lamberts <u>as measured from the property line facing the light source.</u> "	Clarifies that the measurement is to be taken facing the light source.
317	5-10(C)(1)	Revise to read as follows: "The building height shall not exceed the relevant heights shown in Table 5-10-1 or the maximum building height allowed by the zone district, whichever is less. The building heights in the table were determined based on the distance cardinally south from the northern property line and an angle plane of 32 degrees angle that allows 1 hour of Winter Solstice sunlight to hit at least 2 feet up on a southern-facing wall located 10 feet from the property line. Distances from the northern property line that were not whole numbers were rounded down."	Simplifies the regulation to track with the table versus requiring geometry for each application based on the angle plan. Resolves the conflict between the angle plane and the Table. The result also generally tracks better with established setback requirements, which are a complementary tool to ensure adequate solar access.
321	5-11(D)	Revise as shown in Exhibit - 5-11(D).	Proposes revised standards submitted by the DRB chair in response to several multi-family projects that have been submitted under the IDO. See related item for proposed changes to the use-specific standard in 4-3(B)(7). See additional explanation in the Memo from Planning Department Associate Director and DRB Chair.

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322	5-11(E)	<p>Mixed-use and Non-residential Zone Districts</p> <p>Revise as follows:</p> <p>"All mixed-use and non-residential development located in any Mixed-use or Non-residential zone district, excluding MX-FB, NR-LM, NR-GM, NR-SU, and NR-PO, <u>and multi-family development in UC-MS-PT areas</u> shall comply with the standards in this Subsection 14-16-5-11(E). <u>Standalone parking structures and the above-ground portion of parking structures incorporated into a building with allowable primary and/or accessory uses</u> shall</p> <p>comply with the design standards in Subsection 14-16-5-5(G) (Parking Structure Design). <u>Multi-family development outside of UC-MS-PT areas shall comply with the standards in Subsection 14-16-5-11(D) (Multi-family Residential Development)...."</u></p>	Editorial changes related to proposed change to change multi-family building design standards in 5-11(D) and proposed change to definition of parking structure in 7-1.
327	5-11(G)	<p>Revise the text as follows:</p> <p>"<u>Above-ground</u> portions of buildings that contain parking structures shall meet..."</p>	Clarifies that these standards are not intended to apply below ground.
336	5-12(F)(2)(b)	<p>Joint Sign Premises</p> <p>Delete subsections (1) and (2).</p>	Allows joint sign premises in more locations to reduce clutter (one sign, multiple businesses). See additional explanation in the Council memo for citywide text amendments.
353	5-13(A)(4)	<p>Glare</p> <p>Delete this provision and revise to become a new 5-6(G)(5) Outdoor Activity with text as follows:</p> <p>"High-temperature processes (such as combustion or welding), shall be screened from view by an opaque decorative wall or fence at least 6 feet tall but not more than 8 feet tall that incorporates at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block) or a vegetative screen planted along the full length of the area to be screened and at least 8 feet high at the time of planting."</p>	Replaces existing provision with an enforceable standard and moves the regulations to a more appropriate location in the IDO.
360	Table 6-1-1	<p>Vacation of Public Right-of-way - City Council</p> <p>Vacation of Public Right-of-way - DRB</p> <p>Add requirement for pre-application meeting.</p>	Adds a requirement for pre-application meeting, which matches current practice.

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Page	Section	Change / Discussion	Explanation
373	6-4(C)(1)	Revise the first sentence to read: "... to all Neighborhood Associations whose boundaries include or are adjacent to the subject <u>no more than 90 days</u> before filing the application."	Limits how early notice can be sent, recognizing that proposed development may have changed in the intervening time or Neighborhood Association representatives may have changed in the intervening time. The full Neighborhood Meeting process is a minimum of 45 days, so this is intended to allow early coordination but sets a reasonable limit.
404	6-4(X)	Revise the heading of this Subsection to "Expiration or Repeal of Approvals." Revise Subsection 6-4(X)(2)(c) to read as follows: "The decision-making body that approved the original site plan <u>repeals</u> the site plan. <u>The decision-making body may specify an expiration date for the site plan as part of the repeal decision; otherwise, the hearing date at which the decision to repeal was made is to be considered the expiration date. For the purposes of this IDO, the repeal follows the Major Amendment procedures in Subsection 14-16-6-4(Y)(3).</u> "	Adds specificity for how expirations will be processed (i.e. as repeals through major amendment process).
442	6-6(H)(2)	Add a new subsection (a) and renumber subsequent subsections accordingly with text as follows: " <u>All applications in an HPO zone or on properties or in districts listed on the State Register of Cultural Properties or the National Register of Historic Places shall first be reviewed by the Historic Preservation Planner pursuant to Subsection 14-16-6-5(B) (Historic Certificate of Appropriateness – Minor), and the Historic Preservation Planner shall send a recommendation to the ZEO.</u> "	Adds the same language about LC that is in Wall or Fence Permit - Minor and Variance - ZHE. See related item to add the same language to Variance - EPC.
444	6-6(I)(2)	Add a new Subsection (f) and renumber subsequent subsection accordingly with text as follows: " <u>The DRB may delegate authority to relevant City staff to determine technical review of compliance with conditions of approval, zoning standards, and technical standards.</u> "	Allows DRB to delegate authority to administrative approval for particular standards. This is particularly helpful for large projects that may come in with multiple phases, where not all details are known at the same level of detail for all portions of the site during the original approval.
445	6-6(I)(3)	Add a new Subsection (d) as follows: " <u>The Site Plan mitigates any significant adverse impacts on adjacent residential development or major public or private open space. Mitigation may be in the areas of wall height; access and driveway placement; landscape spacing, plant density, or alternative plantings.</u> "	Gives the DRB limited discretionary authority. See additional explanation in the Council Services memo for citywide text amendments.

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Page	Section	Change / Discussion	Explanation
447	6-6(N)(2)	Add a new subsection (a) and renumber subsequent subsections accordingly with text as follows: <u>"All applications in an HPO zone or on properties or in districts listed on the State Register of Cultural Properties or the National Register of Historic Places shall first be reviewed by the Historic Preservation Planner pursuant to Subsection 14-16-6-5(B) (Historic Certificate of Appropriateness – Minor), and the Historic Preservation Planner shall send a recommendation to the ZEO."</u>	Adds the same language about LC that is in Wall or Fence Permit - Minor and Variance - ZHE. See related item to add the same language to Wall or Fence Permit - Major.
454	6-6(L)(2)(g)4	Revise to read as follows: "When all conditions of approval are satisfied, the DRB shall accept and sign the revised Final Plat. <u>The applicant</u> may then record it with the Bernalillo County Clerk as soon as possible, but in no case more than 6 months from date of DRB signature."	Revises the language to match the time allowed for recording Minor Subdivisions and current practice that the applicant records the plat with the clerk.
469	6-7(C)(1)	Add a new Subsection (f) as follows: <u>"Amend the text of an HPO zone or any standard in this IDO that specifically applies to an HPO zone."</u>	Requires IDO provisions for HPOs to be reviewed by the Landmarks Commission, which will make a recommendation to City Council, the final decision-making body. This reverts to pre-IDO practice, where the LC reviewed changes to the H1 zone district and to provisions in the EDO SDP. Note that Historic Standards and Guidelines are still reviewed and decided by the LC per 6-6(E).
471	6-7(D)(1)(a)	Revise as follows: <u>"Applications to create or amend an HPO zone boundary, the text of an HPO zone, or any standard in this IDO that specifically applies to an HPO zone, which are processed pursuant to Subsection 14-16-6-7(C)."</u>	Editorial change related to proposal to send changes to HPO zone text to Landmarks Commission per 6-7(C)(1).
473	6-7(E)(1)(a)	Revise as follows: <u>"Applications to create or amend an HPO zone boundary, the text of an HPO zone, or any standard in this IDO that specifically applies to an HPO zone, which are processed pursuant to Subsection 14-16-6-7(C)."</u>	Editorial change related to proposal to send changes to HPO zone text to Landmarks Commission per 6-7(C)(1).
495	6-9(B)	Add a new subsection with the following text: <u>"Removing or defacing any posted sign required for public notice after it is posted until the required duration of the sign posting is complete."</u>	Adds prohibition for tampering with sign posted for required notice.
499	6-9(C)(5)	Revise as shown in Exhibit - 6-9(C)(5) Civil Enforcement.	Civil enforcement is coordinated through the City Clerk's hearing officers. The City Clerk is trying to eliminate overlapping/conflicting procedures in multiple ordinances and instead referring to the Independent Hearing Office Ordinance (ROA 1994 Part 2-7-8). See Exhibit - C-9(C)(5).

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Page	Section	Change / Discussion	Explanation
505	7-1	Accessory Structure Delete swimming pools. Add a new sentence as follows: <u>"Above-ground swimming pools are not considered accessory structures for the purposes of this IDO."</u>	See related item clarifying that in-ground swimming pools may encroach up to 5 feet in a required setback. Above-ground swimming pools are not regulated by the zoning code.
509	7-1	Building Add to second sentence the following: "...including, but not limited to, a porch, breezeway, or carport."	Provides specificity about what counts as a building if under a common roof.
510	7-1	Building Frontage Types / Arcade. Revise to say "...attached colonnade <u>or overhang structure</u> to create a covered passageway."	Broadens the definition to include structures that create an arcade without columns.
512	7-1	Cannabis Definitions Cannabis [new] Add a new definition as follows: <u>"As defined in NMSA 1978 § 7-34-4-7. For the purposes of this IDO, hemp is not regulated as cannabis. See also <i>Hemp</i>."</u>	Adds a definition for a term used in the IDO. Definition defers to the state's regulations.
512	7-1	Cannabis Definitions Cannabis-derived product [new] Add a new definition as follows: <u>"A product, other than cannabis itself, that contains or is derived from cannabis, as regulated by NMSA 1978 § 7-34-4-7. See also <i>Hemp</i>."</u> Throughout the IDO, replace "cannabis-infused" with "cannabis-derived" wherever it appears.	Adds a definition for a new term proposed to be added to the IDO. See related item for new Cannabis definition. Definition defers to the state's regulations.
512	7-1	Cannabis Definitions Hemp Add a new definition as follows: <u>"As defined by NMSA 1978 § 20-10-2-7." For the purposes of this IDO, hemp is not regulated as cannabis. See also <i>Cannabis</i>."</u>	Adds a definition for a new term proposed to be added to the IDO. See related item for new Cannabis definition. Definition defers to the state's regulations. Hemp is used in a wide variety of products (rope, clothing, etc.). This definition makes clear that hemp products would not be regulated as cannabis retail in the IDO.

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Page	Section	Change / Discussion	Explanation
512	7-1	<p>Calendar Days</p> <p>Revise to add a new second sentence to read as follows:</p> <p><u>"Where this IDO refers to a period of multiple months or a period of one or more years, the final day of the period would fall on the corresponding date of the month in the future (i.e. if the period starts on May 18, a 3 month period would end on August 18; a 1-year period would end on May 18 of the following year.)"</u></p>	Clarifies how to measure calendar days to match existing practice.
517	7-1	<p>Development Definitions</p> <p>Infill Development</p> <p>Revise as follows:</p> <p>"An area of platted or unplatted land that includes no more than 20 acres of land that has water and sewer service and where at least 75 percent of the parcels adjacent to the proposed development have been developed and contain existing primary buildings."</p>	Revised for consistency with MTP/MRMPO definition. The City uses MTP/MRMPO for planning, policy, and analysis, so this change helps coordination efforts. Provides further distinction from what might be called "greenfield development" of undeveloped sites, typically at the edge of the City versus infill, which is tied to the Centers/Corridors vision and policy intent.
520	7-1	<p>Dwelling Definitions</p> <p>Dwelling, Cluster Development</p> <p>Add a new second sentence as follows:</p> <p><u>"A cluster development does not increase the overall density of a development but rather allow dwellings to be grouped or clustered on smaller lots."</u></p>	Makes clear that cluster development does not increase the overall density of the development compared to a traditional subdivision development form. See additional explanation in the Council Services memo for citywide text amendment.
523	7-1	<p>Fairgrounds</p> <p>Revise definition as follows:</p> <p>"An area developed for the purpose of holding fairs, circuses, or exhibitions."</p>	There are related uses that can but do not need to take place on fairgrounds. See related items to revise use-specific standards for "circus" and "fair, festival, or theatrical performance" in Subsection 4-3.
525	7-1	<p>Glare</p> <p>Delete definition. See other proposed item to revise the only place where glare is used in the IDO that would eliminate the use of this term.</p>	See related item for proposed change to delete Subsection 5-13(A)(4) and move to a new Subsection 5-6(G)(5) Outdoor Activity, with revised language.
531	7-1	<p>Lot line</p> <p>Front lot</p> <p>Revise to add a final sentence with text as follows:</p> <p><u>"For the purposes of determining setback requirements on an interior lot that does not abut a street, the lot is not considered to have a front lot line. In that case, all lot lines would be considered side lot lines."</u></p>	Clarifies how to treat lot lines when there is no front lot line. This situation happens in shopping centers, where there are often multiple lots, some of which are in the middle with no street frontage. In those cases, there is no need for a front setback different from the other lot lines.

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Page	Section	Change / Discussion	Explanation
531	7-1	<p>Lot line Rear Lot Revise the second sentence to read as follows: "In the case of a lot that comes to a point at the rear, the rear lot line is established by connecting two points that are 10 feet from the rear point, measured along the side lot lines." Add an illustration of this measurement.</p>	Changes how to establish a rear lot line that returns to pre-IDO practice.
538	7-1	<p>Mobile Food Truck Add a new sentence as follows: <u>"Other sales or services may be allowed as specified elsewhere in this IDO."</u></p>	City Parks & Recreation staff has requested that additional sales and services (e.g. a mobile "skate shop" or "bike repair service") be allowed at City parks via what the IDO calls a food truck. See related change for the use-specific standard 4-3(F)(11)(i) for food trucks that would allow this exception.
541	7-1	<p>Open Space Definitions Common Open Space Revise the first sentence as follows: "The area of undeveloped land <u>and/or existing site features</u> within a cluster development that is set aside for the <u>preservation</u>, use and enjoyment by the owners and occupants of the dwellings in the development and includes <u>historic buildings or structures, sensitive lands, hazard prone areas</u>, agriculture, landscaping, on-site ponding, or outdoor recreation uses."</p>	Removes on-site ponding as an area that can be considered Common Open Space. Adds the preservation of existing site features, including historic buildings, sensitive lands, and hazard prone areas. See additional explanation in the Council Services memo for citywide text amendment.
543	7-1 [new]	<p>Outdoor Display [new] Add a new definition as follows: <u>"The display of retail goods outside but on the same property as the primary establishment. For the purposes of light vehicle sales and rental, outdoor inventory is considered to be outdoor display and not outdoor vehicle storage."</u></p>	Adds a defined term for outdoor display, which is regulated in the Old Town HPO and as a component of Light vehicle sales that is different from Outdoor vehicle storage.
544	7-1	<p>Parking Definitions Garage Revise text to read as follows: "A <u>single-story</u> structure or part of a <u>building in a low-density residential development</u> designed to accommodate motor vehicle parking spaces that are partially or completely enclosed."</p>	Revises the definition of garage to distinguish it from parking structures, which are related to building height bonuses.

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Page	Section	Change / Discussion	Explanation
544	7-1 [new]	<p>Parking Definitions</p> <p>Carport [new]</p> <p>Add a new definition as follows:</p> <p><u>"A roofed structure for vehicles that is not enclosed on at least 2 sides. For the purposes of this IDO, carports are subject to building height maximums in the underlying zone district but are allowed to be in required setbacks pursuant to Table 5-1-4."</u></p>	Adds a definition for a term used in the IDO that clarifies how carports are treated in terms of height limits and setbacks.
544	7-1 [new]	<p>Parking Definitions</p> <p>Front-access Garage [new]</p> <p>Add a new definition as follows:</p> <p><u>"A garage in which the garage door is angled less than 45 degrees away from the front lot line (i.e. typically the street that the primary residence faces). See also <i>Side-access Garage</i> and <i>Rear-access Garage</i>."</u></p>	Adds a definition for a term used in the IDO that is enforceable and distinguishable from side-access and rear-access garages. See related items that add definitions for those types of garages.
544	7-1 [new]	<p>Parking Definitions</p> <p>Rear-access Garage [new]</p> <p>Add a new definition as follows:</p> <p><u>"A garage accessed from the rear lot line. See also <i>Front-accessed Garage</i> and <i>Rear-accessed Garage</i>."</u></p>	Adds a definition for a term used in the IDO that is enforceable and distinguishable from side-access and front-access garages. See related items that add definitions for those types of garages.
544	7-1 [new]	<p>Parking Definitions</p> <p>Side-access Garage [new]</p> <p>Add a new definition as follows:</p> <p><u>"A garage in which the garage door is angled at least 45 degrees away from the street that the primary residence faces. The access to this garage may be from the front lot line (i.e. typically the street that the primary residence faces) or a side lot line (i.e. from an abutting street in the case of a corner lot). See also <i>Front-accessed Garage</i> and <i>Rear-accessed Garage</i>."</u></p>	Adds a definition for a term used in the IDO that is enforceable and distinguishable from rear-access and front-access garages. See related items that add definitions for those types of garages.

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Page	Section	Change / Discussion	Explanation
545	7-1	<p>Parking Definitions Parking Structure Revise the first two sentences to read as follows: "A <u>multi-story</u> structure or part of a <u>multi-story building</u> designed to accommodate motor vehicle parking spaces that are partially or completely enclosed, including but not limited to underground or podium parking, associated with Multi-family, Mixed-use, and/or Non-residential development. ..."</p>	<p>Revises the definition of parking structure to distinguish it from garages. Parking structures are related to building height bonuses.</p>
547	7-1	<p>Porch Revise second sentence as follows: "<u>To be considered a porch, and not just part of the building, the porch façade facing a street must not be more than 50 percent enclosed (except for removable screens, screen doors, storm sashes, wrought iron security fencing, or awnings).</u>"</p>	<p>The definition of building includes anything within the footprint of a common roof, which could include a porch. See related item to clarify that porches can be in a setback, but only if it meets the definition of a porch and not just a building. This revision tries to clarify these overlapping definitions.</p>
548	7-1	<p>Public Hearing Delete the phrase "based on policy in addition to regulations."</p>	<p>See related item to provide limited discretion to DRB. If that item is adopted, DRB's decisions will be based only on the limited discretion granted by the IDO, not on policy. See additional explanation in the Council Services memo for citywide text amendment.</p>
550	7-1	<p>Seasonal Outdoor Sales Delete "or indoor."</p>	<p>Eliminates a contradiction of outdoor sales and general retail, which is indoor sales. If the sales happen under a common roof, then the definition of building would say that those sales are happening indoor and be allowed as general retail.</p>
551	7-1 [new]	<p>Sensitive Lands Riparian Area [new] Add a new definition with text as follows: "<u>Aquatic ecosystems and the transitional ecosystems surrounding them, as shown on the map maintained by the City Parks and Recreation Department. The transitional riparian ecosystem is characterized by distinctive vegetative communities and soils that are affected by the presence of surface and groundwater, and provides critical habitat, including for endangered species and migratory birds.</u>"</p>	<p>Adds a definition for a proposed type of sensitive land to avoid. See related item to add riparian areas to the list of sensitive lands in 5-2(C)(1). See additional explanation in the Council Services memo related to requests by Open Space Advisory Board and Open Space Staff.</p>

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Page	Section	Change / Discussion	Explanation
559	7-1	Structure Add a new second sentence with the following text: <u>"Swimming pools are considered structures, whether above-ground or in-ground."</u>	Swimming pools are described elsewhere in the IDO as accessory structures. See related item with revision to Table 5-1-4 about where in-ground swimming pools can be in required setbacks.
564	7-1	Vehicle Definitions Non-commercial vehicle Delete term.	See related items that replace this term in the IDO with parking of light vehicles vs. heavy vehicles in a new Subsection 5-5(F). See Exhibit 5-5. Light vehicle and heavy vehicle are defined separately.
565	7-1	Vehicle Definitions Heavy Vehicle Delete "vehicles." Add a new second sentence as follows: <u>"This use does not include any vehicle that meets a definition for a distinct vehicle in this IDO, including but not limited to Recreational Vehicle."</u>	Eliminates overlap in definitions.
569	7-1	Yard Definitions Front Yard Add new sentence as follows: <u>"If there is no primary building on the lot, the part of a lot within the minimum setback in the zone district on the side of the lot where the property will be addressed."</u>	Clarification needed for wall/fence height limits, which are tied to front yard vs. other parts of the yard, when no building is provided (and therefore no "front yard" defined).

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Page	Section	Change / Discussion	Explanation
Multiple	Multiple	Food Truck Court [new] In Table 4-2-1, add a new primary use in the Outdoor Recreation and Entertainment category: Food Truck Court, with use-specific standards in Subsection 4-3 and parking requirements in Table 5-5-1 as proposed in the Council memo for citywide text amendments.	Adds new use that allows food trucks to be the primary, i.e. only, use on a site. Currently, the mobile food truck use is only accessory. See additional explanation and proposed content in the Council Services memo for citywide text amendments.
Multiple	Multiple	Campgrounds and RV Remove references to Campground and RV Parks Use from Subsection 2-5(E)(2). Revise Table 4-2-1 Allowable Uses and associated use-specific standard to make this use permissive in MX-L and MX-M zones. Delete the P in the NR-SU zone district. Add the following text to Subsection 4-3(D)(13): " <u>Campgrounds and RV Parks constructed prior to the effective date of this IDO are allowed as a permissive primary use.</u> "	Allow the Campground and RV Park use to be done permissively in the MX-L and MX-M zones, rather than in a Non Residential Sensitive Use (NR-SU) zone. Avoids making existing campgrounds and RV Parks nonconforming by allowing them as a permissive primary use in the use-specific standard. See additional explanation in the Council Services memo for citywide text amendments.
Multiple	Multiple	Public Meeting Delete definition for term "Public Meeting." Strike all references to Public Meetings in the IDO and replace with the phrase "Public Hearing". Revise text editorially as needed.	See related item to provide limited discretion to DRB. If that item is adopted, all DRB meetings will be hearings, and there will be no need for the current distinction in the IDO. See additional explanation in the Council Services memo for citywide text amendments.
All	All	Make any necessary clerical corrections to the document, including fixing typos, numbering, and cross references.	Covers general clerical corrections.
All	All	Make any necessary editorial changes to the document, including minor text additions, revisions for clarity (without changing substantive content), adding cross references, reorganizing content for better clarity and consistency throughout, revisions to graphic content for clarity, and updating tables of contents.	Covers general editorial corrections.

Amendment to 4-3(B)(7)(a)

On page 154 of the IDO, revise as follows:

4-3(B)(7) Dwelling, Multi-family

4-3(B)(7)(a) In addition to meeting all applicable standards in Section 14-16-5-6 (Landscaping, Buffering, and Screening), this use shall meet the following landscape standards:

1. Except in DT-UC-MS-PT areas, this use shall provide, somewhere on the lot, at least 1 tree per ground floor dwelling unit, and at least 1 tree per second floor dwelling unit; no additional trees are required for additional dwelling units on the third or higher floors. ~~2. At least 50 percent of the trees required by Subsection 1 above shall be deciduous canopy-style shade trees or coniferous trees capable of attaining a mature canopy diameter of at least 25 feet.~~
2. In DT-UC-MS-PT areas, only ground floor dwelling units are used to calculate the required street trees.
3. Except in DT-UC-PT-MS areas, 25 percent of the net lot area shall contain landscaping; playground area may count up to 10 percent of net lot landscaping. Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscaped area and the maximum a tree canopy shall count toward this requirement is 600 square feet.
4. Except in DT-UC-PT-MS areas, cool season grasses are restricted to 20 percent of the landscape area. Warm season grasses may cover up to an additional 70 percent of the landscape area.

4-3(B)(7)(b) Except in DT-UC-PT-MS areas, no more than 40 percent of required usable open space can be private to a household or occur on or under upper stories of the project buildings unless the site is located no more than 660 feet in any direction of an NR-PO zone district or Major Public Open Space.

On page 529 of the IDO, include the following new definitions, in Part 7-1, and create a new for "Landscaping" to include these terms:

Cool season grasses: Cool season grasses are grass types that grow exceptionally well between 65 and 80°F. These grasses are durable and require ample watering during high summer temperatures. Examples are Kentucky blue-grass, perennial ryegrass, and tall fescue.

Warm season grasses: Warm-season grasses are grasses that thrive when temperatures are over 75 degrees. These grasses are native and drought tolerant and have lower water requirements than cool season grasses. Examples are buffalo grass, blue grama, Indian rice grass, and sand dropseed grass.

Note: The text shown in black and underline shows proposed revisions to the IDO. The text shown in red and underlined has been revised from the original EPC submittal dated November 30, 2020.

Note: Acceptance of these proposed revisions will supersede the text proposed in the Citywide Text Amendments spreadsheet lines #1 and #2 on page 3 of 19.

Exhibit 5-11(D)

5-11(D) MULTI-FAMILY RESIDENTIAL DEVELOPMENT

All multi-family residential development outside UC-MS-PT areas containing more than 25 dwelling units shall comply with all of the standards in this Subsection 14-16-5-11(D). Standalone parking structures and the above-ground portion of parking structures incorporated into a building with multi-family residential uses shall comply with the design standards in Subsection 14-16-5-11(D). Parking structures shall comply with the design standards in Subsection 14-16-5-5(G) (Parking Structure Design).

5-11(D)(1) Building Entrances

Primary pedestrian entrances to each primary building shall be emphasized and provide weather protection through variations in the façade, porticos, roof variations, recesses or projections, or other integral building forms.

5-11(D)(2) Façade Design

Façades shall be designed to provide a sense of human scale. Building façades shall meet all of the following requirements or provide justification that the intent of this section is achieved by an alternative design approach.

5-11(D)(2)(a) Windows

A façade shall have windows as a prominent feature.

1. The ground floor of each street-facing façade shall contain a minimum of 20 percent of its surfaces in transparent ~~display~~ windows and doors.
- ~~2. Windows on the ground floor for portions of the building that are not residential dwellings, i.e., halls and common spaces, must have interior space visible to a depth of 2 feet from the façade.~~
3. Windows on the upper floors shall be recessed ~~or projected~~ not less than 2 inches and/or shall be surrounded by a window casing ~~or frame~~ not less than 2 inches wide, except for portions of the façade that are ~~storefront systems or curtain walls or for workforce housing developments.~~
4. Windows facing west shall use ~~sun-blocking heat mitigation~~ features.

5-11(D)(2)(b) Articulation

Facades shall change in massing and form as specified below to visually break up the building. Each front and side façade shall meet all of the following requirements or provide justification that the intent of this section is achieved by an alternative design approach.

1. The façade shall have at least one recessed or projecting element of 2 feet in dimension for every 30 feet of facade length.
2. Each street-facing façade shall be designed with more than one building finish material or color.
3. Art, such as murals or sculpture, that is privately-owned or coordinated through the City Public Arts Program, may count toward requirements in 1 or 2 above.
4. Balcony massing, material, or color shall vary to create visual interest. Solid balconies shall not obscure the street-level view of required ~~glazing transparent windows and doors.~~
5. For projects that use 75 percent or more of the ground floor as parking, these standards apply to the stories above the parking level.

5-11(D)(3) Roof Design

Rooflines longer than 60 feet shall include at least one vertical or horizontal elevation change of at least 2 feet. Roofs with a pitch of less than 2:12 shall be screened by a parapet wall.

5-11(D)(4) Garages and Carports

5-11(D)(4)(a) Garages and carports shall not be located between any street-facing façade of any primary multi-family dwelling and an abutting street, but shall instead be internalized within building groups so as not to be directly visible from the street frontage.

5-11(D)(4)(b) Where the ground floor of the project is 75 percent or more of parking, vehicular ingress/egress to a parking garage at ground level shall include a planter.

Note: The text shown in black and underline shows proposed revisions to the IDO. The text shown in red and underlined/strike-through has been revised from the original EPC submittal dated November 30, 2020.

[New Subsection 5-2(D)]

5-2(D) SITE DESIGN TO RESPOND TO CLIMATE AND GEOGRAPHIC FEATURES

All multi-family residential development containing more than 25 dwelling units and all non-residential development, except industrial development, shall comply with all of the standards in this Subsection 14-16-5-2(D).

5-2(D)(1) Climatic Responsiveness

The site design process shall include a sun and shade analysis of daily and seasonal position of the sun. The site analysis shall be included with applications for Site Plan.

5-2(D)(1)(a) Building layout and window placement shall be evaluated to reduce summer heat and glare and to capture winter sun.

5-2(D)(1)(b) Living landscape elements shall be evaluated for placement in the most beneficial microclimates and/or to provide the best cooling conditions to mitigate heat gain.

5-2(D)(2) Geographic Responsiveness

5-2(D)(2)(a) The site design process shall include an analysis of the ability to capture views of prominent geographic features. The site analysis shall be included with applications for Site Plan.

5-2(D)(2)(b) The placement and orientation of buildings, windows, balconies, and patios shall be evaluated to capture available views of prominent geographical features, such as the Sandia mountains, the Bosque/Rio Grande, the Volcanoes/Northwest Escarpment.

Note: This entire section is a new proposed addition to the IDO. The text shown in red and underlined has been revised from the original EPC submittal dated November 30, 2020.

Exhibit – 5-5 Parking

5-5(B) APPLICABILITY

Unless specified elsewhere in this IDO, the requirements of this Section 14-16-5-5 shall apply to all uses and development in any zone district. No final development approval or building permit shall be issued unless the parking requirements of this section are met or modified in accordance with the applicable parking requirements of this IDO.

5-5(B)(4) Allowed Vehicles

The following vehicles are regulated and shall require compliance with the standards in this Section 14-16-5-5.

- 5-5(B)(4)(a) Parking of more than 2 truck tractors and 2 semitrailers for more than 2 hours: Allowed with the permission of the property owner on a premises with a primary non-residential use allowed by Table 4-2-1 in the MX-M, MX-H, NR-C, NR-BP, NR-LM, and NR-GM zone districts.
- 5-5(B)(4)(b) Parking of heavy vehicles for more than 2 hours: Allowed with the permission of the property owner of a premises with a primary non-residential use allowed by Table 4-2-1 in the in the MX-L, MX-M, MX-H, or any Non-residential zone district.
- 5-5(B)(4)(c) Parking of light vehicles for more than 2 hours: Allowed with the permission of the property owner of a premises with a primary use allowed by Table 4-2-1 in any zone district.
- 5-5(B)(4)(d) Parking of recreational vehicle, boat, and/or recreational trailer for more than 2 hours:
 - 1. Allowed with the permission of the property owner of a premises with a primary residential use allowed by Table 4-2-1 in any Residential zone district or MX-T zone district.
 - 2. Allowed with the permission of the property owner of a premises with a primary non-residential use allowed by Table 4-2-1 in any MX or NR zone district.
 - 3. The vehicle must be parked in 1 of the following areas:
 - a. Inside an enclosed structure.
 - b. Outside in a side or rear yard.
 - c. Outside in a front yard, with the unit perpendicular to the front curb and the body of the recreational vehicle at least 11 feet from the face of the curb.
 - 4. No part of the vehicle may extend over any public sidewalk or into any required clear sight triangle.
 - 5. A vehicle may be parked anywhere on the premises during active loading or unloading.
 - 6. No parked vehicle may be used for dwelling purposes, except one recreational vehicle may be used for dwelling purposes for a maximum of 14 days in any calendar year on any lot.
 - 7. Cooking is prohibited in any vehicle at any time.

8. Butane or propane fuel shall not be used in any vehicle at any time.
9. Use of electricity or propane fuel is allowed when necessary to prepare a recreational vehicle for use.
10. A vehicle may not be permanently connected to sewer lines, water lines, or electricity. A vehicle may be connected to electricity temporarily for charging batteries and other purposes if the receptacle and the connection from the recreational vehicle have been inspected and a permit issued by the City as meeting the adopted electrical code. The individual taking out the permit must call for an inspection of the electrical wiring when ready for inspection, and standard inspection fees will be charged.
11. The vehicle may not be used for storage of goods, materials, or equipment other than those items considered part of the unit or essential for its immediate use.

Exhibit – Civil Enforcement

6-9(C)(5) Administrative Civil Enforcement

If the ZEO determines that a violation of the IDO has not been adequately cured within a reasonable time after an initial notice has been issued pursuant to Subsection 14-16-6-9(C)(2), the ZEO may pursue administrative civil enforcement pursuant to this Subsection 14-16-6-9(C)(5). Such administrative civil enforcement does not preclude any other enforcement action authorized by law.

6-9(C)(5)(a) Notice of Administrative Civil Enforcement

If the ZEO chooses to pursue administrative civil enforcement, the ZEO shall prepare and serve a written notice that includes all of the following information:

1. The name and contact information of the individual(s) believed to be responsible for the violation.
2. The physical address or legal description of the location where the alleged violations have occurred or are occurring.
3. A description of the alleged violation(s), including citations to the IDO Sections believed to have been violated and the facts indicating that such Sections are being violated.
4. A description of the actions or penalties that are sought by the ZEO for the alleged violation(s).
5. A statement that the notice will be immediately filed with the City Office of Administrative Hearings within 3 business days and that a hearing on the matter will be scheduled between 15 and 45 calendar days after the office receives the notice.
6. The address, email, and telephone number to contact the ZEO or appropriate City department for additional information and for delivery of any responses to the allegations.

6-9(C)(5)(b) Notice of Hearing

1. The City Office of Administrative Hearings shall schedule pursuant to the Independent Hearing Office Ordinance (ROA 1994 Part 2-7-8). ~~a hearing on all matters for which it has received a notice of administrative civil enforcement between 15 and 45 calendar days after the office receives the notice.~~
2. A notice of hearing may be served by any employee or agent of the City, including the ZEO or any sworn officer of the Albuquerque Police Department.
3. The notice of hearing shall be served to all individuals listed on the notice of administrative civil enforcement and the ZEO through any of the following means:
 - a. Personal service upon the person(s) or their attorney or duly authorized agent(s).
 - b. First class mail, return receipt requested.
 - c. Conspicuous posting within the frontage of the property where the alleged violation has occurred for a period of at least 30 days. It is unlawful for any person to remove or otherwise tamper with

this posting, and any removal or tampering of the notice is punishable pursuant to the criminal penalties of Part 1-1-99 of ROA 1994 (General Penalty).

4. The notice of hearing shall include all of the following information:
 - a. The date, time, and location of the hearing; the name of the hearing officer scheduled to preside of the matter; and contact information for the City Office of Administrative Hearings where individuals may request additional information.
 - b. A brief description of the nature and purpose of the hearing.
 - ~~Notification of the right to testify, present reasonable evidence, call and question witnesses, and have an attorney or duly authorized agent present.~~
 - ~~Notification of the right to respond to the allegations in writing before the hearing, which may include a limit on the scope, format, or length of the response, and any deadline by which the response must be filed.~~
 - ~~A statement that the alleged violator(s) or their attorney or duly authorized agent may meet with the ZEO prior to the hearing to attempt to resolve the alleged violations and avoid an enforcement hearing.~~

8-5. If a resolution is reached before a scheduled hearing, the ZEO shall request, as soon as possible, that the hearing be cancelled. The City Office of Administrative Hearings shall provide notice that the hearing has been cancelled to all individuals listed on the notice of administrative civil enforcement and any other parties to this matter by email or first class mail.

9-6. If the terms of the resolution are not met by the alleged violator(s) to the satisfaction of the ZEO, the ZEO may request that the City Office of Administrative Hearings reschedule and provide notice of the rescheduled hearing pursuant to the procedures above.

6-9(C)(5)(c) Response to Notice of Administrative Civil Enforcement

1. The alleged violator or their attorney or duly authorized agent may request to meet with the ZEO prior to the hearing to attempt to resolve the alleged violation(s) and avoid a hearing.
2. Once a hearing is scheduled, parties may submit a written response to the City Office of Administrative Hearings no less than 5 business days before the hearing. Any response submitted shall include proof that the response has also been provided to any other parties listed on the notice of administrative civil enforcement and the ZEO.

6-9(C)(5)(d) Hearing

1. The hearing shall be conducted pursuant to the provisions of the Independent Hearing Office Ordinance. See ROA §2-7-8-1 et. Seq.
- ~~1. All parties may present evidence and testimony, call witnesses, cross examine all witnesses, and be represented by and receive the advice of an attorney or duly authorized agent.~~
- ~~2. All individuals listed in the notice of administrative civil enforcement who are alleged to be violating or to have violated any provision of~~

~~this IDO shall be present at the hearing or represented by an attorney or duly authorized agent.~~

~~3-2.~~ If the hearing officer finds that a violation of the IDO occurred or is occurring, the hearing officer may issue a civil penalty against any individual(s) who was served notice of administrative civil enforcement pursuant to Subsection 14-16-6-9(D)(3)(b) above, regardless of the presence of that individual(s) at the hearing.

~~0. To reschedule, continue, or cancel the hearing, all of the following requirements shall be met:~~

~~-. A written request shall be filed with the City Office of Administrative Hearings.~~

~~-. The written request shall be served upon all parties no less than 7 business days before the scheduled date of the hearing.~~

~~-. The hearing officer finds good cause for, or all parties unanimously consent to, the rescheduling, continuation, or cancellation.~~

~~0. The hearing officer shall notify all parties in writing as to whether the request has been granted and, if continued or rescheduled, the date of the next hearing.~~

~~6-9(C)(5)(j)~~ 6-9(C)(5)(e)

Enforcement of Remedies and Penalties

1. Within 15 calendar days after the hearing, the hearing officer shall send a written order of remedy or penalty to all parties by email, first class mail, or facsimile.
2. The order of remedy or penalty shall state the determination of the hearing officer regarding the alleged violations listed in the notice of administrative civil enforcement and shall contain findings of fact and conclusions of law.
3. If the hearing officer determines that no violation of this IDO is being or has been committed, the order of remedy or penalty shall state that the alleged violation is being dismissed
4. If the hearing officer determines that a violation of the IDO is being or has been committed, the order of remedy or penalty shall state the remedies or penalties to be imposed by the City. The remedies and penalties may include any of the following:
 - a. An order to cease and desist violations of this IDO.
 - b. An order to bring the property in question into compliance with the IDO.
 - c. An order to pay all of the City's costs for the associated enforcement action and administrative hearing.
 - d. An order to pay a civil fine not to exceed \$500 per violation per day.
5. Any party aggrieved by a final decision of the hearing officer may appeal the decision to the District Court within 30 days of the final order, pursuant to the New Mexico Rules of Civil Procedure.
6. The Planning Department shall monitor compliance with the order of remedy or penalty. If the Planning Department has reason to believe that any individual subject to the order is not complying with the

order, the Planning Department may take one or more of the following actions:

- a. Refer the matter to the City Attorney for the commencement of a civil action.
- b. Refer the matter to the City Attorney or the District Attorney for the commencement of criminal proceedings.
- c. Place a lien on the property in an amount equal to the outstanding fines ordered pursuant to this ordinance until the owner has fully complied with the order.
- d. Commence a supplemental enforcement action as otherwise provided by law, including but not limited to Part 1-1-99 of ROA 1994 (General Penalty).



CITY OF ALBUQUERQUE CITY COUNCIL

INTEROFFICE MEMORANDUM

TO: Brennon Williams, Planning Department Director
Mikaela Renz-Whitmore, Long Range Manager

FROM: Stephanie Yara, Director of Council Services

SUBJECT: IDO Annual Update 2020 – Application for Amendment to the IDO Text

DATE: November 24th, 2020

Director Williams and Ms. Renz-Whitmore,

Please include the following Amendments to the IDO Text as part of the 2020 IDO Annual Update application materials to be submitted to the Environmental Planning Commission in November 2020.

* Please note that the following sections and page numbers are from the November 2020 version of the IDO, please update the sections and page numbers if there are any discrepancies.

Purpose of the IDO

- **Topic:** Purpose of the IDO
- **IDO Page #:** 1
- **IDO Section:** 1-3
- **Change/ Discussion:** Add a new purpose statement labeled 1-3(L) as follows and renumber subsequent purpose statements as necessary:
[1-3(L) Protect the abundant natural resources that characterize Albuquerque, including but not limited to Major Public Open Space, Sensitive Lands, the Rio Grande, and the waterways that lead to the river.]
- **Requesting Councilor(s):** Bassan
- **Explanation:** This amendment proposes to add an additional Purpose statement to the IDO related to the natural resources in Albuquerque. The IDO offers a multitude of protections for Major Public Open Space, Sensitive Lands, which include arroyos, acequias, and wetlands, as well as the Rio Grande river and the Bosque, and the waterways and water systems that lead to the river. This purpose statement reinforces the concept of these protections.

Drive-throughs and drive-ups in the MX-L Zone

- **Topic:** Drive-throughs and drive-ups as an accessory use in the MX-L Zone
- **IDO Page #:** 147
- **IDO Section:** Table 4-2-1
- **Change/ Discussion:** Amend table 4-2-1 to make the use “Drive-through or drive-up facility” an accessory use in the MX-L zone
- **Requesting Councilor(s):** Jones and Peña
- **Explanation:** This amendment will make drive-throughs and drive-ups in the MX-L zone an accessory use. Currently the use is “CA” – conditional accessory – which requires a conditional use approval through the Zoning Hearing Examiner. During the COVID-19 pandemic the use of drive-throughs and drive-ups have been essential to certain businesses. Extending this accessory use to the MX-L zone without the need of a conditional use approval will make drive-throughs and drive-ups more accessible to property owners. Areas zoned MX-L were previously zoned C-1. In the C-1 zone of the old zone code a drive-through service window was either permissive (banks, loaning money, or pawn shops) or conditional (retail and restaurants) based on what use the drive-through was associated with.

Cottage Development

- **Topic:** Cottage Development City-Wide
 - **IDO Page #:** 151
 - **IDO Section:** 4-3(B)(3)
 - **Change/ Discussion:** Amend section 4-3(B)(3)(b) of the IDO as follows:
The minimum project size for a cottage development is [10,000 square feet] [as follows:
1. General: ~~1 acre.~~
2. In UC-MS-PT areas or within 1,320 feet (¼ mile) of UC-MS-PT areas: 10,000 square feet.]
 - **Requesting Councilor(s):** Peña
 - **Explanation:** This amendment proposes to reduce the minimum required lot size for cottage development to 10,000 square feet city-wide. The Cottage Development use allows for more flexibility in site design and layout. However, it would not change the formula for working out how many cottage units could be developed on a specific property, or the applicable zones where a cottage development could occur.
-
- **Topic:** Cottage Development City-Wide – Conditional Use
 - **IDO Page #:** 151
 - **IDO Section:** 4-3(B)(3)
 - **Change/ Discussion:** Amend section 4-3(B)(3)(b) of the IDO as follows:
The minimum project size for a cottage development is as follows:
1. General: 1 acre.
2. In UC-MS-PT areas or within 1,320 feet (¼ mile) of UC-MS-PT areas: 10,000 square feet.

[3. This use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A) if located on a lot outside of a UC-MS-PT area that is at least 10,000 square feet but no larger than 1 acre.]

- **Requesting Councilor(s):** Borrego
- **Explanation:** This amendment proposes to allow cottage development to occur on lots between 10,000 square feet and 1 acre on properties outside of UC-MS-PT areas with Conditional Use approval. The Cottage Development use allows for more flexibility in site design and layout. However, it would not change the formula for working out how many cottage units could be developed on a specific property, or the applicable zones where a cottage development could occur.
Note: If the recommendation to make cottage development minimum lot sizes 10,000 square feet city-wide is passed, this amendment is not necessary, as the minimum lot size would be 10,000 square feet city-wide permissively.
- **Topic:** Cottage Development – Additional Areas
- **IDO Page #:** 151
- **IDO Section:** 4-3(B)(3)
- **Change/ Discussion:** Amend section 4-3(B)(3)(b) of the IDO as follows:
The minimum project size for a cottage development is as follows:
 1. General: 1 acre.
 2. In UC-MS-PT[-AC-DT-EC] areas or within 1,320 feet (¼ mile) of UC-MS-PT[-AC-DT-EC] areas: 10,000 square feet.
- **Requesting Councilor(s):** Borrego
- **Explanation:** This amendment proposes to allow cottage development to occur on lots that are at least 10,000 square feet in additional centers and corridors. This will add Activity Centers, Downtown, and Employment Centers to the existing list of where cottage development can occur. The Cottage Development use allows for more flexibility in site design and layout. However, it would not change the formula for working out how many cottage units could be developed on a specific property, or the applicable zones where a cottage development could occur. **Note:** If the recommendation to make cottage development minimum lot sizes 10,000 square feet city-wide is passed, this amendment is not necessary, as the allowance for the listed centers and corridors will be covered by the city wide provision.

Community Residential Facilities

- **Topic:** Distance Separations and City Council District cap for Community Residential Facilities
- **IDO Page #:** 155
- **IDO Section:** 4-3(B)(8)
- **Change/ Discussion:** Remove the use-specific standards 4-3(B)(8)(c) and 4-3(B)(8)(d)
- **Requesting Councilor(s):** Davis
- **Explanation:** This amendment will remove two metrics associated with Community Residential Facilities (CRF): 1) the requirement that they be located no closer than 1,500 feet from another CRF and 2) the requirement that there be

no more than 30 CRFs per City Council District. Regulations for CRFs are dictated by the Federal Fair Housing Act that indicates no local municipality may place regulations that treat a protected class (as defined by FHA) any differently than any other residential use. Removal of these requirements will ensure that the City of Albuquerque is in compliance with FHA standards.

- **Topic:** Distance Separations and City Council District cap for Group Homes in relation to Community Residential Facilities
- **IDO Page #:** 155
- **IDO Section:** 4-3(B)(9)
- **Change/ Discussion:** Amend the use-specific standards 4-3(B)(9)(b) and 4-3(B)(9)(c) to remove references to Community Residential Facilities.
- **Requesting Councilor(s):** Davis
- **Explanation:** This amendment will remove the distances separation requirements between Group Homes and Community Residential Facilities (CRF). The distance separation requirements between Group Homes and other Group Homes will remain the same. Per the amendment that will remove distance separation requirements and City Council District caps for CRFs, the City will no longer track or have data on where CRFs will exist. In addition, a CRF that is five people or less is treated as a family per the definitions in the IDO and the Federal Fair Housing Act. For these reasons, it is impossible to know if a Group Home is within a certain distance to a CRF or not.

Light Vehicle Fueling Station

- **Topic:** Maximum Setback for Light Vehicle Fueling Station
- **IDO Page #:** 164
- **IDO Section:** 4-3(D)(17)(I)
- **Change/ Discussion:** Amend the use-specific standard as follows:
In UC-AC-MS-PT-MT areas and the MX-H zone district, the fully enclosed portion of any building containing a retail use with 1,000 square feet or more of gross floor area shall have a maximum front setback of 15 feet. A canopy attached to the building with a common roof [~~does not~~] [may] satisfy this standard. [The requirements of 5-1(D)(2) do not apply to this use.]
- **Requesting Councilor(s):** Jones
- **Explanation:** This amendment will allow for a gas station canopy to count towards the requirement that a building associated with a light vehicle fueling station be within 15 feet of the front property line. Additionally, this will exempt gas stations from the requirements of 5-1(D)(2), which require that 50% of the building be located within 15 feet of the front property lines in UC-MS-PT areas. These requirements as originally written do not conform with CPTED principles, which call for passive viewing of activity from the street. A gas station is unique in that the activity occurs not in the building but at the pumps. Therefore, good visibility of the pumps is important for reasons of safety.

Light Vehicle Sales and Rental Use

- **Topic:** Regulations of outdoor display for Light Vehicle Sales and Rental

- **IDO Page #:** 166
- **IDO Section:** 4-3(D)(19)
- **Change/ Discussion:** Amend the use-specific standard as follows:
4-3(D)(19)(b) In [UC-MS-PT areas in] the MX-H zone district, outdoor display or storage of vehicles is prohibited.
- **Requesting Councilor(s):** Jones
- **Explanation:** This change to the use-specific standard for light vehicle sales and rental will allow for outdoor display in more areas that have MX-H zoning. If a property is zoned MX-H in a UC-MS-PT designated area, the prohibition of outdoor display will still exist. This will ensure that the urban centers and corridors continue to not have outdoor display or storage of vehicles.

Outdoor Dining

- **Topic:** Outdoor Dining Incentive
- **IDO Page #:** 257
- **IDO Section:** Table 5-5-1
- **Change/ Discussion:** Amend the parking requirements for the following uses as shown below:

Use	IDO Parking Requirement
Outdoor Dining Area	[5] [3] spaces / 1,000 sq. ft. GFA outdoor seating space UC-AC-MS-PT: No requirement

- **Requesting Councilor(s):** Sena, Peña
- **Explanation:** This proposed amendment to the parking requirements for outdoor dining areas will incentivize the development of more outdoor dining areas by allowing for reduced parking requirements. In response to the COVID-19 public health emergency City Council adopted a temporary outdoor dining ordinance (O-20-16) in June. This ordinance allowed for the creation of temporary outdoor dining areas for developed sites by reducing all parking by 25%. In the time since this bill was enacted, the importance and attractiveness of outdoor dining areas has become more apparent. This amendment seeks to incentivize outdoor dining areas by reducing the parking needs for outdoor dining areas.

Drive-through and Drive-Up Stacking

- **Topic:** Stacking Requirements for Drive-throughs and drive-ups
- **IDO Page #:** 273
- **IDO Section:** Table 5-5-8
- **Change/ Discussion:** Amend table 5-5-8 to make the minimum stacking spaces required for Restaurant activities as follows:
General: [12] [6]
UC-MS: [6] [4]
- **Requesting Councilor(s):** Sena
- **Explanation:** This amendment proposes to increase the number of minimum stacking spaces for drive-throughs or drive-ups associated with a restaurant. In

consultation with the transportation engineer in the Planning Department, it was determined that the minimum does not currently provide adequate on-site vehicle stacking. Many current applications provide at least twelve vehicle stacking spaces. The IDO already requires vehicle stacking spaces to be integrated into the site layout and that layout must be approved by the department transportation engineer: "Vehicle stacking spaces shall be integrated into the site layout and shall not interfere with site access points, access to parking or loading spaces or areas, or internal circulation aisles and shall comply with stacking space dimensions required by the DPM." During the COVID-19 public health emergency, drive-through and drive-up services have allowed restaurants and retailers to continue to offer their goods and services. This increased demand has shown a need for additional stacking requirements as we expect drive-through and drive-up popularity to continue into the future.

Maintenance of Landscaping

- **Topic:** Maintenance of Landscaping
- **IDO Page #:** 276
- **IDO Section:** 5-6(C)(1)
- **Change/ Discussion:** Amend section 5-6(C)(1) as follows:
A landscape plan with designed landscaped areas shall be submitted as a part of all development applications where landscaping, buffering, or screening is required, unless the relevant decision-making body determines that compliance with the provisions of this Section 14-16-5-6 can be demonstrated without the use of a landscape plan. A landscape plan may be combined with other required application materials if compliance with this Section 14-16-5-6 can be demonstrated in the combined materials. [Landscaping shall be maintained per the requirements of 5-13(B)(6).]
- **Requesting Councilor(s):** Peña
- **Explanation:** This amendment will add a cross-reference to the General Landscaping requirements to point to the Operations and Maintenance section of the IDO. The Operations and Maintenance section regarding landscaping has clear requirements that any landscaping that was installed pursuant to a Site Plan or development approval must be maintained and replaced if necessary. Adding this cross-reference will help property owners be aware of the need to maintain all landscaping on their property as approved by the City.

Joint Premises Signs

- **Topic:** Joint Premises Signs
- **IDO Page #:** 336
- **IDO Section:** 5-12(F)(2)(b)
- **Change/ Discussion:** Strike 5-12(F)(2)(b)(1) and 5-12(F)(2)(b)(2)
- **Requesting Councilor(s):** Jones
- **Explanation:** The intent behind the original regulation is to limit sign clutter, and therefore allow either individual signs or joint premise signs but not both, and Table 5-12-2 states that you can have either one free-standing sign per premise or a joint premise sign. Joint premise signs generally reduce clutter (one sign, multiple businesses), so they should be encouraged where possible. As written

the frontage requirements for joint premise signs have the unintended consequence of not allowing joint-premise signs on large properties. Striking the street frontage requirements allows joint-premise signs in all instances. The requirement to have a minimum 100 feet of frontage for individual signs remains so that in areas of town where there are a number of smaller premises, on abutting lots, they are required to do a Joint Premises Sign.

Development Review Board

- **Topic:** Development Review Board Review and Decision Criteria
 - **IDO Page #:** 445
 - **IDO Section:** 6-6(I)(3)
 - **Change/ Discussion:** Add a new subsection (d) as follows:
[(d) The Site Plan mitigates any significant adverse impacts on adjacent residential development or major public or private open space. Mitigation may be in the areas of wall height; access and driveway placement; landscape spacing, plant density, or alternative plantings.]
 - **Requesting Councilor(s):** Borrego
 - **Explanation:** The IDO gives the Planning Director, and his designees, some discretionary authority related to wall height; access and driveway placement; and landscape spacing, plant density or alternative plantings. The Planning Director is Chair of the Development Review Board (DRB) or the Director can appoint a designee. If the Development Review Board identifies significant adverse impacts on adjacent residential or major public or private open space, this provision gives the DRB authority to identify mitigations that are within the scope listed, i.e, wall height; access and driveway placement; landscaping spacing, density, or alternative plantings.
The DRB operates under the requirements of a quasi-judicial process to review site plans and, therefore, can work within the limited discretion outlined in the proposed review criterion. The DRB notice of meeting and meetings are conducted under the requirements of the Open Meetings Act. The DRB follows due process requirements, such as swearing in speakers for site plan cases and allowing applicant and public speakers the opportunity for cross examination. The DRB members refrain from ex-parte communication and, when communication outside of the DRB meeting is deemed necessary to advance review of the site plan, the DRB members disclose that communication in writing to the record of the case.
This additional review and decision criteria for Site Plan - DRB will allow the DRB, in a limited capacity, to request that a site plan include additional features to mitigate potential adverse impact on the surrounding community. This will require the DRB to conduct their hearings quasi-judicially.
-
- **Topic:** Development Review Board References to Public Meetings
 - **IDO Page #:** Multiple
 - **IDO Section:** Multiple
 - **Change/ Discussion:** Strike all references to Public Meetings in the IDO and replace with the phrase “Public Hearing”.

- **Requesting Councilor(s):** Borrego
- **Explanation:** Per the changes requested to the DRB Review and Decision criteria, where the DRB is conducting quasi-judicial hearings the DRB will only be conducting public hearings and not public meetings. All references to public meetings in the IDO are in reference to the DRB and therefor are not necessary.
- **Topic:** Public Hearing Definition
- **IDO Page #:** 548
- **IDO Section:** 7-1
- **Change/ Discussion:** Amend the definition for Public Hearing as follows:
Public Hearing A formal meeting open to the public in which the decision-making body makes a discretionary decision [~~based on policy in addition to regulations~~].
- **Requesting Councilor(s):** Borrego
- **Explanation:** Per the changes requested to DRB operations and the removal of the phrase “public meetings” in the IDO, the definition of a public hearing needs to encompass the discretionary decision making of all boards, some of which consider policy, others which consider policy and regulations. The review and decision criteria associated with each decision control the decision-making authority for each board and each type of decision.

Cluster Development

- **Topic:** Cluster Development Definition
- **IDO Page #:** 520
- **IDO Section:** 7-1
- **Change/ Discussion:** Amend the definition of “Dwelling, Cluster Development” as follows:
A development type that concentrates single-family or two-family detached dwellings on smaller lots than would otherwise be allowed in the zone district in return for the preservation of common open space within the same site, on a separate lot, or in an easement. [A cluster development does not increase the overall density of a development but rather allow dwellings to be grouped or clustered on smaller lots.] The intent of cluster development is to create an innovative development pattern that is sensitive to natural features and topography and creates more area for open space, recreation, and social interaction. See also *Open Space, Common*.
- **Requesting Councilor(s):** Borrego & Sena
- **Explanation:** This amendment proposes to amend the definition of a Cluster Development to make clear that choosing to utilize the cluster development use over a traditional subdivision development form does not increase the overall density of the development but rather allows dwellings to be grouped or clustered on smaller lots.

Common Open Space Definition

- **Topic:** Common Open Space Definition
- **IDO Page #:** 541
- **IDO Section:** 7-1

- **Change/ Discussion:** Revise the definition for Common Open Space as follows:
Common Open Space The area of undeveloped land [and/or existing site features] within a cluster development that is set aside for the [preservation,] use and enjoyment by the owners and occupants of the dwellings in the development and includes [historic buildings or structures, Sensitive Lands, hazard prone areas,] agriculture, landscaping, [~~on-site ponding,~~] or outdoor recreation uses. The common open space is a separate lot or easement on the subdivision plat of the cluster development. For the purposes of the common open space calculation in cluster development, parks do not count as common open space. See also *Dwelling Definitions for Dwelling, Cluster Development*.
- **Requesting Councilor(s):** Borrego, Sena
- **Explanation:** This revised definition of Common Open Space removes on-site ponding as an area that can be considered for Common Open Space. Common Open Space is only required when developing as Cluster Development. On-site ponding areas often have an AMAFCA or City of Albuquerque easement associated with them and may not always be preserved in a form that can be enjoyed by the residents of a cluster development. In addition, the definition is revised to clarify that the Common Open Space can include existing site features that are desired to be preserved.

Food Truck Courts

- **Topic:** Food Truck Court Use
- **IDO Page #:** Multiple
- **IDO Section:** Multiple
- **Change/ Discussion:**
- Page 145, Table 4-2-1 - Add a new use in the use subsection for “Outdoor Recreation and Entertainment” called “Mobile Food Truck Court”. Make the use conditional in the following zones: MX-T and NR-GM and permissive in the following zones: MX-L, MX-M, MX-H, NR-C, NR-BP and NR-LM.
- Create a new use-specific standard 4-3(D)(31) titled Mobile Food Truck Court with the following provisions:
4-3(D)(31) Mobile Food Truck Court
 4-3(D)(31)(a) For purposes of this Subsection 14-16-4-3(F)(11), “operation” of a mobile food truck includes any activity involved with food preparation or sales.
 4-3(D)(31)(b) The mobile food truck court operator must provide trash receptacles.
 4-3(D)(31)(c) Mobile food trucks shall comply with all applicable City, State, and federal requirements, including but not limited to Part 9-6-5 of ROA 1994 (Health, Safety & Sanitation Code) and Part 9-9-4 of ROA 1994 (General Noise).
 4-3(D)(31)(d) The mobile food truck and any associated tables, chairs, displays, umbrellas, or the like, do not physically occupy or obstruct access to any parking stalls necessary to meet the minimum parking requirements for any on-premises land uses, unless the mobile food truck is operating outside of the business hours of on-premises uses.
 4-3(D)(31)(e) The mobile food truck and any associated tables, chairs, displays, umbrellas, or the like, do not obstruct any designated ingress or egress from the property, or any designated drive aisle.

4-3(D)(31)(f) This use is located on a permeable or impermeable paved surface. Ingress and egress areas shall be paved with an impermeable surface for a minimum of 20 feet.

4-4(D)(31)(g) The use of generators is prohibited.

- Page 255, Table 5-5-1 - Under the subsection for Outdoor Recreation and Entertainment category, add a new line that reads as follows:

Use	Parking Requirement
Mobile Food Truck Court	5 or more food trucks on-site: 2 parking spaces per food truck.

- **Requesting Councilor(s):** Davis
- **Explanation:** This amendment proposes to add a new use to the IDO called “Mobile Food Truck Court”. At present, Mobile Food Trucks are an accessory use in the IDO and therefore cannot be the only use on a site. Adding Mobile Food Truck Court allows for food trucks to be the primary, i.e. only, use on a site. In light of the COVID-19 public health emergency, mobile food trucks have been a popular alternative to indoor dining. Creating a new use for Mobile Food Truck Courts will allow further opportunities for mobile food vendors to have a space to offer their goods and services to the public.

Campgrounds and RV Parks

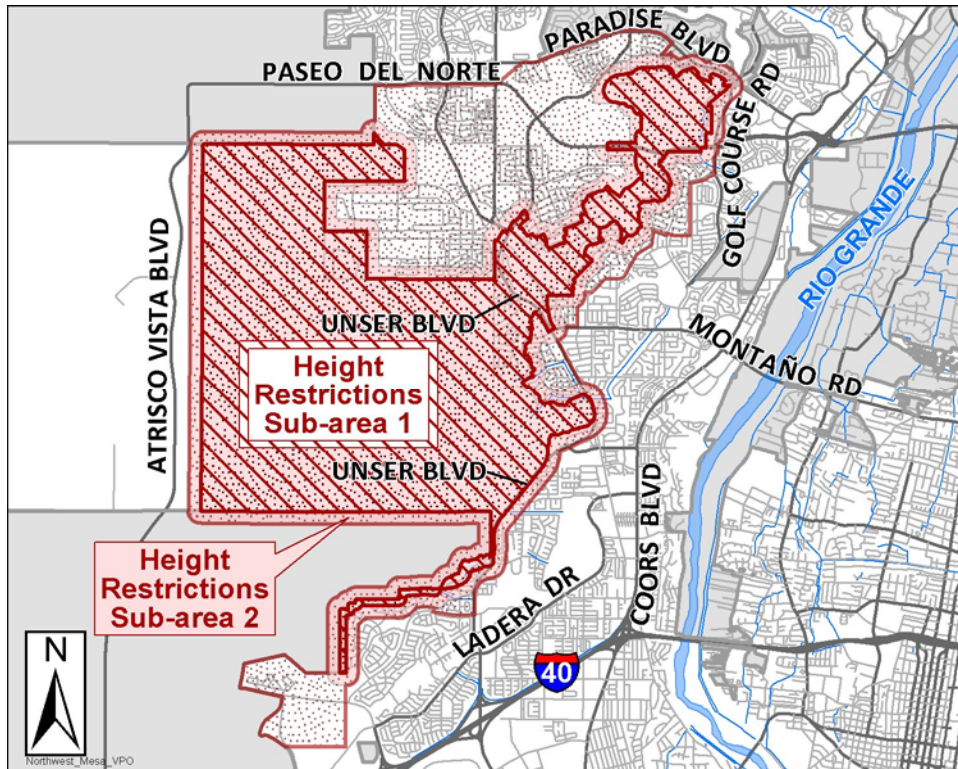
- **Topic:** Campground and RV Parks Use
- **IDO Page #:** Multiple
- **IDO Section:** Multiple
- **Change/ Discussion:** Amend the Use Table line for Campgrounds and RV Parks to make the use permissive in the MX-L and MX-M zones. Remove the “P” for this use from the NR-SU zone category and remove references to Campground and RV Parks Use from Section 2-5(E)(2). Add the following text to Section 4-3(D)(13), page 162, [Campgrounds and RV Parks constructed prior to the effective date of this IDO are allowed as a permissive primary use.]
- **Requesting Councilor(s):** Gibson
- **Explanation:** The purpose of this amendment is to allow the Campground and RV Park use to be done permissively in the MX-L and MX-M zones, rather than in a Non Residential Sensitive Use (NR-SU) zone. In response to the COVID-19 public health emergency there has been an increase in RV camping as people seek a safe way to vacation outside of their home. Albuquerque and New Mexico’s mild climate have long made the area a popular destination for RV “snowbirds”. Allowing this use in more zones will allow the City to adapt to that increased need. The use-specific standards already have buffering and screening requirements along the edge of the property in addition to extra screening (a six-foot wall) if the development is proposed adjacent to a residential zone district.

Exhibit A to the
Memo for the IDO Annual Update 2020 –
Application for Amendment to the IDO Text – Small Area

Northwest Mesa Escarpment – View Protection Overlay (VPO-2)

Actions:

1. Create a new Height Sub-area 2 within VPO-2 that is within 660 feet of the existing Height Sub-area. This area shall not include the Volcano Heights Urban Center. The existing VPO-2 Height Sub-area shall be referenced as VPO-2 Height Restrictions Sub-area 1.



2. Revise the VPO-2 boundary to include any areas where the proposed VPO-2 Height Restrictions Sub-area 2 is outside of the existing VPO-2 boundaries.
3. Revise Subsection 3-4(N)(4) Volcano Mesa – CPO-13 to read as follows:
“Standards in this Subsection 14-16-3-4(N)(4) apply only outside of the sub-areas indicated in Subsection 14-16-3-6(E)(2) as the Northwest Mesa VPO-2 Height Restrictions Sub-area 1 and Sub-area 2.
4. Move existing content in 3-6(E)(3) to a new subsection (a) with heading VPO-2 Subarea 1 and create a new subsection (b) VPO-2 Subarea 2 as follows:
Structure height shall not exceed 30 feet, as measured from natural grade, or the maximum height of the underlying zone district, whichever is lower.
5. Create a new subsection 3-4(L)(5)(c) Landscaping as follows and renumber subsequent subsections accordingly:

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

6. Add the VPO-2 Height Restriction Sub-areas 1 and 2 to the MPOS Use Specific Standards:

- Car Wash

4-3(D)(15)(b) Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Subareas 1 or 2, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).

4-3(D)(15)(c) Notwithstanding Subsection (a) above, this use is prohibited adjacent to Major Public Open Space.

- Heavy Vehicle Sales, Rental, Fueling, and Repair

4-3(D)(16)(h) This use is prohibited within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2.

- Light Vehicle Fueling

4-3(D)(17)(m) This use is prohibited within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2.

- Light Vehicle Repair

4-3(D)(18)(e) This use is prohibited within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2.

- Light Manufacturing

4-3(E)(2)(f) Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).

- Heavy Manufacturing

4-3(E)(3)(e) This use is prohibited in the following locations:

1. Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2.
2. Within 660 feet of a lot containing a religious institution or elementary, middle, or high school.
3. Within 1,000 feet of a lot containing a residential use other than an accessory dwelling unit used as a caretakers dwelling for a non-residential property.

- Natural Resource Extraction

4-3(E)(4)(d) This use is prohibited in the following locations:

1. Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2.
2. Within 1,000 feet of a lot containing a religious institution; elementary, middle, or high school; or residential use other than an accessory dwelling unit used as a caretakers dwelling for a non-residential property.

- Solid Waste Convenience Center

4-3(E)(12) Solid Waste Convenience Center This use is prohibited within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 and 2.

- Waste Transfer Center

4-3(E)(14) Waste and/or Recycling Transfer Station This use is prohibited within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2.

- Warehousing

4-3(E)(16) Warehousing Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).

- Wholesaling and Distribution Center

4-3(E)(17)(b) Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).

- Drive-through or drive-up Facility

4-3(F)(4)(c) Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).

4-3(F)(4)(d) Notwithstanding Subsection (a) above, this use is prohibited adjacent to Major Public Open Space.



CITY OF ALBUQUERQUE CITY COUNCIL

INTEROFFICE MEMORANDUM

TO: Brennon Williams, Planning Department Director
Mikaela Renz-Whitmore, Long Range Manager

FROM: Stephanie Yara, Director of Council Services

SUBJECT: IDO Annual Update 2020 – Application for Amendment to the IDO Text – Amendment requests from the Open Space Advisory Board and Open Space Staff

DATE: November 23rd, 2020

Director Williams and Ms. Renz-Whitmore,

In October 2020, the Open Space Advisory Board voted to recommend three changes to the IDO. Those changes are outlined as follows, with associated recommended changes to be included in the 2020 Annual Update labeled as “actions”. City Council planning staff attended the OSAB meeting and worked with the OSAB IDO review sub-committee and for this reason council staff are facilitating the communication to the Planning Department on behalf of the OSAB on this matter. Please include the following Amendments to the IDO Text as a part of the November 2020 submittal application to the Environmental Planning Commission.

Recommendation 1

The board recommends that staff should investigate the feasibility of including the Open Space Division of the Park and Recreation Department in all early notifications of development actions adjacent to major public open space. *Motion carried unanimously, 6-0*

Action 1 – No IDO Amendment Required

This request will be addressed administratively by the Planning Department and does not require an amendment to the IDO. Planning Department staff will invite Parks & Recreation and Open Space Division (P&R/OSD) staff to all Pre-Application Review Team Meetings (PRT). P&R/OSD staff will review each PRT request that they receive and will attend these meetings or provide comments if the development is near, or has an implication for parks and open space properties in the City.

Explanation 1: This administrative action will allow P&R/OSD staff to communicate with developers at the very first stage of the development process and will allow for early discussions about the potential impact the development may have on parks and open space before an application is even submitted to the City. OSD staff will be able to communicate with the Open Space Advisory Board any PRTs they attend so the board may be aware of development occurring near Major Public Open Space.

Recommendation 2

The board recommends that landscaping on lots to the arroyos shall consist solely of vegetation listed on the official Albuquerque Plant Palette as modified by Open Space Division. *Motion carried unanimously, 6-0*

Action 2 – Amendment to IDO recommended

Amend the IDO as follows to add a new subsection (e):

[Section 5-6(C)(4) Landscaping abutting arroyos shall consist of plants as approved by the Official Albuquerque Plant Palette.

5-2(C)(3) Landscaping abutting arroyos shall be per section 5-6(C)(4)]

Explanation 2: This amendment proposes to regulate what types of landscaping are appropriate to be planted abutting arroyos. The IDO defines an arroyo as:
“A watercourse that conducts an intermittent or ephemeral flow, providing primary drainage for an area of land, or a watercourse that would be expected to flow in excess of 1,000 cubic feet per second as the result of a 100-year storm event, as determined by the City Hydrologist.”

The Open Space Advisory Board and Open Space staff have expressed concern that seeds of invasive species that are planted next to arroyos across the city end up being carried downstream to the Bosque. These seeds take root and then require substantial amounts of funding, staff time, and volunteer time to remove. Regulating the types of vegetation that can be planted near an arroyo will help curb the amount of invasive species that end up sprouting in the Bosque. The proposed amendment will apply where landscaping is required in the IDO, i.e. in multi-family, mixed use, and non-residential development. Separately from this IDO action the OSAB has expressed interest in further refining the Albuquerque Plant Palette to identify plant species that are explicitly appropriate to be planted near Major Public Open Space and arroyos.

Recommendation 3:

The board recommends to add to Subsection 5-2(C)(5) - Development adjacent to steep slopes, escarpments, wetlands and riparian areas shall provide a landscape buffer with a minimum of 50 feet as approved by the Open Space Superintendent consistent with the guidelines incorporated in the facility plan for Major Public Open Space. Landscaping shall consist solely of vegetation listed on the official Albuquerque Plant Palette as modified by Open Space Division; seconded by Tasia Young. *Motion carried unanimously, 6-0*

Action 3 – Amendment to IDO recommended

Amend the IDO as follows:

1. Add “[Riparian Areas]” to the list of sensitive lands in 5-2(C)(1) in proper alphabetical order and renumber the subsequent sensitive lands as necessary
2. In section 7-1, add a definition of Riparian Areas as follows:
[Riparian Areas Aquatic ecosystems and the transitional ecosystems surrounding them, as shown on the map maintained by the City Parks and Recreation Department. The transitional riparian ecosystem is characterized by distinctive vegetative communities and soils that are affected by the presence of surface and groundwater, and provides critical habitat, including for endangered species and migratory birds.]
3. In section 5-2(J)(2)(b), add the following text and renumber subsequent text as necessary:
[5-2(J)(2)(b)(1) Not be located within 50 feet of any steep slopes, escarpments, wetlands, or riparian areas in the Major Public Open Space, excluding any single-loaded street or landscaped buffer per the requirements of 5-2(J)(2)(a)(1).]

Explanation 3: These amendments further refine the Sensitive Lands section of the IDO. First, a new type of sensitive land will be added to the list – riparian areas. Include map of Riparian Areas as provided by Open Space Staff. The Open Space Advisory Board and Open Space staff have recommended that the IDO formally identify these places as sensitive lands and offer further protections for them. These areas will be mapped by Open Space staff to be included in the IDO to ensure that a property owner with a riparian area will know exactly if their property is adjacent to or contains a riparian area and subject to additional regulations. If a property contains a riparian area as defined they will need to conduct a Sensitive Lands analysis per 5-2(C) Avoidance of Sensitive Lands.

Next, additional buffering of 50 feet will be required for properties that are five acres or greater, adjacent to Major Public Open Space (MPOS), that contains a steep slope, escarpment, wetland, or riparian area. This additional buffering will help protect not only the sensitive land but the private property as well. There are examples in Albuquerque of development that has occurred very close to these listed sensitive lands that have experienced erosion and drainage issues that have caused property damage and, in some cases, have had to be rectified by the City of Albuquerque using public dollars. It's appropriate to make this provision only applicable to properties greater than 5 acres adjacent to MPOS as these larger sites will be readily able to accommodate a 50-foot buffer. If the City were to make this regulation applicable to all properties regardless of size, there is a chance that the regulation would result in making the lot undevelopable as a smaller lot may not have adequate acreage to accommodate the buffer. This buffer is in addition to any single-loaded street or landscaped buffer that may be required by 5-

2(J)(2)(a)(1), resulting in a total of 95 feet if combined with the landscaped buffer or a total of 86 feet if combined with a single-loaded street.

TO: Brennon Williams, Planning Department Director
Mikaela Renz-Whitmore, Long Range Manager

FROM: Jolene Wolfley, Planning Department Associate Director
and DRB Chair

SUBJECT: IDO Annual Update 2020 – Substitute Submittal for
Amendment to the IDO Text (5-2, 5-11, and 4-3)

DATE: January 8, 2020

Director Williams and Ms. Renz-Whitmore,

Please accept the following substitute submittal for Amendments to the IDO Text (affecting 5-2, 5-11, and 4-3) as part of the 2020 IDO Annual Update application.

Since the application was submitted in November, the amendments have been reviewed and vetted with focus groups and stakeholders including:

- Architects and Landscape Architects
- Developers of market rate and affordable housing
- Apartment owners and managers of affordable housing
- Affordable housing advocacy groups
- Neighborhood coalition leaders

Changes have been made to the text of the amendments to reflect the additional knowledge and experience that these groups offered.

Site Design and Climatic/Geographic Responsiveness

- **Topic:** Site Design
- **IDO Page #:** 230
- **IDO Section:** New Section 5-2(D) (re-letter accordingly)
- **Change/ Discussion:** Add a new provision to Section 5-2 on Site Design
- **Requestor:** Planning Department
- A. **Explanation:** The purpose of this amendment is to add an additional site design provision—climatic and geographic responsiveness--that seeks to improve the building performance of Albuquerque developments. This amendment is based on guidance from a focus group of local architects (Bill Sabatini, Jonathan Siegel, Baker Morrow, and Doug Heller). Albuquerque has compelling environmental forces—the daily and seasonal position of the sun and dramatic views to the Sandia mountains and other physical features--that should guide building layout and site design. The climatic responsive design approach is consistent with the American Institute for Architects 2030 Commitment for Building Performance and other national and global initiatives. When design responds to Albuquerque's unique environmental context, the design quality will

rise to provide us architecture with a strong sense of place and identity.

The first requirement would be for a **sun and shade analysis** to reduce summer heat/glare and to capture winter sun. This computer modeled analysis is standard practice for architects.

The second requirement is to analyze the site's potential to **capture views** of the Sandia mountains, Bosque/Rio Grande, and Volcanoes/Northwest Escarpment in placement and orientation of buildings, windows, balconies, and patios. The view capture evaluation would ask all architects—local or out-of-state—to evaluate the ability to capture significant views available on that specific site.

These requirements apply to all multi-family residential development greater than 25 units and non-residential development, except industrial development. Low density residential development is exempt from these requirements.

The IDO amendment to add a new Section 5-2 on climatic and geographic responsiveness has been introduced and reviewed with **focus groups** and individual stakeholders in meetings with architects, landscape architects, affordable housing developers and advocates, other multi-family developers, and neighborhood representatives. The feedback so far has been positive. Architects appreciate the flexible approach that seeks to inspire good design, while respecting the creative design process guided by an architect. Developers of multifamily projects want to build buildings that are designed well, contribute positively to the community, and have lower operating costs over time.

The following provides additional detail on the benefits of this Amendment.

1. **Climate responsiveness** helps create sustainable buildings for both market rate and affordable housing. The points below include excerpts from the AIA, Building Performance Handbook, part of the 2030 Challenge.
https://architecture2030.org/2030_challenges/2030-challenge/
 - a. Buildings account for 39% of annual account global Greenhouse Gas Emissions.
 - b. An apartment building has a lifespan of about 60 years and a commercial structure lifespan is 75 years. The user of a building built today will likely change over time.
 - c. During a brief period in the design of a building, an architect makes decisions that affect the lifetime energy use of the building.
 - d. There are design decisions possible in early design that could optimize energy use, but would be difficult and expensive to make later in the design process.
 - e. Massing and orientation are critically important to energy performance. They affect the ability to utilize passive solar energy and they impact heating, cooling, lighting, and natural ventilation.
 - f. A climate-responsive building in Albuquerque would be responsive to both our hot summers and cold winters.

- g. Albuquerque is moving forward with energy efficient building envelopes through the new Energy Code (2018 IECC). An advancement for sustainability is to partner an efficient building envelope with the building orientation and layouts that are proposed in this IDO Amendment (a new Section 5-2).
2. **Geographic responsive building design** takes an additional step forward in the design process to respond to the dramatic views available with Albuquerque's unique topography. This approach creates buildings unique to Albuquerque.
 - a. The most prominent landforms are the Sandia mountains, the Volcanos/Northwest Escarpment, and the Bosque/Rio Grande.
 - b. Sites may have the ability to capture views in windows, patios, and balconies.
 3. A design derived when **both climate and geography** are prominent forces results in unique architecture whose characteristics are varied by virtue of the Albuquerque's particular features. The resulting design is indigenous and timeless.
 - a. When design responds to Albuquerque's unique environmental context, design quality will rise to provide architecture with a strong sense of place and identity.
 - b. One neighborhood leader understood this idea in a meeting by referencing Page 7-1 of the Comprehensive Plan which is a quote by renowned architect Bucky Fuller:

“When I’m working on a problem, I never think about beauty. I think only how to solve the problem. But when I have finished, if the solution is not beautiful, I know it is wrong.”
 - c. This approach has been introduced to stakeholders. There is consensus that this approach is the most productive way to review building ‘design’ because it would advance the physical form of the City in a way that promotes Albuquerque’s sustainability.
 4. Any changes to design requirements need to be measured against their **effect on housing affordability**—which is a critical need in Albuquerque. The literature indicates that affordable housing is advanced when building performance is improved. Interiors often are more livable with natural light. The long term operating costs to heat and cool the building are also improved. The Albuquerque developers, owners, and architects of affordable housing showed support for this new direction for Albuquerque design,
 5. The importance of the design approach of climatic and geographic responsiveness is to make things happen at the **earliest stage of design**. For this reason, staff and professionals plan to create an Albuquerque Design Book with photos of real projects that utilize the climatic and geographic responsive design approaches. The Design Book would be available on the City’s website and would be promoted during Planning Review Team Meetings and Sketch Plat Reviews with the Development Review Board—long

before actual design submittals are made. The IDO amendment requires the architect and landscape architect for the project submit documentation of the sun and shade analysis and provide certification that a standard list of design considerations had been ‘evaluated’ in producing the site design, building layout and design. The approach is structured this way based on the understanding that not all projects can achieve the highest order of climatic and geographic responsiveness as there are a myriad of variables affecting a project’s design.

Accompanying climatic and geographic responsiveness approach to design would be a condensed set of design criteria to focus just on the essence of what **multi-family building design** should include for suburban Albuquerque areas. Past work identifying design regulations in urban areas UC-MS-PT would remain in the IDO. The amendments affecting multi-family design standards follow.

Multi-family Building Design and Use Specific Standards

- **Topic:** Multi-family Residential Buildings
- **IDO Page #:** 154; 321-322
- **IDO Section:** 5-11(D) and 4-3(B)(7)
- **Change/ Discussion:** Amend the Building Design Standards (Section 5-11-(D)) and Use Specific Standards (Section 4-3 (B)(7))
- **Requestor:** Planning Department
- **Explanation:** The purpose of this amendment is to provide the essential design elements—coupled with the climatic and geographic responsive design—for a multi-family building outside the urban UC-MS-PT areas. The standards would be consistent for multi-family regardless of being in a residential (R-ML and R-MH) or Mixed Use zone district. The revised standards identify the desire that both market rate affordable housing is designed well for the typical 60-year life of the building. Rather than offer a menu of options, these standards require the essential elements that provide large buildings that are at a human scale and that will add to the aesthetic quality of existing neighborhoods.

These design standards were developed by staff working with an Architects Focus group (Bill Sabatini, Jonathan Siegel, Baker Morrow, and Doug Heller). Then the standards were vetted with developers (market rate and affordable), apartment associations, affordable housing advocacy groups, architects and landscape architects. Adjustments to the requirements were made so that no requirements would be barriers to the production of public or private affordable housing.

It is important to remember that these standards apply to multi-family developments outside of the UC-MS-PT areas; UC-MS-PT would retain the standards now in the IDO.

Modifications to Multi-family Design Building and Landscaping standards are a good companion to the climatic and geographic responsive design approach. They move in the direction of outlining what is most necessary to make a building relatable at a human scale through:

- articulation that provides movement and rhythm
- well placed windows
- heat mitigation for western facing facades
- increased landscape requirements for high density residential
- identifying that most usable open space be for the community of residents and be at ground level to improve the quality of live for those residents

The following adjustments were made to the original submittal to remove or adjust requirements affecting the feasibility of affordable multi-family housing. Please note that the articulation requirements of 5-11 were reviewed and found to be in line with requirements of the New Mexico Mortgage Finance Authority. Some of these important elements are:

- Allow windows in workforce housing to be flush with the façade. This allows the use of standard windows easily available at a good price point. And it allows the installation to be successful for long term weather protection of the stucco as all laborers can successfully install them.
- Increasing net lot landscaping for the benefit of people who are living in a denser environment while allowing playgrounds (a common component of affordable housing) to ‘count’ toward that increase. Please note that community gardens—desired in affordable projects--already ‘count’ toward required landscaping.
- Identifying the value of trees as the most important plant for affordable housing projects. Maintaining the value of trees in counting toward live vegetation requirements, while also keeping trees from being overcounted. This is done by making no tree count more than 600 square feet in the requirement that 75% of the landscape be living.

Barkhurst, Kathryn Carrie

From: webmaster=cabq.gov@mailgun.org on behalf of webmaster@cabq.gov
Sent: Wednesday, November 11, 2020 9:17 AM
To: Barkhurst, Kathryn Carrie
Cc: Office of Neighborhood Coordination
Subject: Public Notice Inquiry Sheet Submission

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 - Citywide, 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:

IDO text amendment, citywide

Physical address of subject site:

Citywide

Subject site cross streets:

Citywide

Other subject site identifiers:

Citywide

This site is located on the following zone atlas page:

Citywide

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

Barkhurst, Kathryn Carrie

From: Carmona, Dalaina L.
Sent: Thursday, November 12, 2020 11:11 AM
To: Barkhurst, Kathryn Carrie
Subject: IDO text amendment, citywide Public Notice Inquiry

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email
Citizens Information Committee of Martineztown	Kristi	Houde	kris042898@live.com
Historic Old Town Property Owners Association	Kathy	Hiatt	historicoldtown@gmail.com
Montecito West Community Association Incorporated	Glenn	Tegtmeyer	glenn@tegtmeyer.us
Montecito West Community Association Incorporated	Brandy	Hetherington	bhetherington@aamnm.co
The Manors at Mirehaven Community Association Incorporated	Brandy	Hetherington	bhetherington@aamnm.co
ABQ Park NA	Steve	Randall	srandall52@comcast.net
ABQ Park NA	Shirley	Lockyer	shirleylockyer@gmail.com
Menaul Village Incorporated	Melanie	McLaughlin	melanie@bluedoorhomes.r
La Luz Del Sol Landowners Association	Melanie	McLaughlin	melanie@bluedoorhomes.r
Eagle Springs Homeowners Association Incorporated	Melanie	McLaughlin	melanie@bluedoorhomes.r
Eagle Ridge Homeowners Association	Melanie	McLaughlin	melanie@bluedoorhomes.r
Carlisle Square Condominiums Homeowners Association Incorporated	Melanie	McLaughlin	melanie@bluedoorhomes.r
Acropolis Condominium Association Incorporated	Melanie	McLaughlin	melanie@bluedoorhomes.r
Chimney Ridge Homeowners Incorporation	Melanie	McLaughlin	melanie@bluedoorhomes.r
Rococo Association	Melanie	McLaughlin	melanie@bluedoorhomes.r
Lafayette Place Condominium Association Incorporated	Melanie	McLaughlin	melanie@bluedoorhomes.r
Vista Del Rey Condo Association	Melanie	McLaughlin	melanie@bluedoorhomes.r
Terracita HOA	Melanie	McLaughlin	melanie@bluedoorhomes.r
Nob Hill NA	David	Garcia	david@halflifedigital.com
Nob Hill NA	Gary	Eyster	meyster1@me.com
Albuquerque Meadows Residents Association	Dawn	Jones	devindawn2010@gmail.com
Albuquerque Meadows Residents Association	Agnes	Rivera	agnes.rivera1@aol.com
North Wyoming NA	William	Barry	wrbarry@msn.com
North Wyoming NA	Nanci	Carriveau	nancic613@hotmail.com
Vista Del Rey Condo Association	Samantha	Anderson	sam@bluedoorhomes.net

Lafayette Place Condominium Association Incorporated	Samantha	Anderson	sam@bluedoorhomes.net
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Sandia Vista NA	Brenda	Gebler	happygranny8@q.com
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net
West Old Town NA	Glen	Effertz	gteffertz@gmail.com
Gardens on the Rio Grande HOA	Gil	Clarke	g.clarke45@comcast.net
Sun North Estates Property Owners' Association Incorporated	Ruth	Troyer	rtroyer@sunnydale.org
Sun North Estates Property Owners' Association Incorporated	Brenda	Oliver	sneestateshoa@yahoo.com
Siesta Hills NA	Rachel	Baca	rbaca@bizjournals.com
Siesta Hills NA	Kathy	Pierson	kp-shna@centurylink.net

Stardust Skies North NA	Tillery	Dingler	tillery3@icloud.com
Stardust Skies North NA	Mary	Hawley	mtbsh@comcast.net
Eastridge NA	Gail	Rasmussen	tgrasmussen@msn.com
Eastridge NA	Verrity	Gershin	verrityg@yahoo.com
Acequia Jardin HOA	Diane	McGaha	ajcohousing@gmail.com
Acequia Jardin HOA	Marianne	Dickinson	2330ajhoa@gmail.com
Rancho Sereno NA	Sander	Rue	sanderrue@comcast.net
Rancho Sereno NA	Debra	Cox	debracox62@comcast.net
Silver Platinum Downtown NA	Leon	Garcia	leon@silverplatinumdownt
Silver Platinum Downtown NA	Ronald	Casias	rc@silverplatinumdowntow
Santa Fe Village NA	Jane	Baechle	jane.baechle@gmail.com
Santa Fe Village NA	Bruce	Armstrong	bdarmstrong86@gmail.com
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com
Greater Gardner & Monkbridge NA	David	Wood	wood_cpa@msn.com
Rio Grande Boulevard NA	Doyle	Kimbrough	newmexmba@aol.com
Greater Gardner & Monkbridge NA	Chris	Sylvan	sylvan.cs@gmail.com
West La Cueva NA	Peggy	Neff	peggyd333@yahoo.com
West La Cueva NA	Erica	Vasquez	ericamvas@gmail.com
Rio Grande Boulevard NA	Eleanor	Walther	eawalth@comcast.net
Trementina HOA	John	Coffman	johncoffman@comcast.net
Barelas NA	Dorothy	Chavez	baca3221@hotmail.com
Barelas NA	Alicia	Chavez	alicia_chavez77@yahoo.com
Fair West NA	Katherine	Turner	abqfairwestpresident@gmail
Keystone Park HOA	Julie	Bush	jcbush707@gmail.com
Keystone Park HOA	Ellen	Harvey	eharvey871@aol.com
Piedras Marcadas NA	Susan	Deese- Roberts	sdeese@unm.edu
Piedras Marcadas NA	Lawrence	Fendall	lfendall@netscape.net
El Camino Hermoso HOA	Doris	Rhodes	drhodespr@msn.com
El Camino Hermoso HOA	Sharon	Harrison	sgharrison02@gmail.com
Huning Castle NA	Deborah	Allen	debzallen@ymail.com
Huning Castle NA	Harvey	Buchalter	hcbuchalter@gmail.com
Near North Valley NA	Marit	Tully	nearnorthvalleyna@gmail.c
South San Pedro NA	Khadijah	Bottom	khadijahasili@vizionz.org
South San Pedro NA	Zabdiel	Aldaz	zabdiel505@gmail.com
Sunstar NA	Ken	Williams	kenwilliams34@gmail.com
Sunstar NA	Rebecca	Jimenez	rebeccaarlenejimenez@gm
Sycamore NA	Richard	Vigliano	richard@vigliano.net
Sycamore NA	Mardon	Gardella	mg411@q.com

Antelope Run NA	Dean	Willingham	dwillingham@redw.com
Antelope Run NA	Alex	Robinson	alexlrnm@comcast.net
West Bluff NA	Patrishia	Dyea	patriciadyea5012@comcast.net
West Bluff NA	Kimberlee	Tolon McCandless	n2ition@hotmail.com
Mossman South NA	Patricia	Cotterell	pcotterellmsna@gmail.com
Juan Tabo Hills NA	Richard	Lujan	richtriple777@msn.com
Near North Valley NA	Joe	Sabatini	jsabatini423@gmail.com
Juan Tabo Hills NA	Catherine	Cochrane	catcochrane1@gmail.com
Fair West NA	Patty	Keane	pattykeanerd@gmail.com
Highlands North NA	Susan	Hudson	softears@comcast.net
Highlands North NA	Peggy	Clark	rpclar1@comcast.net
Oxbow Bluff HOA	Laura	Mason	ljmabq@gmail.com
Oxbow Bluff HOA	Ron	Schlecht	reschlecht@yahoo.com
Oxbow Village HOA	Raul	Garcia	rgar4@comcast.net
North Campus NA	Tim	Davis	tdavisnm@gmail.com
North Campus NA	Sara	Koplik	sarakoplik@hotmail.com
Los Altos Civic Association	Dawn	Stracener	dstracener45@gmail.com
Los Altos Civic Association	Athena	La Roux	Athena@athenalaroux.com
Montecito Estates Community Association	Stephen	Koehler	stevek.mebod@gmail.com
Grande Heights Association	Richard	Kirschner	mokirschner@msn.com
Grande Heights Association	Dr. Joe	Valles	joevalles@aol.com
Quintessence NA	Andrea	Landaker	andrea@icecavern.net
Vecinos Del Bosque NA	Harrison (Tai)	Alley	taialleyh@gmail.com
Vecinos Del Bosque NA	Rod	Mahoney	rmahoney01@comcast.net
Los Duranes NA	Lee	Gamelsky	lee@lganm.com
Los Duranes NA	William	Herring	billherring@comcast.net
Monticello NA	Daniel	Poli	dpoli2@juno.com
Monticello NA	Dan	Getz	planedz@yahoo.com
Oxbow Park HOA	Andrea	Otero-Looney	aotero82@gmail.com
Oxbow Park HOA	Bob	Nashwinter	bobnsh@aol.com
Monterey Manor NA	Cindy	Miller	golfncindy5@gmail.com
Mile Hi NA	Johanna	Bair	johannajob@aol.com
Mile Hi NA	Cynthia	Serna	serna.cynthia@gmail.com
Symphony HOA Incorporated	Michelle	Lombard	mlombard23@comcast.net
Netherwood Park NA	Sara	Mills	saramills@comcast.net

Netherwood Park NA	William	Gannon	wgannon@unm.edu
Avalon NA	Samantha	Pina	ava99secretary@gmail.com
Avalon NA	Lucy	Anchondo	avalon3a@yahoo.com
Stardust Skies Park NA	Matt	Stratton	mateo.stratton@gmail.com
Stardust Skies Park NA	Kim	Lovely-Peake	lovelypeake@comcast.net
Singing Arrow NA	Singing Arrow NA		abqsana@gmail.com
Sonora HOA	Robyn	Garcia-Romero	pingpong053@gmail.com
Sonora HOA	Chris	Davis	wchrisdavis@gmail.com
Wells Park NA	Catherine	Mexal	cmexal@gmail.com
Wells Park NA	Doreen	McKnight	doreenmcknightnm@gmail.com
Thomas Village NA	Rondall	Jones	rejones7@msn.com
Thomas Village NA	Richard	Meyners	abqrmeyners@gmail.com
Bosque Montano HOA Incorporated	Pamela	Meyer	pmeyer@sentrymgt.com
Windmill Manor Place Subdivision HOA	Pamela	Meyer	pmeyer@sentrymgt.com
Willow Wood NA	Pamela	Meyer	pmeyer@sentrymgt.com
Alban Hills NA	Jim	Wolcott	wolcott@swcp.com
Alban Hills NA	Patsy	Nelson	patsyncnelson@msn.com
Singing Arrow NA	Judy	Young	youngjudy@ymail.com
Laurelwood NA	Alex	Maller	alexmaller9@gmail.com
Laurelwood NA	Frank	Comfort	fcomfort@aol.com
La Mesa Community Improvement Association	Dayna	Mares	dayna.mares76@gmail.com
La Mesa Community Improvement Association	Idalia	Lechuga-Tena	idalialt@gmail.com
Alvarado Gardens NA	Robert	Poyourow	vp@alvaradoneighborhood.com
Academy North NA	Christee	King	kingchristee@gmail.com
Academy North NA	Nancy	Mead	nanmead@msn.com
Vista De La Luz HOA	Marijo	Rymer	marijo.rymer@gmail.com
Ocate NA	Sharon	Ruiz	srz29@aol.com
Ocate NA	Phyllis	Chavez	backey@q.com
Skyview West NA	Beatrice	Purcella	
Skyview West NA	Tony	Chavez	chavezlkt@aol.com
Villa Del Rio HOA	Richard	Davis	radavis@fnf.com
BelAir NA	Jay	Edwards	jfedwards66@gmail.com
BelAir NA	Barb	Johnson	flops2@juno.com
The Paloma Del Sol NA	Paul	Jones	goingtopaul@comcast.net
The Paloma Del Sol NA	Bob	McElearney	bob.mcelearney@yahoo.com
The Estates at Tanoan HOA	Lucy	Barabe	
The Estates at Tanoan HOA	Darrell	Spren	estatesattanoan@aol.com
Santa Barbara Martineztown NA	Ian	Colburn	colburn.ian@gmail.com

Oakland Estates HOA	Audra	Horschel	audgepaudge@gmail.com
Oakland Estates HOA	Ava	Mueller	amueller@cgres.com
Alameda North Valley Association	Mark	Rupert	mwr505@hotmail.com
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com
North Domingo Baca NA	Lorna	Howerton	hhowerton9379@msn.com
North Domingo Baca NA	Judie	Pellegrino	judiepellegrino@gmail.com
Willow Wood NA	Samantha	Martinez	samijoster@gmail.com
Knapp Heights NA	Courtney	McKelvey	cork.mckelvey@gmail.com
Knapp Heights NA	Daniel	Regan	dlreganabq@gmail.com
Academy Park HOA	Chris	Ocksrider	chris@ocksriderlawfirm.com
Mesa Ridge HOA Incorporated	Kevin	Wilcox	contactkevinw@icloud.com
Mesa Ridge HOA Incorporated	Terri	Lovato	talovato55@gmail.com
Gardens on the Rio Grande HOA	Kim	Fusselman	kimNICUrt@gmail.com
Windmill Manor Place Subdivision HOA	Christopher	James	cjames@ups.com
Vista Del Mundo NA	Chris	Crum	ccrum.vdm@gmail.com
Vista Del Mundo NA	Dennis	Roach	dproach@sandia.gov
Countrywood Area NA	Bob	Borgeson	bob.borgeson@msn.com
Countrywood Area NA	Christine	Messersmith	cmessersmith@q.com
The Estates at Mirehaven Community Association Incorporated	Angela	Manzanedo	amanzanedo@associatedas
The Estates at Mirehaven Community Association Incorporated	Julie	Karl	jkarl@aamnm.com
Holiday Park NA	Timothy	Engelmann	resurgenthomesabq@gmail
Holiday Park NA	Jack	O'Guinn	jlosmo@comcast.net
Jerry Cline Park NA	Eric	Shirley	ericshirley@comcast.net
Jerry Cline Park NA	Ron	Goldsmith	rongoldsmith@yahoo.com

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact

the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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Thanks,



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Senior Administrative Assistant
Office of Neighborhood Coordination
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1 Civic Plaza NW, Suite 9087, 9th Floor
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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, November 11, 2020 9:17 AM
To: Barkhurst, Kathryn Carrie <kcbarkhurst@cabq.gov>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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 - Citywide, 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:

IDO text amendment, citywide

Physical address of subject site:

Citywide

Subject site cross streets:

Citywide

Other subject site identifiers:

Citywide

This site is located on the following zone atlas page:

Citywide

=====

This message has been analyzed by Deep Discovery Email Inspector.

November 30, 2020

Authorized Representative
City of Albuquerque Recognized Neighborhood Association
Re: Application Submittal for Amendment to IDO Text - Citywide



Dear Neighborhood Association Representative,

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 the last page 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, 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. 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, 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 since the IDO has become effective, staff collected approximately 100 adjustments to language 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 “Proposed Citywide 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 - Citywide.

You can review and/or download the Proposed Amendments and review process online here:
<https://abc-zone.com/ido-annual-update-2020>

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 meets all of the Review and Decision Criteria in IDO Subsection 6-7(D)(3).

These proposed Text Amendments to the IDO 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.

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

Policy 5.1.2 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.

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.

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

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.

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

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

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

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

- To be included in the staff report for EPC consideration, send comments by **9 am on Monday, January 11th**.
- To be included in the packet for EPC consideration, send comments by **9 am on Tuesday, January 19th**.

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

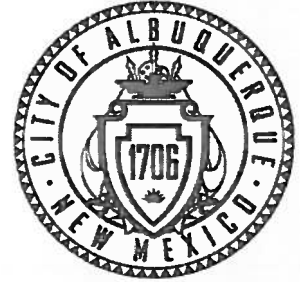
Long Range
Planning Team
505.924.3860
abcto@cabq.gov

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 2nd 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

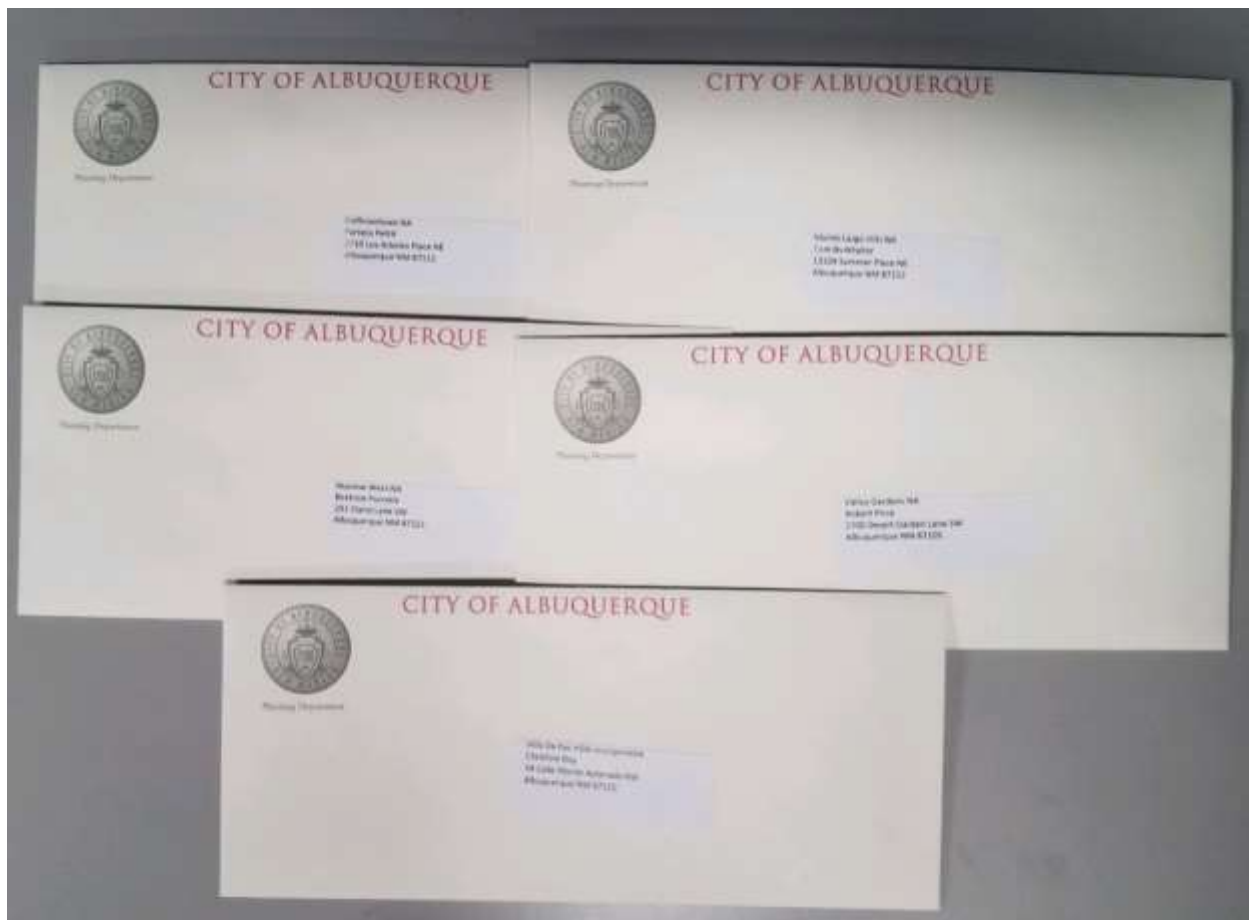
DFAS/Purchasing/Office Services (mail room)

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

From: Barkhurst, Kathryn Carrie on behalf of City of Albuquerque Planning Department
Sent: Friday, November 27, 2020 4:23 PM
To: City of Albuquerque Planning Department
Subject: IDO Application - Amendment to IDO Text - Citywide
Attachments: IDO Application - Amendment to IDO Text - Citywide.pdf

November 30, 2020

Authorized Representative
City of Albuquerque Recognized Neighborhood Association
Re: Application Submittal for Amendment to IDO Text - Citywide



Dear Neighborhood Association Representative,

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 the last page for hearing details, how to learn more, and how to send comments.

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

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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

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 19th**.

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

Long Range
Planning Team
505.924.3860
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

Barkhurst, Kathryn Carrie

From: Barkhurst, Kathryn Carrie on behalf of City of Albuquerque Planning Department
Sent: Friday, November 27, 2020 4:25 PM
To: City of Albuquerque Planning Department
Cc: 'theboard@nobhill-nm.com'; 'theboard@nobhill-nm.com'; 'albqnwna@msn.com'; 'albqnwna@msn.com'; 'jgallegoswccdg@gmail.com'; 'jgallegoswccdg@gmail.com'; 'sect.dist4@gmail.com'; 'silverhillabq@gmail.com'; 'sarellano@hoamco.com'; 'sarellano@hoamco.com'; 'westgate9901@gmail.com'; 'westgate9901@gmail.com'; 'info@srmna.org'; 'info@srmna.org'; 'sect.dist4@gmail.com'; 'summitparkna@gmail.com'; 'summitparkna@gmail.com'; 'westparkna@gmail.com'; 'westparkna@gmail.com'; 'associations@corderandcompany.com'; 'news@alvaradoneighborhood.com'; 'sanblashomeownersassociation@yahoo.com'; 'sanblashomeownersassociation@yahoo.com'; 'apna87110@gmail.com'; 'cuna@comcast.net'; 'thecourtyardsabq@gmail.com'; 'wscona0@gmail.com'; 'wscona0@gmail.com'; 'victoryhillsabq@gmail.com'; 'tuscanylandscape@me.com'; 'westmesaneighborhoodassociation@groups.google.com'; 'valle.prado.na@gmail.com'; 'valle.prado.na@gmail.com'; 'thecourtyardsabq@gmail.com'; 'mirehaven55@gmail.com'; 'mirehaven55@gmail.com'; 'dhc@zianet.com'; 'dhc@zianet.com'; 'dhc@zianet.com'; 'jvilla@associatedasset.com'; 'wvcondos@comcast.net'; 'adonneighborhood@gmail.com'; 'adonneighborhood@gmail.com'; 'gedison@hoamco.com'; 'eastgatewaycoalition@gmail.com'; 'eastgatewaycoalition@gmail.com'; 'eklein@hoamco.com'; 'naacamail@gmail.com'; 'naacamail@gmail.com'; 'cgres@cgres.com'; 'cgres@cgres.com'; 'cgres@cgres.com'; 'dmarquez@cgres.com'; 'cgres@cgres.com'; 'cgres@cgres.com'; 'cgres@cgres.com'; 'cgres@cgres.com'; 'apna87110@gmail.com'; 'jetbac@aol.com'; 'info@tresvolcanesna.org'; 'info@tresvolcanesna.org'; 'chavezanitaandemilio@msn.com'; 'chavezanitaandemilio@msn.com'; 'dmarquez@cgres.com'; 'ecnainabq@gmail.com'; 'laluzlandowners@azulstar.com'; 'board@riooste.com'; 'board@riooste.com'; 'cgres@cgres.com'; 'cgres@cgres.com'; 'cgres@cgres.com'; 'cgres@cgres.com'; 'info@uhanm.org'; 'cgres@cgres.com'; 'cgres@cgres.com'; 'info@uhanm.org'; 'conchaspark@gmail.com'; 'conchaspark@gmail.com'; 'jo.pino04@comcast.net'; 'jo.pino04@comcast.net'; 'ecnainabq@gmail.com'; 'srock692@comcast.net'; 'laluzlandowners@azulstar.com'; 'palomaspark@gmail.com'; 'palomaspark@gmail.com'; 'eakraf@gmail.com'; 'eakraf@gmail.com'; 'westmesaneighborhoodassociation@groups.google.com'; 'silverhillabq@gmail.com'; 'gedison@hoamco.com'; 'gedison@hoamco.com'; 'gedison@hoamco.com'; 'gedison@hoamco.com'; 'jpseaborn@gmail.com'; 'jpseaborn@gmail.com'; 'jetbac@aol.com'; 'mossmanneighborhoodassociation@gmail.com'; 'mossmanneighborhoodassociation@gmail.com'; 'llna01@comcast.net'; 'llna01@comcast.net'; 'parkwaypoint@yahoo.com'; 'parkwaypoint@yahoo.com'; 'lnjalopez@msn.com'; 'lnjalopez@msn.com'; 'sbmartineztown@gmail.com'; 'quigley.park@gmail.com'; 'quigley.park@gmail.com'; 'erpvaabq@gmail.com'; 'erpvaabq@gmail.com'; 'cgres@cgres.com'; 'jvilla@associatedasset.com'; 'gedison@hoamco.com'; 'gedison@hoamco.com'; 'rinconadapoint@aol.com'; 'rinconadapoint@aol.com'; 'tuscanylandscape@me.com'; 'vistadelnorte@me.com'; 'vistadelnorte@me.com'; 'alturapark@gmail.com'; 'cgres@cgres.com'; 'cgres@cgres.com'; 'villadevillagio@gmail.com'; 'raynoldsneighborhood@gmail.com'; 'raynoldsneighborhood@gmail.com'; 'panaabq@gmail.com'; 'panaabq@gmail.com'; 'gedison@hoamco.com'; 'jpate@molzencorbin.com'; 'jpate@molzencorbin.com'; 'info@osograndena.org'; 'info@osograndena.org'; 'phcassoc@gmail.com'; 'phcassoc@gmail.com'; 'info@hhna.us'; 'info@hhna.us'; 'campus.neighborhood.assoc@gmail.com'; 'campus.neighborhood.assoc@gmail.com'; 'alturapark@gmail.com'; 'laderawestna@comcast.net'; 'laderawestna@comcast.net'; 'dhc@zianet.com'; 'clna87111@gmail.com'; 'clna87111@gmail.com'; 'josefree@yahoo.com'; 'josefree@yahoo.com'; 'victoryhillsabq@gmail.com'; 'bhetherington@aamnm.com'; 'bhetherington@aamnm.com'; 'bhetherington@aamnm.com'; 'near.neighborhood@gmail.com'; 'near.neighborhood@gmail.com'; 'hbanahighland@gmail.com';

Cc: 'hbanahighland@gmail.com'; 'president@comanchefoothills.org'; 'president@comanchefoothills.org'; 'president@trna.org'; 'phnapresident@gmail.com'; 'phnapresident@gmail.com'; 'crestviewneighbors@outlook.com'; 'crestviewneighbors@outlook.com'; 'andersonhillssna@gmail.com'; 'andersonhillssna@gmail.com'; 'johnb.robertna@comcast.net'; 'johnb.robertna@comcast.net'; 'info@abqlaana.org'; 'info@abqlaana.org'; 'bhetherington@aamnm.com'; 'historicoldtown@gmail.com'; 'historicoldtown@gmail.com'; 'lasterrazasna@yahoo.com'; 'lasterrazasna@yahoo.com'; 'andyapple62@gmail.com'; 'andyapple62@gmail.com'; 'sjnase@gmail.com'; 'sjnase@gmail.com'; 'cuna@comcast.net'; 'lepope@msn.com'; 'lepope@msn.com'; 'vineyardestates.na@gmail.com'; 'vineyardestates.na@gmail.com'; 'srock692@comcast.net'; 'mtpnassociation@gmail.com'; 'mtpnassociation@gmail.com'; 'hear.president@gmail.com'; 'hear.president@gmail.com'; 'abqsbn@gmail.com'; 'abqsbn@gmail.com'; 'happygranny8@q.com'; 'mail@lospoblanosna.com'; 'mail@lospoblanosna.com'; 'highdesertmanager@hoamco.com'; 'highdesertmanager@hoamco.com'; 'yalevillage@comcast.net'; 'yalevillage@comcast.net'; 'bhaskins1@aol.com'; 'bhaskins1@aol.com'; 'president@trna.org'; 'cicm-na@comcast.net'; 'landry54@msn.com'; 'landry54@msn.com'; 'happygranny8@q.com'; 'westoldtownna@gmail.com'; 'westoldtownna@gmail.com'; 'riograndegardens@gmail.com'; 'sneestateshoa@yahoo.com'; 'sneestateshoa@yahoo.com'; 'siesta2na.pres@gmail.com'; 'siesta2na.pres@gmail.com'; 'mtbsh@comcast.net'; 'mtbsh@comcast.net'; 'verrityg@yahoo.com'; 'verrityg@yahoo.com'; 'ajcohousing@gmail.com'; 'ajcohousing@gmail.com'; 'board@abqrsna.com'; 'board@abqrsna.com'; 'sfvna2014@gmail.com'; 'sfvna2014@gmail.com'; 'nvcabq@gmail.com'; 'nvcabq@gmail.com'; 'ggnaabq@gmail.com'; 'eawalth@comcast.net'; 'ggnaabq@gmail.com'; 'WLCNA@yahoo.com'; 'WLCNA@yahoo.com'; 'eawalth@comcast.net'; 'barelasna@gmail.com'; 'barelasna@gmail.com'; 'abqfairwest@gmail.com'; 'eharvey871@aol.com'; 'eharvey871@aol.com'; 'hcnalalert@gmail.com'; 'hcnalalert@gmail.com'; 'nearnorthvalleyna@gmail.com'; 'antelope.run@comcast.net'; 'antelope.run@comcast.net'; 'wbna87120@gmail.com'; 'wbna87120@gmail.com'; 'pcotterellmsna@gmail.com'; 'nearnorthvalleyna@gmail.com'; 'abqfairwest@gmail.com'; 'rpclar1@comcast.net'; 'rpclar1@comcast.net'; 'northcampusna@gmail.com'; 'northcampusna@gmail.com'; 'qna.abq@gmail.com'; 'vdb87105@gmail.com'; 'vdb87105@gmail.com'; 'losduraneshneighborhood@gmail.com'; 'losduraneshneighborhood@gmail.com'; 'milehineighborhood@gmail.com'; 'milehineighborhood@gmail.com'; 'netherwoodpark@gmail.com'; 'netherwoodpark@gmail.com'; 'avalon3a@yahoo.com'; 'avalon3a@yahoo.com'; 'abqsana@gmail.com'; 'wellsparkna@gmail.com'; 'wellsparkna@gmail.com'; 'rejones7@msn.com'; 'rejones7@msn.com'; 'pmeyer@sentrymgt.com'; 'abqsana@gmail.com'; 'laurelwoodna@gmail.com'; 'laurelwoodna@gmail.com'; 'lamesaintinternationaldistrict@gmail.com'; 'lamesaintinternationaldistrict@gmail.com'; 'news@alvaradoneighborhood.com'; 'annapresident505@gmail.com'; 'annapresident505@gmail.com'; 'associations@corderandcompany.com'; 'president@onateneighborhood.org'; 'president@onateneighborhood.org'; 'board@bananm.org'; 'board@bananm.org'; 'estatesattanoan@aol.com'; 'estatesattanoan@aol.com'; 'sbmartineztown@gmail.com'; 'anvanews@aol.com'; 'anvanews@aol.com'; 'pmeyer@sentrymgt.com'; 'riograndegardens@gmail.com'; 'jkarl@aamnm.com'; 'jkarl@aamnm.com'; 'jlosmo@comcast.net'; 'jlosmo@comcast.net'

Subject: FW: IDO Application - Amendment to IDO Text - Citywide

Attachments: IDO Application - Amendment to IDO Text - Citywide.pdf

Resend of notice to the Neighborhood Association general email.

From: Barkhurst, Kathryn Carrie **On Behalf Of** City of Albuquerque Planning Department
Sent: Friday, November 27, 2020 4:23 PM
To: City of Albuquerque Planning Department <abcto@cabq.gov>
Subject: IDO Application - Amendment to IDO Text - Citywide

November 30, 2020



Authorized Representative
City of Albuquerque Recognized Neighborhood Association
Re: Application Submittal for Amendment to IDO Text - Citywide

Dear Neighborhood Association Representative,

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 the last page 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, 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. 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, 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 since the IDO has become effective, staff collected approximately 100 adjustments to language 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 “Proposed Citywide 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 - Citywide.

You can review and/or download the Proposed Amendments and review process online here:

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

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 meets all of the Review and Decision Criteria in IDO Subsection 6-7(D)(3).

These proposed Text Amendments to the IDO 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.

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

Policy 5.1.2 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.

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Planning Department, City of Albuquerque