

***CITY OF ALBUQUERQUE
PLANNING DEPARTMENT***

URBAN DESIGN & DEVELOPMENT DIVISION

ENVIRONMENTAL PLANNING COMMISSION

Project #2018-001843 Case #: TA-2025-00002

Special Hearing: October 28, 2025

PUBLIC COMMENT

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<https://abq-zone.com/2025-update-epc-spreadsheet-proposed-changes>

<https://abq-zone.com/2025-update-epc-redline-exhibit>

<https://abq-zone.com/ido-updates-2025#paragraphs-item-421>

<https://abq-zone.com/2025-update-proposed-legislative-zoning-conversions>

October 20, 2025 9:00 a.m. Deadline

EPC Spreadsheet of Proposed Changes

EPC Redline Exhibit

Proposed Council Amendments

Proposed Mayor Amendments

Proposed Legislative Zoning Conversions

October 20, 2025 9:00 a.m. Deadline

EPC Spreadsheet of Proposed Changes

<https://abq-zone.com/2025-update-epc-spreadsheet-proposed-changes>

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
1	All	All	All	Clerical Changes Make any necessary clerical corrections to the document, including fixing typos, numbering, and cross references.	Covers general clerical corrections.	Staff	
2	All	All	All	Editorial Changes 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.	Staff	
C-1	5	4	1-7(B)(2)(e)	Infrastructure Improvements Add option of delaying infrastructure improvements if a construction agreement or financial guarantee is recorded with the Bernalillo County Assessor. See Council Amendment Bassan - A - Infrastructure.	Makes exceptions for sidewalk and drainage improvements in R-1 and R-A zone districts where a certain percentage of the block has already been developed without sidewalk or drainage improvements and would be considered an unnecessary addition to the network at the time of permit submittal. There is language in the amendment that still requires a financial agreement in the case that the City, in the future, decides to construct the recommended sidewalk and drainage facilities.	Council	Infrastructure
3	36	34	Table 2-4-11	Usable Open Space in MX-FB-UD Add a note and create a new Subsection 2-4(E)(3)(e) Usable Open Space Alternatives, renumbering subsequent subsections, to provide menu of options for buildings constructed prior to the IDO effective date that cannot meet usable open space requirements. See Redline Exhibit for proposed changes.	Removes a barrier to conversions of non-residential buildings to residential in Downtown.	Staff	Housing
95	40	40	Table 2-4-13	MX-FB Off-Street Parking, Minimum Replace the text in all columns with "No requirement." MX-FB-ID/MX-FB-FX: 1 space / 2,500 sq. ft. GFA MX-FB-AC: 1 space / 1,500 sq. ft. GFA MX-FB-UD: N/A	Off-street and bicycle parking requirements in the MX-FB subzone have been removed since parking maximums have been proposed for these areas.	Staff	Parking
96	40	40	Table 2-4-13	MX-FB Bicycle Parking, Minimum Revise the text as follows: 5 spaces or 1 space / 2,500 sq. ft. GFA or 5 total spaces, whichever is greater	Revised for consistency with the proposed citywide bike parking requirements when no off-street vehicle parking is provided. See related change for section 2-4(1).	Staff	Parking

#001

Posted by **david day** on **10/16/2025** at **11:54am** [Comment ID: 2055] - [Link](#)

Agree: 1, Disagree: 0

Support this entirely!! Most of ABQ is overly-wide streets and surface parking lots...just drive up and down Menaul if you have any doubts. We need buildings, not parking.

#002

Posted by **Deiter Hanbicki** on **09/22/2025** at **11:15am** [Comment ID: 1605] - [Link](#)

Agree: 8, Disagree: 0

Great change! Allows for smaller development

#003

Posted by **Mark Bailon** on **09/18/2025** at **3:24pm** [Comment ID: 1578] - [Link](#)

Suggestion

Agree: 11, Disagree: -1

Banger across the board, great proposals, great changes. Keep em all.

#004

Posted by **Susan Brewster** on **10/19/2025** at **12:07pm** [Comment ID: 2131] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

It needs to be specified that bicycle racks be realistically usable by modern bicycles and locks for the number of spaces required. Typical problems such as wavy racks and those placed too close to other objects (ie. car spaces, walls) render them unusable by multiple cyclists with "U" locks or anything but long, less safe cable locks.

#005

Posted by **david day** on **10/16/2025** at **11:53am** [Comment ID: 2054] - [Link](#)

Agree: 1, Disagree: 0

I support this completely. we live in a town, not in a suburb. Removing the open space requirements creates more

gentle density and avoids undesigned voids in a neighborhood.

#006

Posted by **Luis Sutherlin** on **10/09/2025** at **6:39pm** [Comment ID: 1803] - [Link](#)

Agree: 2, Disagree: 0

I'm very glad to see parking maximums proposed for these areas where space is scarce and transit is readily available. It's also works in conjunction with other proposed changes which bring homes closer to frequented places so even walking or biking is a viable option. These are great! keep up the solid work :-)

#007

Posted by **Luis Sutherlin** on **10/09/2025** at **6:48pm** [Comment ID: 1804] - [Link](#)

Agree: 2, Disagree: 0

Bikes are ideal in these areas! Having a secure place to lock up a bike will incentivize people to use this great form of transportation. bikes take up a minimal amount of space, so incentivizing this form of transportation is a smart move for areas with space that can and should be utilized in the best possible way.

#008

Posted by **Erin thornton** on **10/20/2025** at **7:16am** [Comment ID: 2244] - [Link](#)

Agree: 0, Disagree: 0

Support! Off street parking minimums should become a thing of the past. Removing these arbitrary minimums will promote folks to build only what is actually needed for a project, which is a step towards making ABQ more affordable

#009

Posted by **Jonah** on **10/18/2025** at **6:54pm** [Comment ID: 2099] - [Link](#)

Agree: 1, Disagree: 0

Strongly support this. Adding residential buildings in downtown will enhance the area.

#010

Posted by **Sara Collins** on **10/13/2025** at **4:19pm** [Comment ID: 1930] - [Link](#)

Agree: 1, Disagree: 0

Yes, I love getting rid of parking minimums! What a great idea to encourage areas of development that are more walkable and friendly to pedestrians. I love the areas of our city that aren't built around accommodating a parked car, which then creates barren parking wastelands.

#011

Posted by **Luis Sutherlin** on **10/09/2025** at **6:25pm** [Comment ID: 1802] - [Link](#)

Agree: 5, Disagree: 0

I support this proposed change. We have moved away from mandatory in office work and have adopted a hybrid workforce for many tasks. This has left plenty of vacant space to work with and utilize in another form. This proposal allows developers to change these spaces to housing and bring more people closer to activities/events/work and make a more walkable community by bringing homes into the downtown area.

#012

Posted by **Tyler Richter** on **10/15/2025** at **4:23pm** [Comment ID: 1982] - [Link](#)

Agree: 2, Disagree: 0

PLease lets really embrace Complete Streets and Vision Zero

#013

Posted by **Michele Gaidelis** on **10/15/2025** at **5:53pm** [Comment ID: 2000] - [Link](#)

Agree: 1, Disagree: 0

Parking minimums are outdated. Let the business owner decide how much parking they need.

#014

Posted by **Tyler Richter** on **10/15/2025** at **4:21pm** [Comment ID: 1980] - [Link](#)

Agree: 2, Disagree: 0

Lowers barriers to affordable housing

#015

Posted by **Hope Wimer** on **10/14/2025** at **12:01pm** [Comment ID: 1965] - [Link](#)

Agree: 1, Disagree: 0

Support! Removing parking minimums in downtown Albuquerque is a smart step toward revitalization. The area is dominated by underused surface lots that break up the urban fabric, discourage walkability, and limit opportunities for housing and small businesses. Prioritizing people over parking will create a more vibrant, connected, and economically resilient downtown.

#016

Posted by **Tawnya** on **10/09/2025** at **3:37pm** [Comment ID: 1787] - [Link](#)

Agree: 5, Disagree: 0

Yes! Lets remove barriers to anything that increases housing access!

#017

Posted by **Bryan Dombrowski** on **10/03/2025** at **6:21pm** [Comment ID: 1717] - [Link](#)

Agree: 6, Disagree: 0

Yes without bike parking we make businesses less accessible

#018

Posted by **Carlos Michelen** on **10/11/2025** at **9:17am** [Comment ID: 1855] - [Link](#)

Agree: 3, Disagree: 0

I support simplifying the process for converting underused commercial buildings into housing. This proposal makes efficient use of existing infrastructure, reduces urban sprawl, and promotes adaptive reuse, which is both environmentally and fiscally sustainable. It's a smart way to increase housing availability while revitalizing underutilized spaces, ultimately contributing to a more affordable and walkable city.

#019

Posted by **Erin thornton** on **10/20/2025** at **7:18am** [Comment ID: 2245] - [Link](#)

Agree: 0, Disagree: 0

Bike parking requires a fraction of the land use and can support many more patrons to businesses

#020

Posted by **Bryan Dombrowski** on **10/03/2025** at **6:19pm** [Comment ID: 1716] - [Link](#)

Agree: 3, Disagree: -1

Support! maximums will serve all these areas so much better than minimums

#021

Posted by **Michele Gaidelis** on **10/15/2025** at **5:52pm** [Comment ID: 1999] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

Yes! Please turn these commercial structures into mixed use so we can all live, work and play in the same area!

#022

Posted by **Brandi Thompson** on **10/11/2025** at **3:30pm** [Comment ID: 1886] - [Link](#)

Agree: 4, Disagree: 0

Bike parking is easy, affordable, and can be a creative! It encourages biking and less cars. Please pass this amendment.

#023

Posted by **Michael Devin** on **10/19/2025** at **6:57pm** [Comment ID: 2198] - [Link](#)

Agree: 0, Disagree: 0

Strongly support this, the underused buildings in downtown have so much potential to be made into additional housing and removing unnecessary restrictions like this makes it much easier to put that space to good use.

#024

Posted by **Michael Devin** on **10/19/2025** at **7:00pm** [Comment ID: 2199] - [Link](#)

Agree: 0, Disagree: 0

Excellent! Parking lots are the least valuable uses of land in high-value areas like downtown, and downtown is easily accessible by many modes other than driving, so allowing builders to make better use of the land makes a ton of sense.

#025

Posted by **Carlos Michelen** on **10/11/2025** at **9:24am** [Comment ID: 1856] - [Link](#)

Agree: 3, Disagree: 0

Awesome! Downtown and other walkable centers shouldn't be dominated by parking lots. Setting limits keeps projects people-scaled, lowers housing costs, and supports walking, biking, and transit. Parking minimums are the biggest obstacle to creating a walkable built environment.

#026

Posted by **Yasmin Khan, Land use rep, Barelbas Neighborhood Assoc.** on **10/19/2025** at **1:04pm** [Comment ID: 2156] - [Link](#)
Suggestion

Agree: 0, Disagree: 0

Strong support. Definitely need more residential housing downtown, at all price points, especially affordable.

#027

Posted by **Brian** on **10/19/2025** at **1:08pm** [Comment ID: 2159] - [Link](#)

Agree: 0, Disagree: 0

I strongly support increased bicycle parking. Bicycle parking is cheap, unobtrusive, and enables more biking use.

#028

Posted by **Brandi Thompson** on **10/11/2025** at **3:26pm** [Comment ID: 1884] - [Link](#)

Agree: 4, Disagree: 0

Great idea! The societal changes we have seen with the implementation of technology and globalization has resulted in our city being way overbuilt with commercial buildings. The infrastructure is already there - let's make it easy to reuse this space so we can have thriving communities. I want to live in a place where other people live - not where an abandoned building is located. Allowing for this flexibility will help us redevelop easier. Great idea, easy lift!

#029

Posted by **Tawnya** on **10/09/2025** at **3:36pm** [Comment ID: 1786] - [Link](#)

Suggestion

Agree: 5, Disagree: 0

Could this be modified to state infiltration improvements? Whenever possible we should be seeking to infiltrate stormwater back into the ground vs. draining it away.

#030

Posted by **Brandi Thompson** on **10/11/2025** at **3:29pm** [Comment ID: 1885] - [Link](#)

Agree: 4, Disagree: 0

Love this! We have overbuilt our city for parking, and we have paid for it through reduced tax income that could come if this land was used for something more productive. I want to live in a place that is walkable and transit friendly - we know businesses in these types of environments experience greater success. Thank you for including these maximums.

#031

Posted by **Carlos Michelen** on **10/11/2025** at **9:28am** [Comment ID: 1857] - [Link](#)

Agree: 2, Disagree: 0

This is a great idea. I live downtown and bike often, and it's common to find nowhere secure to park my bike. We often say there aren't enough people biking, but it's really a chicken-and-egg problem—without infrastructure that supports biking, people won't feel encouraged to do it. Requiring secure bike parking is a negligible cost for developers compared to parking mandates, yet it makes a big difference for safety, convenience, and real transportation choice.

#032

Posted by **Whitney Phelan** on **10/06/2025** at **12:48pm** [Comment ID: 1745] - [Link](#)

Agree: 1, Disagree: 0

Would this include sidepaths as defined in the Bikeways and Trails Facility Plan?

#033

Posted by **Tyler Richter** on **10/15/2025** at **4:22pm** [Comment ID: 1981] - [Link](#)

Agree: 1, Disagree: 0

Parking is a waste of space and should be used for the pedestrians or the developer

#034

Posted by **Danielle G.** on **10/10/2025** at **3:38pm** [Comment ID: 1844] - [Link](#)

Agree: 6, Disagree: 0

Yes, we should make it easier to convert non-residential spaces into residential spaces Downtown! I want to live in a walkable areas, this is a good step towards that.

#035

Posted by **Hope Wimer** on **10/14/2025** at **12:02pm** [Comment ID: 1966] - [Link](#)

Agree: 0, Disagree: 0

Support! We need more infrastructure for alternative forms of transit.

#036

Posted by **Brian** on **10/19/2025** at **1:06pm** [Comment ID: 2157] - [Link](#)

Agree: 0, Disagree: 0

I strongly support the ability to utilize existing infrastructure, especially for housing.

#037

Posted by **Michele Gaidelis** on **10/15/2025** at **5:55pm** [Comment ID: 2001] - [Link](#)

Agree: 0, Disagree: 0

Yes please! More bike parking, less car parking, makes our city a more livable environment.

#038

Posted by **Brian** on **10/19/2025** at **1:07pm** [Comment ID: 2158] - [Link](#)

Agree: 0, Disagree: 0

I strongly support the reductions of costly parking mandates, particularly in mixed-use areas. This will help enable those who choose to walk, bike, or take transit to better move around these areas

#039

Posted by **Jordon McConnell** on **10/10/2025** at **7:01am** [Comment ID: 1829] - [Link](#)

Agree: 4, Disagree: 0

Love this! MX-FB areas are well-primed for maximums. Thank you for considering this, please approve!

#040

Posted by **Sara Collins** on **10/13/2025** at **4:21pm** [Comment ID: 1931] - [Link](#)

Agree: 2, Disagree: 0

We need more good bike parking in these areas. I cannot tell you how many times I've wanted to ride a bike somewhere, but have been worried about lack of access to bike parking and potential bike theft. Having bike parking encourages the use of public transportation instead of relying on individual cars!

#041

Posted by **Erin thornton** on **10/20/2025** at **7:19am** [Comment ID: 2246] - [Link](#)

Agree: 0, Disagree: 0

Strong support! Let's make it easier to leverage existing infrastructure to meet the needs of ABQ residents today.

#042

Posted by **Rene'** on **10/13/2025** at **11:12pm** [Comment ID: 1956] - [Link](#)

Agree: 0, Disagree: -1

This amendment could put the City in jeopardy of a lawsuit if storm water floods neighboring properties before the infrastructure is put in place. Drainage infrastructure is too important to be put off later into the future. Drainage should be constructed by the property owner at the time development occurs. The City should not allow buildings to be built without the infrastructure in place. This Amendment should not be approved as it puts the City at risk.

#043

Posted by **Sal Perdomo** on **10/20/2025** at **8:43am** [Comment ID: 2258] - [Link](#)

Agree: 0, Disagree: 0

Support

#044

Posted by **projectteam** on **09/15/2025** at **3:01pm** [Comment ID: 1549] - [Link](#)

Agree: 1, Disagree: 0

Click anywhere to leave a comment for EPC to consider.

Have a question? Send an email to abcto@cabq.gov.

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
5	57	62	2-6(A)(3)	PD Revise Subsection (3) to require a change of use to be reviewed and decided as a Zoning Map Amendment. Revise (3)(b)2 to specify that Conditional Use approvals are not required. See Redline Exhibit for proposed changes.	Conditional Use approvals are not required for PD zone districts because all uses are approved through the required Site Plan that is approved by the EPC, which can establish conditions of approval to mitigate potential impacts. See related changes in 2-5(E)(3)(b)2 and 4-1(A)(4)(b) for NR-SU.	Staff	047 Negotiated Zone Districts
6	59	65	2-6(B)(3)(b)3	PC / Framework Plan Add a new subsection with text as follows: "Framework Plans adopted prior to the IDO may be amended pursuant to Subsection 14-16-6-4(Y) (Amendments of Pre-IDO Approvals)."	Clarifies the review process for amending Framework Plans adopted prior to the IDO. See related change in 6-4(Y)(3)(b) for PC. See related change in 6-4(Y)(1) for Pre-IDO Approvals.	Staff	049 Negotiated Zone Districts
7	117	128	3-5	Historic Protection Overlay Zone - Frontages Revise to add a new type of HPO zone for the first 25 feet from the front lot line or the 20 feet from any street-facing façade of existing buildings. See Redline Exhibit for proposed changes.	Allows for the protection of historic building frontages and facades that are not otherwise regulated as City landmarks and are not located in other HPO zones. See related proposed changes for 6-7(C).	Staff	046 HPO
8	145	155	4-1(A)(4)(b)	NR-SU - Listed Uses Revise to refer to Subsection 2-5(E)(3)(b) for Allowable Uses. Delete Subsections 1-3 as redundant, and incorporate Subsection 4 in the main text. See Redline Exhibit for proposed changes.	See related changes in 2-5(E)(3)(b)2 for NR-SU and 2-6(A)(4)(b) for PD.	Staff	048 Negotiated Zone Districts

#045

Posted by **Loretta Naranjo Lopez** on **10/08/2025** at **2:09pm** [Comment ID: 1753] - [Link](#)

Agree: 1, Disagree: 0

Santa Barbara Martineztown Neighborhood Association is requesting more information regarding this change.

#046

Posted by **Sal Perdomo** on **10/20/2025** at **8:44am** [Comment ID: 2261] - [Link](#)

Agree: 0, Disagree: 0

a. Albuquerque has many older buildings, many of which are historic and should be preserved, and others that are just old and need to be demolished. This provision allows for unilateral discretion for the Planning Department to designate a property as historic, even if it's not necessarily historic. The HPO's are already in place to protect historic buildings in our key historic districts around Albuquerque. We do not need additional historic protections piecemealed around the City for small portions of certain sites. This just puts additional burden on property owners trying to revitalize their property and buildings. This change should not be approved.

#047

Posted by **Jane** on **09/29/2025** at **11:23am** [Comment ID: 1651] - [Link](#)

Agree: 2, Disagree: 0

"Negotiable zone changes" qualifies as a classic oxymoron. Zoning laws are intended to provide predictability and consistency in the application of zoning provisions. Those arguing for the IDO rather than the previous zoning regulations argued that those were too inconsistent; clearly predictability and consistency in application were considered desirable then. "Negotiable" means fungible and subject to the view of an individual office.

#048

Posted by **Jane** on **09/29/2025** at **11:54am** [Comment ID: 1655] - [Link](#)

Agree: 0, Disagree: 0

"Negotiable zone changes" qualifies as a classic oxymoron. Zoning laws are intended to provide predictability and consistency in the application of zoning provisions. Those arguing for the IDO rather than the previous zoning regulations argued that those were too inconsistent; clearly predictability and consistency in application were considered desirable then. "Negotiable" means fungible and subject to the view of an individual office.

#049

Posted by **Jane** on **09/29/2025** at **11:24am** [Comment ID: 1652] - [Link](#)

Agree: 1, Disagree: -1

Second example here.

"Negotiable zone changes" qualifies as a classic oxymoron. Zoning laws are intended to provide predictability and consistency in the application of zoning provisions. Those arguing for the IDO rather than the previous zoning regulations argued that those were too inconsistent; clearly predictability and consistency in application were considered desirable then. "Negotiable" means fungible and subject to the view of an individual office.

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
9	146	156	4-1(B)	Unlisted Uses Revise text as follows: "When a proposed land use is not explicitly listed in Table 4-2-1 <u>as defined in 14-16-7-1, or not a Sensitive Use listed in 14-16-2-5(E)(2),</u> the Zoning Enforcement Officer (ZEO) shall determine whether or not it is included in the definition of a listed use or is so consistent with the size, scale, operating characteristics, and external impacts of a listed use that it should be treated as the same use <u>through a Declaratory Ruling, pursuant to Subsection 14-16-6-4(R)(1).</u> In making this determination, the ZEO shall consider the scale, character, traffic impacts, storm drainage impacts, utility demands, and potential impacts of the proposed use on surrounding properties. The <u>Declaratory Ruling ZEO's interpretation</u> shall be made available to the public on the City Planning Department website and shall be binding on future decisions of the City <u>staff</u> until the ZEO makes a different <u>determination</u> interpretation or this IDO is amended to treat the use differently."	Specifies that the unlisted uses subsection does not apply to the NR-SU zone. Specifies that a Declaratory Ruling shall be made for unlisted uses, which is an appealable decision. See related changes in 2-5(E)(3)(b)2, 4-1(A)(4)(b), and Table 4-2-1 for NR-SU.	Staff	  Negotiable Zone Districts
	149	159	Table 4-2-1	Dormitory Add P in R-ML. Change from C to P in MX-T.	Allow dormitories as a permissive use allows another housing use in R-ML. can provide affordable units for low-income living uses allowed in R-ML. adding this use is consistent. All other housing uses are permissive primary uses in the MX-T zone district.	Staff	 Composting
11	150	160	Table 4-2-1	Commercial Uses / Agriculture and Animal-related Composting Facility, Small and Medium [New] Add Small / Medium Composting Facility. See Redline Exhibit for proposed amendment.	Regulates community composting and commercial composting. Defined to exclude backyard composting by 1 household. Requested by the Office of Sustainability. See related changes for Composting Facility, Large; use-specific standards in 4-3; and definitions in 7-1.	Staff	Compost
12	150	161	Table 4-2-1	Commercial Uses / Motor Vehicle-related Car Wash Change P to C in MX-L.	Makes motor vehicle-related uses consistently conditional in MX-L. Other motor vehicle-related uses such as light vehicle for station and light vehicle sale conditional uses in MX-L.	Public	Motor Vehicle-related uses
13	150	161	Table 4-2-1	Commercial Uses / Motor Vehicle-related Car Wash Revise as follows: Change P to C in MX-H.	Reduces potential for conflict between higher density mixed uses and car washes in the MX-H zone district by changing car washes from permissive to conditional.	Staff	Motor Vehicle-related uses

#050

Posted by **Loretta Naranjo Lopez** on **10/08/2025** at **2:19pm** [Comment ID: 1755] - [Link](#)

Agree: 0, Disagree: -4

Item 10 SBMTNA does not agree to change to allow dormitory in the R-ML or MX-T zone. Permanent affordability can only happen if government provides the housing. It has nothing to do with changes to zone categories. Stop destroying Albuquerque.

#051

Posted by **Westin** on **10/19/2025** at **9:27pm** [Comment ID: 2223] - [Link](#)

Agree: 0, Disagree: 0

I did a successful SRO project in Portland that provides transitional housing for people coming off the streets. It shares a lot with market rate housing and commercial space. The neighbors are happy to have this, and the folks living there are a benefit to the community. Allowing this in Albuquerque is a great idea.

#052

Posted by **Tyler Richter** on **10/15/2025** at **4:25pm** [Comment ID: 1983] - [Link](#)

Agree: 4, Disagree: 0

No one should be the judge of how people want to live. This is genuinely an excellent option for so many different people at all stages of life.

#053

Posted by **Mark Bailon** on **09/18/2025** at **3:26pm** [Comment ID: 1579] - [Link](#)

Suggestion

Agree: 15, Disagree: 0

Great addition, dorms are critical to affordable options and student housing options off-campus.

#054

Posted by **Westin** on **10/19/2025** at **9:12pm** [Comment ID: 2220] - [Link](#)

Agree: 1, Disagree: 0

This is great, a much needed change to allow a housing option that used to be common and was zoned out of existence for all the wrong reasons.

#055

Posted by **Mark Bailon** on **09/18/2025** at **3:27pm** [Comment ID: 1580] - [Link](#)

Agree: 8, Disagree: 0

Items 12, 13, and 14 are great changes for areas that it doesn't make sense to incentivize land-use that focuses on the personal automobile.

#056

Posted by **Chris Campe** on **10/17/2025** at **4:30pm** [Comment ID: 2090] - [Link](#)

Agree: 1, Disagree: 0

It would be great to allow this as an option for people who choose.

#057

Posted by **Debbie** on **10/14/2025** at **3:40pm** [Comment ID: 1977] - [Link](#)

Agree: 0, Disagree: 0

I agree with this and support the proposed change.

#058

Posted by **Luis Sutherlin** on **10/09/2025** at **6:54pm** [Comment ID: 1805] - [Link](#)

Agree: 5, Disagree: 0

allowing this form of development is great! people will have different options and have a choice of what work best for them. Not only would it provide more affordable options, but it would build a tight community.

#059

Posted by **Yasmin Khan, Land use rep, Barelax Neighborhood Assoc.** on **10/19/2025** at **12:10pm** [Comment ID: 2134] - [Link](#)

Suggestion

Agree: 2, Disagree: 0

Support. More composting is better, including more options for residential composting. Utilize neighborhood local

community gardens for local neighborhood composting.

#060

Posted by **Debbie** on **10/14/2025** at **3:39pm** [Comment ID: 1976] - [Link](#)

Agree: 0, Disagree: 0

I agree with this and support the change.

#061

Posted by **Sara Collins** on **10/13/2025** at **4:17pm** [Comment ID: 1929] - [Link](#)

Agree: 3, Disagree: 0

Love this idea!

#062

Posted by **Carlos Michelen** on **10/11/2025** at **9:34am** [Comment ID: 1858] - [Link](#)

Agree: 5, Disagree: 0

I support this. I've lived in dorms and shared housing with several roommates, and those experiences showed me how important affordable, community-based options can be. Co-living adds another rung to the bottom of the housing ladder, so the gap between the most accessible housing and living on the streets isn't so wide. This kind of flexibility makes it possible for more people to find stability and opportunity in our city.

#063

Posted by **Michele Gaidelis** on **10/15/2025** at **6:01pm** [Comment ID: 2004] - [Link](#)

Agree: 2, Disagree: 0

Keep car centric businesses away from areas we are trying to make more walkable. Those curb cutouts are dangerous for those of us not in personal vehicles.

#064

Posted by **Michele Gaidelis** on **10/15/2025** at **5:57pm** [Comment ID: 2002] - [Link](#)

Agree: 4, Disagree: 0

Yes to more housing options!!!

#065

Posted by **Jonah** on **10/18/2025** at **6:59pm** [Comment ID: 2100] - [Link](#)

Agree: 0, Disagree: 0

Support! Allowing more housing options throughout the city is necessary to make housing more affordable.

#066

Posted by **Michele Gaidelis** on **10/15/2025** at **5:59pm** [Comment ID: 2003] - [Link](#)

Agree: 1, Disagree: 0

I support all additional composting options!

#067

Posted by **Hope Wimer** on **10/14/2025** at **12:09pm** [Comment ID: 1970] - [Link](#)

Agree: 2, Disagree: 0

Support! Making vehicle-related businesses a conditional use in MX-H zones would better align the corridor's intent with mixed-use, pedestrian-friendly development. These auto-oriented uses often create noise, curb cuts, and inactive frontages that undermine walkability and investment potential. Conditional review ensures they're thoughtfully located and designed to complement, not conflict with, surrounding housing and commercial activity.

#068

Posted by **Bryan Dombrowski** on **10/03/2025** at **6:38pm** [Comment ID: 1718] - [Link](#)

Agree: 9, Disagree: 0

When I was younger and moving to new cities, I would have loved to have this kind of living arrangement. Support!

#069

Posted by **Tawnya** on **10/09/2025** at **3:40pm** [Comment ID: 1789] - [Link](#)

Agree: 2, Disagree: 0

Lets keep that compost coming! We should be composting every bit of organic and otherwise compostable material we can. We should also incentivize more commercial composting options, local businesses that try to use compostable plastics find that there are no facilities that can take their compostables. Maybe the city can fill this roll?

#070

Posted by **Jane** on **09/30/2025** at **4:14pm** [Comment ID: 1669] - [Link](#)

Agree: 2, Disagree: 0

The effect of this is to increase public say in development. I support that.

#071

Posted by **Andy** on **10/17/2025** at **3:18pm** [Comment ID: 2081] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

I strongly support these initiatives, especially regarding car washes. We have more than enough, and I would love to see these spaces used towards more pedestrian friendly development and use.

#072

Posted by **Hope Wimer** on **10/14/2025** at **12:06pm** [Comment ID: 1968] - [Link](#)

Agree: 2, Disagree: 0

Support! Allowing dormitories as a permissive use in R-ML zones would expand flexible, community-oriented housing options near major institutions. It supports walkability, reduces commuting demand, and aligns with Albuquerque's broader goals of increasing attainable housing in mixed-use, transit-accessible areas.

#073

Posted by **Brandi Thompson** on **10/11/2025** at **3:34pm** [Comment ID: 1887] - [Link](#)

Agree: 4, Disagree: 0

Yes, thank you for considering this option. We should be allowing all types of housing and allow people to make the choice of what is best for them. This allows for flexibility. Also allows for creating cohesive community, which has numerous societal benefits. I fully support.

#074

Posted by **Tawnya** on **10/09/2025** at **3:38pm** [Comment ID: 1788] - [Link](#)

Agree: 4, Disagree: 0

Have been hoping to see more dormitory living options across the city!

#075

Posted by **Michael Devin** on **10/19/2025** at **7:05pm** [Comment ID: 2201] - [Link](#)

Agree: 1, Disagree: 0

This is great! I love composting and how much it cuts down on space in the trash bin and have been longing for more composting options in Albuquerque. Having better definitions on composting facilities will allow for clearer guidance on how to get more of them!

#076

Posted by **Brian** on **10/19/2025** at **1:10pm** [Comment ID: 2160] - [Link](#)

Agree: 2, Disagree: 0

Multiple types of housing gives everyone more options and more flexibility. I strongly support this change as it would enable more affordable type housing, efficient usage of space, and more flexible housing options to choose from

#077

Posted by **Michael Devin** on **10/19/2025** at **7:01pm** [Comment ID: 2200] - [Link](#)

Agree: 1, Disagree: 0

Support, we have a large student and military population who could benefit tremendously from this type of housing.

#078

Posted by **Bryan Dombrowski** on **10/03/2025** at **6:43pm** [Comment ID: 1719] - [Link](#)

Agree: 4, Disagree: 0

As someone who's neighborhood has a lot of motor vehicle commercial businesses right at the edge: it makes traffic worse, disincentives transit use, and could be more things people actually want to walk to

#079

Posted by **Danielle G.** on **10/10/2025** at **3:42pm** [Comment ID: 1845] - [Link](#)

Agree: 5, Disagree: 0

Dorms are a cool idea, especially for people who are looking for affordable housing and a built in community. Would love to see!

#080

Posted by **Hope Wimer** on **10/14/2025** at **12:07pm** [Comment ID: 1969] - [Link](#)

Agree: 1, Disagree: 0

YES! We need less car-oriented development and businesses.

#081

Posted by **Erin thornton** on **10/20/2025** at **7:25am** [Comment ID: 2248] - [Link](#)

Agree: 0, Disagree: 0

Composting is not only a responsible option to deal with food scraps it is a great way for communities to care for each other.

#082

Posted by **Jane** on **09/30/2025** at **4:13pm** [Comment ID: 1668] - [Link](#)

Agree: 2, Disagree: 0

The effect of this is to increase public say in development. I support that.

#083

Posted by **Jordon McConnell** on **09/30/2025** at **12:02pm** [Comment ID: 1662] - [Link](#)

Agree: 10, Disagree: -1

Yes, love this! We need so many SROs and Dorms! Subsidizing them at market-rate would actually help our housing issues 4x more than funding LIHTC according to Pew! Let's make them easy to build everywhere

#084

Posted by **Loretta Naranjo Lopez** on **10/08/2025** at **2:14pm** [Comment ID: 1754] - [Link](#)

Agree: 1, Disagree: 0

Item #9 As many times the IDO has been amended there should not be anything in the IDO definitions of zone categories that is not clear . The definitions are required by law to be clear.

#085

Posted by **Jane** on **09/29/2025** at **11:27am** [Comment ID: 1653] - [Link](#)

Agree: 2, Disagree: 0

Here is the third example of fungible zoning language and provisions.

This is the most egregious given that the Non-residential-SENSITIVE Use (NR-SU) zoning provisions were written to protect the surrounding area from uses considered to have potentially significant adverse effects on the area from the allowed uses.

"Negotiable zone changes" qualifies as a classic oxymoron. Zoning laws are intended to provide predictability and consistency in the application of zoning provisions. Those arguing for the IDO rather than the previous zoning regulations argued that those were too inconsistent; clearly predictability and consistency in application were considered desirable then. "Negotiable" means fungible and subject to the view of an individual office.

#086

Posted by **Erin thornton** on **10/20/2025** at **7:23am** [Comment ID: 2247] - [Link](#)

Agree: 0, Disagree: 0

Support! In a time of decreased housing affordability and increased social isolation, permitting this kind of housing in more areas is a step in the right direction

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
14	150	161	Table 4-2-1	Commercial Uses / Motor Vehicle-related Light Vehicle Repair Change P to C in MX-L.	Makes motor vehicle-related uses consistently conditional in MX-L. Other motor vehicle-related uses (light vehicle fueling station and light vehicle sales) are conditional uses in MX-L.	Public	Motor Vehicle-related uses
15	152	163	Table 4-2-1	Industrial Uses / Waste and Recycling Composting Facility, Large [New] See Redline Exhibit for proposed amendment. Add Large Composting Facility and use-specific standard cross reference.	Regulates community composting and commercial composting. Defined to exclude backyard composting by 1 household. Requested by the Office of Sustainability. See related changes for Composting Facility, Small/Medium; use-specific standards in 4-3; and definitions in 7-1.	Staff	Compost
16	153	164	Table 4-2-1	Accessory Uses Family Home Day Care Change "CA" to "A" for R-A, R-1, R-MC, and R-T.	Conditional Accessory applications for Family Home Day Care are always approved. This removes barriers to establishment of these types of facilities.	Staff	
18	157	169	4-3(B)(4)(b)	Dwelling, Single Detached Revise text as follows: "The minimum project size for a single detached dwelling is 10,000 square feet, as follows:"	Replaces the UC-MS-PT allowance to allow scale, infill, missing middle housing options on lots throughout the City.	Staff	Housing
C-2	160	172	4-3(B)(5)(b)	Dwelling, Two-family Detached (Duplex) Revise text as follows: "This use is prohibited in the R-A, R-1, and R-MC zone districts, except in either of the following instances: 1. If the lot is within 1/4 mile of MS-PT areas. 2. Where 1 two-family detached dwelling is on the lot and the building footprint allows for each dwelling unit on a separate lot. (See figure below.) See proposed Council Amendment Fiebelkorn - B.	Make duplexes permissive in R-1 and R-MC citywide but only allowed in R-A within 1,320 feet of MS-PT areas.	Council	Housing
C-3	160	173	4-3(B)(6)(d) [new]	Dwelling, Townhouse Remove R-1 from the list prohibiting this use within 1/4 mile of MS-PT areas. See Council Amendment Rogers - B - Townhouse	Because Table 4-2-1 shows townhouse as permissive use in R-1, removing it from this use-specific standard that only allows townhouses within 1/4 mile of MS-PT in these districts) would allow townhouses in R-1 citywide. Subsection 4-3(B)(6)(c) limits townhouses next to R-A and to 3 units.	Council	Housing

#087

Posted by **Eleanor** on **10/19/2025** at **5:06pm** [Comment ID: 2197] - [Link](#)

Agree: 0, Disagree: 0

I oppose making townhouses permissive in all R-1 zoning. This was proposed in R-167. It was soundly defeated at the August 13 LUPZ meeting.

#088

Posted by **Eleanor** on **10/19/2025** at **4:54pm** [Comment ID: 2195] - [Link](#)

Agree: 0, Disagree: 0

I oppose making duplexes permissive citywide . This was proposed in R-137 which was soundly defeated by LUPZ in August.

#089

Posted by **Eleanor** on **10/19/2025** at **4:56pm** [Comment ID: 2196] - [Link](#)

Agree: 0, Disagree: 0

Make that R-167 instead of R-137

#090

Posted by **david day** on **10/16/2025** at **11:42am** [Comment ID: 2047] - [Link](#)

Agree: 4, Disagree: 0

I support cottage developments. As an architect intern, urban designer, and residential redeveloper, I see first-hand the benefits for smaller units that create community for different economic groups, age groups, and ability groups. our aging population prefers this type of housing in my experience in ABQ.

#091

Posted by **Tyler Richter** on **10/15/2025** at **4:30pm** [Comment ID: 1987] - [Link](#)

Agree: 1, Disagree: 0

Support. Provide first time home owners with real affordability.

#092

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **1:29pm** [Comment ID: 1577] - [Link](#)

Suggestion

Agree: 0, Disagree: -18

C-2 - No duplex in R-1 or R-1 A - This request needs to be discussed with all residential owners.

#093

Posted by **Chris Campe** on **10/17/2025** at **4:38pm** [Comment ID: 2091] - [Link](#)

Agree: 2, Disagree: 0

Legalizing duplexes is low hanging fruit for solving the housing crisis. The idea that only representatives of current single family homeowners should have a say in this is deeply illiberal and antidemocratic. All residents have a stake in expanding the housing supply.

#094

Posted by **david day** on **10/16/2025** at **11:45am** [Comment ID: 2049] - [Link](#)

Agree: 1, Disagree: 0

I support this move to make townhouse developments easier. As an architect intern, urban designer, and residential redeveloper, I see a substantial increase of clients looking for cottage courts, duplexes, triplexes, townhouses in walkable areas. ABQ has not built these for years - so this is a step in the right direction to allow for democracy of choice for different economic, age, and ability groups.

#095

Posted by **Chris Campe** on **10/17/2025** at **4:43pm** [Comment ID: 2092] - [Link](#)

Agree: 1, Disagree: 0

It would be good to mention that quadplexes already exist in Los Alamos and they are well loved there. For many people starting out in that area having access to a smaller unit of owned housing cheaper than a single-family home is the thing that allows them to stay long term.

#096

Posted by **Deiter Hanbicki** on **09/22/2025** at **11:24am** [Comment ID: 1606] - [Link](#)

Agree: 14, Disagree: 0

Duplexes do not change the character of the neighborhood. Good change, keep or revise to removing "within 1/4 mile of MS-PT" to allow permissive use citywide with no exceptions.

Reply by **Tawnya** on **10/09/2025** at **3:46pm** [Comment ID: 1793] - [Link](#)

Agree: 3, Disagree: 0

Agree with this!

#097

Posted by **Carlos Michelen** on **10/11/2025** at **9:52am** [Comment ID: 1862] - [Link](#)

Agree: 4, Disagree: 0

Support! Townhomes add gentle density while still fitting right into existing neighborhoods. They're charming, efficient, and a great way to welcome more neighbors without changing the character of the area.

#098

Posted by **Tyler Richter** on **10/15/2025** at **4:27pm** [Comment ID: 1985] - [Link](#)

Agree: 3, Disagree: 0

Support. More housing choices for all people at all stages of life.

#099

Posted by **Tawnya** on **10/09/2025** at **3:45pm** [Comment ID: 1792] - [Link](#)

Agree: 7, Disagree: 0

Duplexes allow a small family unit to live a lower cost life and provide affordable housing when one family buys the whole unit and rents the other side out. This helps limit the number of out of state predatory property managers and landholders, bringing community into the housing equation. Lets build more duplex, triplex, and 4plex units!

#100

Posted by **Yasmin Khan, Land use rep, Barelac Neighborhood Assoc.** on **10/19/2025** at **12:11pm** [Comment ID: 2135] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

Support. We need more access to affordable quality daycare that provides stable jobs.

#101

Posted by **Yasmin Khan, Land use rep, Barelás Neighborhood Assoc.** on **10/19/2025** at **12:12pm** [Comment ID: 2136] - [Link](#)
Suggestion

Agree: 1, Disagree: 0

Support. More housing options are better. Support for smaller, more affordable housing options, not just expensive "tiny homes."

#102

Posted by **Debbie** on **10/14/2025** at **3:40pm** [Comment ID: 1978] - [Link](#)

Agree: 0, Disagree: 0

I agree with this and support the proposed change.

#103

Posted by **Mark Bailon** on **09/18/2025** at **3:29pm** [Comment ID: 1581] - [Link](#)

Agree: 17, Disagree: 0

Duplexes allow people to age in place and build close-knit communities with their neighbors that share a wall. Increasing housing while keeping the same house footprint will inevitably help those looking for somewhere to live. Keep as is.

#104

Posted by **Luis Sutherlin** on **10/09/2025** at **7:14pm** [Comment ID: 1809] - [Link](#)

Agree: 2, Disagree: 0

Townhomes/rowhomes are beautiful! We need more in Albuquerque! This is yet another way to provide great options to people who live or want to move to ABQ. It would also keep people here with yet another affordable option for a dwelling.

#105

Posted by **Westin** on **10/19/2025** at **9:28pm** [Comment ID: 2225] - [Link](#)

Agree: 0, Disagree: 0

More townhouses is a great improvement.

#106

Posted by **Westin** on **10/19/2025** at **9:17pm** [Comment ID: 2221] - [Link](#)

Agree: 0, Disagree: 0

Putting the large composting facility in Waste and Recycling, when small and medium are in Agriculture and Animal-Related, is inconsistent. This has the effect of making a large composting facility basically impossible to entitle in the city limits, since the allowable zone districts for this use completely overlap with the Railroad and Spur Small Area, therefore requiring a Cumulative Impact Study, Traffic Study, and multiple public hearings. These burdens and delays, and the exposure to NIMBYs, will make it basically impossible to introduce a large composting facility. Composting at scale is the most effective and impactful way to meet our environmental goals.

#107

Posted by **Tyler Richter** on **10/15/2025** at **4:26pm** [Comment ID: 1984] - [Link](#)

Agree: 2, Disagree: 0

Support. Day care for all!

#108

Posted by **Jane** on **09/30/2025** at **4:14pm** [Comment ID: 1670] - [Link](#)

Agree: 0, Disagree: 0

The effect of this is to increase public say in development. I support that.

#109

Posted by **Aaron Hill** on **09/24/2025** at **3:39pm** [Comment ID: 1614] - [Link](#)

Suggestion

Agree: 3, Disagree: 0

Duplexes are a great way to create more affordable and workforce housing in neighborhoods while protecting the local character; I think this is a great way to improve our neighborhoods! I'd recommend striking the 1/4 mile limitation, however, and allow them in all residential zones.

#110

Posted by **david day** on **10/16/2025** at **11:45am** [Comment ID: 2048] - [Link](#)

Agree: 2, Disagree: 0

I support duplex developments. As an architect intern, urban designer, and residential redeveloper, I see a substantial increase of clients looking for cottage courts, duplexes, triplexes, townhouses in walkable areas. ABQ has not built these for years - so this is a step in the right direction to allow for democracy of choice for different economic, age, and ability groups.

#111

Posted by **Luis Sutherlin** on **10/09/2025** at **7:03pm** [Comment ID: 1807] - [Link](#)

Agree: 2, Disagree: 0

I would love to see cottage style development in Albuquerque. I would have chosen such a place had one been available while looking for a place to live in ABQ. These types of homes are great for first time home buyers, people that simply don't require much space, and for anyone trying to downsize. That in turn will open up larger homes for growing families. Win Win!!!

#112

Posted by **Yasmin Khan, Land use rep, Barelás Neighborhood Assoc.** on **10/19/2025** at **12:14pm** [Comment ID: 2137] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

We want duplex dwellings included in the Barelás neighborhood, including along the 4th street corridor on 2nd and 3rd street, where the new zoning would PROHIBIT duplexes. We have a lot of smaller lots that will stand vacant unless they can have smaller infill, such as duplexes. We want the proposed zoning CHANGED to include duplexes along that corridor.

#113

Posted by **Jill Yeagley** on **10/11/2025** at **4:54pm** [Comment ID: 1922] - [Link](#)

Agree: 0, Disagree: -4

Townhouses should be required to meet the specific requirements of the neighborhood. Because townhouses always seem to be at least two stories high, they should not be allowed in an area (VPO 2, for example) that restricts the height of homes to one story.

#114

Posted by **Riley** on **10/16/2025** at **2:17pm** [Comment ID: 2065] - [Link](#)

Agree: 0, Disagree: 0

What is the process, time frame, and predictability of obtaining a conditional use permit?

#115

Posted by **Michael Devin** on **10/19/2025** at **7:11pm** [Comment ID: 2203] - [Link](#)

Agree: 0, Disagree: 0

I strongly encourage this amendment, allowing duplexes gives residents much more freedom in choosing what type of housing they want to live in. I (and I'm sure many others) are currently renting and do not have the need, desire, or finances to own an entire single-family home, and the availability of duplexes opens up so many more opportunities to own property.

#116

Posted by **Luis Sutherlin** on **10/09/2025** at **6:58pm** [Comment ID: 1806] - [Link](#)

Agree: 3, Disagree: 0

this is a good way to reduce barriers to such a vital service. Parents will be less stressed, have more time with their children, and have closer or more inline -along work commute- facilities for their child's daycare. Good stuff!

#117

Posted by **Erin thornton** on **10/20/2025** at **8:41am** [Comment ID: 2257] - [Link](#)

Agree: 0, Disagree: 0

Strong support. Trends towards smallest household sizes means that smaller more economical options like town homes are needed

#118

Posted by **Jonah** on **10/18/2025** at **7:04pm** [Comment ID: 2101] - [Link](#)

Agree: 1, Disagree: 0

Yes! Support! Removing barriers for "missing middle" housing is absolutely necessary. Give people at all stages of life options for their housing. Increasing density will improve neighborhoods!

#119

Posted by **Brandi Thompson** on **10/11/2025** at **3:47pm** [Comment ID: 1894] - [Link](#)

Agree: 3, Disagree: 0

Townhomes are great, and allow people to enter the housing market at a place they can afford. It supports young people to start to build equity and eventually move up the housing ladder as their lives change. Townhomes are also a great way to build community and provide gentle density without changing the character of the neighborhood.

#120

Posted by **Jordon McConnell** on **09/27/2025** at **8:45am** [Comment ID: 1625] - [Link](#)

Agree: 12, Disagree: -1

Love this. Echoing others, I would allow Duplex in all RA lots. This typology has existed in New Mexico since prior to the colonization, including (and especially) in rural areas where they have supported agricultural workers, families, and community for generations. Legalizing them everywhere honors our history as well as the rich tapestry of traditional architectural typologies in New Mexico, from ancestral pueblos, to land grant architecture, territory, to the present. Let's make sure we all benefit from this. Great amendment.

#121

Posted by **Michele Gaidelis** on **10/15/2025** at **6:05pm** [Comment ID: 2007] - [Link](#)

Agree: 3, Disagree: 0

Yes! More housing options!!! Thank you!

#122

Posted by **Tawnya** on **10/09/2025** at **3:42pm** [Comment ID: 1791] - [Link](#)

Agree: 4, Disagree: 0

This is great! Let's get that East Central Ministries cottage development rolling! With more to come!

#123

Posted by **Michele Gaidelis** on **10/15/2025** at **6:07pm** [Comment ID: 2009] - [Link](#)

Agree: 4, Disagree: 0

Yes to more housing options! Townhouses/Rowhouses are such a great way to offer more living options for people who may not want to deal with a yard.

#124

Posted by **Sara Collins** on **10/13/2025** at **4:27pm** [Comment ID: 1935] - [Link](#)

Agree: 2, Disagree: 0

Great option to add affordable housing across all neighborhoods. This provides a path for those early on in their housing journey to access housing everywhere while keeping neighborhood charm.

#125

Posted by **Michele Gaidelis** on **10/15/2025** at **6:06pm** [Comment ID: 2008] - [Link](#)

Agree: 4, Disagree: 0

Please allow these! Duplexes can be an excellent addition to any neighborhoods. More housing options!

#126

Posted by **Tyler Richter** on **10/15/2025** at **4:28pm** [Comment ID: 1986] - [Link](#)

Agree: 1, Disagree: 0

Support. All options for more density and keeping neighbors and home owners in-place while adding additional housing stock.

#127

Posted by **Riley** on **10/16/2025** at **2:15pm** [Comment ID: 2064] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

How would this change impact existing property/business owners that have automotive service/repair businesses operating on properties zoned MX-L? What about existing automotive service facilities that are currently leased to alternative uses but may become automotive service facilities again in the future? Would they then have to apply for a conditional use permit even though they were originally constructed to be service facilities?

#128

Posted by **Jordon McConnell** on **09/27/2025** at **8:46am** [Comment ID: 1626] - [Link](#)

Agree: 9, Disagree: 0

Love this. Day care is a great entrepreneurial enterprise that should be allowed by-right everywhere in Albuquerque,

in all residential zones. This is a great step! It improves walkability, allows children and families to be involved in their direct communities, increases labor and economic output, and provides access for a very important sector. Great amendment

#129

Posted by **Luis Sutherlin** on **10/09/2025** at **7:09pm** [Comment ID: 1808] - [Link](#)

Agree: 3, Disagree: 0

I've lived in a few duplexes and loved it! A duplex is yet another great dwelling option! Saves the developer and the purchaser some cash. There is nothing controversial about a place to live! Simple and straight forward. Thank you for this proposal! it has my support!

#130

Posted by **Jordon McConnell** on **09/27/2025** at **8:42am** [Comment ID: 1624] - [Link](#)

Agree: 7, Disagree: 0

Love this and very much needed! These typologies allow for community integration, affordability, and livability. They permit greater access to homes for both seniors looking to age within their communities as well as young people looking to enter the housing ladder. Amazing! Great to include this.

#131

Posted by **Brandi Thompson** on **10/11/2025** at **3:45pm** [Comment ID: 1892] - [Link](#)

Agree: 3, Disagree: 0

Duplexes are a great way to provide affordable housing and don't change the character of the neighborhood. They are part of our history and should be legal everywhere. they allow for economic development and for people to grow up the housing ladder as their lives change. This is a very common sense proposal, and should be supported.

#132

Posted by **Jonah** on **10/18/2025** at **7:07pm** [Comment ID: 2102] - [Link](#)

Agree: 0, Disagree: 0

Yes! I lived in a duplex in an older part of the city and loved it. Duplexes are a wonderful option to increase density and a sense of community in the neighborhoods of the rest of the city.

#133

Posted by **Sara Collins** on **10/13/2025** at **4:23pm** [Comment ID: 1932] - [Link](#)

Agree: 4, Disagree: 0

This is a critical change! With the new law in our state expanding access to childcare, changes like this are more vital than ever. Additionally, parents shouldn't have to go out of their neighborhood to seek childcare. Having childcare accessible in their neighborhood will lead to stronger neighborhood relationships, less burden on parental commutes, and more economic viability for everyone!

#134

Posted by **Bryan Dombrowski** on **10/03/2025** at **6:56pm** [Comment ID: 1721] - [Link](#)

Agree: 7, Disagree: -1

Townhouses make home ownership more achievable, love this!

#135

Posted by **Westin** on **10/19/2025** at **9:24pm** [Comment ID: 2222] - [Link](#)

Agree: 0, Disagree: 0

Excellent - support!

#136

Posted by **Jill Yeagley** on **10/11/2025** at **4:44pm** [Comment ID: 1919] - [Link](#)

Suggestion

Agree: 0, Disagree: -4

Duplexes should be required to maintain the same setbacks, height restrictions, and other specific requirements for the area in which they will be constructed.

#137

Posted by **Brandi Thompson** on **10/11/2025** at **3:41pm** [Comment ID: 1890] - [Link](#)

Agree: 4, Disagree: 0

I lived in a cottage development in colorado previously, and it was amazing how the design alone encouraged community development and promoted affordability. All the kids playing together in the courtyard every night created

an amazing safety-net and allowed families support and freedom. This is the type of flexibility that we need to offer our citizens, thank you for including this.

#138

Posted by **Bryan Dombrowski** on **10/03/2025** at **6:53pm** [Comment ID: 1720] - [Link](#)

Agree: 8, Disagree: 0

Duplexes present no threat to neighborhood character, traffic, or property values. It is not illegal to have large families or live with roommates. Let people live nearby, with less space, and their own front door if that's how they want to - support!

#139

Posted by **Tawnya** on **10/09/2025** at **3:42pm** [Comment ID: 1790] - [Link](#)

Agree: 2, Disagree: 0

Agree with Jordan's comment. Lets increase the ability of residents to operate more home based businesses. We need all of the economic boosts we can get!

#140

Posted by **Eleanor Walther** on **10/19/2025** at **12:18pm** [Comment ID: 2141] - [Link](#)

Agree: 0, Disagree: -1

This allows townhouses permissive city-wide in R-1 zones. This proposal was introduced as part of R-167 that was soundly defeated in LUPZ. This effective gets rid of single family zoning. I oppose this. It will lower current property owners value.

#141

Posted by **Carlos Michelen** on **10/11/2025** at **9:44am** [Comment ID: 1860] - [Link](#)

Agree: 2, Disagree: 0

Love this! We have a few of these in Huning Highlands and they're really pretty. They use space efficiently, add gentle density, and create a real sense of community. They're an ideal example of how we can grow while keeping neighborhoods charming and livable.

#142

Posted by **Steve Miller** on **10/14/2025** at **11:15am** [Comment ID: 1960] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

On Townhouses: Yes! These should be allowed in all residential zones. They are such a great housing type that is both urban and dense, yet often offers both yard space and alley accessed garage / workshop space. I'm sad how scarce they are in ABQ. Please allow them in R-1

#143

Posted by **JT Mitchell** on **10/17/2025** at **12:03pm** [Comment ID: 2080] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

Fantastic.

#144

Posted by **Brandon Caudle** on **09/30/2025** at **11:12am** [Comment ID: 1658] - [Link](#)

Agree: 10, Disagree: -1

Permitting duplexes is a proven way for cities to add more homes while maintaining the character of neighborhoods. We have a ~20K shortage of housing units in the Albuquerque region (Housing Needs Assessment 2024), permitting duplexes is a common sense way to address the shortage.

#145

Posted by **Brian** on **10/19/2025** at **1:15pm** [Comment ID: 2163] - [Link](#)

Agree: 0, Disagree: 0

I support allowing duplexes in R-1 and R-MC zones. R-1 covers much of Albuquerque, and today it is limited to single detached houses. Opening this zoning to duplexes provides more options for families and households, helps to keep housing costs affordable, and reflects the historic character of many Albuquerque neighborhoods, which were originally built with a mix of housing types. Duplexes are a gentle, incremental way to grow and provide homes for more of our neighbors without changing the look or feel of our communities.

#146

Posted by **Steve Miller** on **10/14/2025** at **11:10am** [Comment ID: 1959] - [Link](#)

Agree: 1, Disagree: 0

Duplex Dwellings: Yes, this is low hanging fruit, like ADU's for adding some density without diminishing the character of residential areas.

#147

Posted by **Carlos Michelen** on **10/11/2025** at **9:47am** [Comment ID: 1861] - [Link](#)

Agree: 3, Disagree: 0

Love this! My first rental in Albuquerque was a triplex, and I loved sharing a yard and playing with my neighbor's dog. This is exactly the kind of gentle density we need—homes that add a few more neighbors while keeping the same neighborhood charm. Duplexes help build community, make better use of space, and give more people a chance to call Albuquerque home.

#148

Posted by **Michele Gaidelis** on **10/15/2025** at **6:02pm** [Comment ID: 2005] - [Link](#)

Agree: 0, Disagree: 0

Car centric businesses make environments less safe for anyone outside of a motor vehicle. I agree the community should weigh in on adding these.

#149

Posted by **Michael Devin** on **10/19/2025** at **7:13pm** [Comment ID: 2204] - [Link](#)

Agree: 0, Disagree: 0

This is great! I currently live in a townhouse and love it, and I would love to see this housing option available to people across the whole city!

#150

Posted by **Sara Collins** on **10/13/2025** at **4:26pm** [Comment ID: 1934] - [Link](#)

Agree: 3, Disagree: 0

Super common sense proposal - new duplexes do not require new city infrastructure. They allow us to double our housing output while utilizing sewer and electric lines that already exist and preserving neighborhoods.

#151

Posted by **Sara Collins** on **10/13/2025** at **4:25pm** [Comment ID: 1933] - [Link](#)

Agree: 3, Disagree: 0

Yes yes yes! Not all homes need to be huge and cottage courts on larger lots are a great way to spark mini communities with accessible housing options. We need more housing in our city and we specifically need to infill our city instead of expanding in areas like Rio Rancho. Changes like this make that infill more accessible and preserve neighborhood character.

#152

Posted by **Brandi Thompson** on **10/11/2025** at **3:38pm** [Comment ID: 1889] - [Link](#)

Agree: 3, Disagree: 0

As someone who is expecting a baby this winter, it is crazy to me that I have to leave my neighborhood for someone to care for my child while I am at work. This is a logical, family- and community-centered change. It also helps support the new law providing free childcare in the state- we need many more day care providers and this will help make that a reality if people can use their homes! Fully support this amendment.

#153

Posted by **Eleanor Walther** on **10/19/2025** at **12:52pm** [Comment ID: 2155] - [Link](#)

Agree: 0, Disagree: 0

This would allow 8 cottage units (minimum size) on 0.23 acres. This is too dense in an R-1 zone. I support cottage development. I tried to convince a local developer who wanted a zone variance to build 5 houses in an R-A zone (He was allowed 4) to put a cottage development on his property. He would have not have needed the variance. He was granted the variance. We should look for ways to encourage cottage development with existing rules. Why are developers not building cottage development where it is allowed? Is it because they can make more money building McMansions? We should identify the root causes and then change the IDO.

#154

Posted by **Jordon McConnell** on **10/10/2025** at **7:07am** [Comment ID: 1830] - [Link](#)

Agree: 6, Disagree: 0

I strongly support the proposed amendment allowing townhomes in R-1 zones. Townhomes are one of the most gentle and character-friendly ways to add homes to existing neighborhoods. They blend in well, share walls (which lowers energy costs), and are often much more affordable than detached homes; both to buy and to maintain!

In cities like Minneapolis, new townhomes are selling for significantly less than what comparable homes cost here in Albuquerque. That's a sign that our rules, not our land or materials, are what's keeping homes out of reach. As a young resident, I (and many of my peers) want to stay and build our lives in Albuquerque, but it's getting harder when options are so limited, and it is tempting to leave to Minneapolis or other places where this is attainable. This amendment would make it easier for young people to buy a first home, for older residents to downsize, and for our neighborhoods to stay diverse and vibrant. It's a small, sensible step toward keeping Albuquerque affordable and competitive for the next generation.

#155

Posted by **Brian** on **10/19/2025** at **1:17pm** [Comment ID: 2164] - [Link](#)

Agree: 2, Disagree: 0

I strongly support the ability for people to choose to build attached townhomes. This gives people more housing choices, encourages infill development to utilize existing infrastructure, and gives local developers more options

#156

Posted by **Michele Gaidelis** on **10/15/2025** at **6:05pm** [Comment ID: 2006] - [Link](#)

Agree: 1, Disagree: 0

Offering home-based small businesses as well as adding options for parents to have daycare close to home is so important for the health of our city. I support this!

#157

Posted by **Andy** on **10/17/2025** at **3:19pm** [Comment ID: 2082] - [Link](#)

Agree: 3, Disagree: 0

Increasing housing supply is urgent, especially for Albuquerque where we have disproportionate rates of homelessness. Duplexes are one useful tool towards addressing that shortage

#158

Posted by **Brian** on **10/19/2025** at **1:14pm** [Comment ID: 2162] - [Link](#)

Agree: 1, Disagree: 0

I strongly support this proposal to allow cottage courts on larger lots. This can provide additional housing options, including more traditional multi-generational housing.

#159

Posted by **Hope Wimer** on **10/14/2025** at **12:18pm** [Comment ID: 1974] - [Link](#)

Agree: 4, Disagree: 0

Support! Allowing duplexes citywide is a practical and equitable step toward addressing Albuquerque's housing shortage. Duplexes provide gentle density that blends with existing neighborhoods while expanding options for families, renters, and first-time homeowners. By diversifying the housing stock without changing neighborhood character, this policy supports affordability, sustainability, and long-term community resilience.

#160

Posted by **Danielle G.** on **10/10/2025** at **3:52pm** [Comment ID: 1848] - [Link](#)

Agree: 6, Disagree: 0

I support allowing duplexes in R-1 zones. Duplexes are another (affordable) housing option we should explore during this nationwide housing crisis, plus they are a gentle, incremental way to grow and provide homes for more of our neighbors without changing the look or feel of our communities.

#161

Posted by **Westin** on **10/19/2025** at **9:27pm** [Comment ID: 2224] - [Link](#)

Agree: 0, Disagree: 0

Yes! Support.

#162

Posted by **Danielle G.** on **10/10/2025** at **3:47pm** [Comment ID: 1846] - [Link](#)

Agree: 6, Disagree: 0

In support of cottage courts in larger lots. This is a great option for multigenerational housing, including those who have aging parents.

#163

Posted by **Carlos Michelen** on **10/11/2025** at **9:41am** [Comment ID: 1859] - [Link](#)

Agree: 1, Disagree: 0

I support this. It makes no sense that childcare would be restricted in residential areas—why would children be

banned from neighborhoods where families live? Family daycares should be allowed everywhere so parents don't have to drive across town to find care. Having small, local childcare options makes neighborhoods more complete and supports working families.

#164

Posted by **Jonah** on **10/18/2025** at **7:08pm** [Comment ID: 2103] - [Link](#)

Agree: 0, Disagree: 0

Support! Townhouses add wonderful charm and character to neighborhoods while decreasing the barrier to entry for new home buyers! They should be allowed everywhere!

#165

Posted by **Hope Wimer** on **10/14/2025** at **12:12pm** [Comment ID: 1971] - [Link](#)

Agree: 0, Disagree: 0

Support! Making motor vehicle uses conditional in MX-L zones would help preserve the neighborhood-scale, pedestrian-oriented character these mixed-use districts are intended to support. Auto-centric uses often introduce excessive curb cuts, noise, and visual clutter that detract from walkability and nearby housing quality. Conditional review would allow these proposals to be evaluated for compatibility and design before approval.

#166

Posted by **Hope Wimer** on **10/14/2025** at **12:13pm** [Comment ID: 1972] - [Link](#)

Agree: 1, Disagree: 0

Support! Removing barriers to establishing child care centers in residential zones is essential for supporting working families and neighborhood vitality. Child care is critical infrastructure — not a nuisance use — and allowing it more easily in residential areas promotes equity, walkability, and community resilience while reducing transportation burdens for parents.

#167

Posted by **Brian** on **10/19/2025** at **1:12pm** [Comment ID: 2161] - [Link](#)

Agree: 0, Disagree: 0

I strongly support the potential for small childcare operations in residential areas. This can reduce bureaucratic hurdles, increase access to childcare (especially important given the state-wide universal access coming soon), and

gives more flexible entrepreneurship opportunities for small-scale operations.

#168

Posted by **Danielle G.** on **10/10/2025** at **3:53pm** [Comment ID: 1849] - [Link](#)

Agree: 5, Disagree: 0

Love townhomes as another affordable housing option for our community!

#169

Posted by **Erin thornton** on **10/20/2025** at **8:43am** [Comment ID: 2259] - [Link](#)

Agree: 0, Disagree: 0

Love movement towards more gentle density housing options. If anything I would amend out the restrictions to make them permissible in more places. They are fundamentally compatible with sf houses

#170

Posted by **Hope Wimer** on **10/14/2025** at **12:14pm** [Comment ID: 1973] - [Link](#)

Agree: 2, Disagree: 0

Support! Supporting cottage development helps address Albuquerque's missing middle housing gap by creating small-scale, community-oriented homes that fit seamlessly into existing neighborhoods. These projects increase housing diversity and affordability without altering neighborhood character, offering attainable options for families, seniors, and young professionals alike.

#171

Posted by **Rene'** on **10/14/2025** at **12:45am** [Comment ID: 1957] - [Link](#)

Suggestion

Agree: 0, Disagree: -3

A 10,000 sf. lot is the standard size for a single family home, not multiple buildings. Reducing the lot size to 10,000 sf citywide would be too small, and would not make a desirable place to live. You need yard space for kids to play in and enough room for parking. A 10,000 sf lot with multiple cottage buildings would not be big enough for kids to play, nor enough room for parking. Currently, the IDO allows cottage development on a minimum 1 acre lot, which is more appropriate for multiple buildings and enough room for parking and a play area.

#172

Posted by **Westin** on **10/19/2025** at **9:32pm** [Comment ID: 2228] - [Link](#)

Agree: 0, Disagree: 0

Support - make casitas easier. Current regulations make it very difficult to build one.

#173

Posted by **Erin thornton** on **10/20/2025** at **8:44am** [Comment ID: 2260] - [Link](#)

Agree: 0, Disagree: 0

Yes for home based business!

#174

Posted by **Jane** on **10/10/2025** at **8:48am** [Comment ID: 1837] - [Link](#)

Agree: 2, Disagree: -2

The City and Planning Department cite the Roots Policy Research REGIONAL Assessment of Housing needs to support the multiple amendments labeled as addressing housing. Population data in this report is derived from 2010-2022 data and covers a five county region. US Census 2023 population estimates show slight growth in ABQ metro and a decline of 0.2% in Bernalillo County. Sandoval, Valencia and Torrance County experienced growth. Increased housing demand reflects smaller household size and desires to live alone. As a point of discussion, the costs and benefits of increasing housing density, allowing missing-middle housing and supporting public transit are valid and important conversations to hold. That discussion should not be hijacked by data which is not representative of the city. It should be informed by accurate and representative data and weigh the reasonably anticipated costs as well as presumed benefits of any proposal. At a minimum, that is the level of analysis that should be required to inform zoning law changes.

Reply by **Jordon McConnell** on **10/10/2025** at **9:56am** [Comment ID: 1842] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

What do our assessments show about household size and how does that impact home prices and demand?

#175

Posted by **Steve Miller** on **10/14/2025** at **11:05am** [Comment ID: 1958] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Yes please decrease the required size! The larger size seemed to be prohibiting cottage developments from happening.

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
97	162	174	4-3(B)(8)	Dwelling, Multi-family Add a new subsection and renumber subsections: "Except in UC-MS-PT areas, each multi-family dwelling shall not contain more than 6 dwelling units on lots with a rear or side lot line that abuts an R-A or R-1 zone district or with a rear lot line that is across an alley from an R-A or R-1 zone district."	Limits the number of units allowed next to R-A or R-1, similar to the limit on townhouses. 176 178 181 184 187 188 189 191 192 193 194 195 196 197 198 199 200 201 202 203 204	Staff	Housing
21	167	180	4-3(D)	Commercial Uses / Agriculture and Animal-related Composting Facility, Small and Medium [New] Add a new subsection with use-specific standards for Composting Facility, Small and Medium See Redline Exhibit for proposed amendment.	Regulates community composting and commercial composting. Defined to exclude backyard composting by 1 household. Added limit to size when an accessory use. Requested by the Office of Sustainability. See related changes for Composting Facility, Large; use-specific standards in 4-3; and definitions in 7-1.	Staff	Compost
22	168	181	4-3(D)(5)(b)	Veterinary Hospital Revise as follows: In the MX-M and NR-C zone districts, outside exercise outdoor animal runs are allowed, provided that both of the following requirements are met: they are enclosed <u>4-3(D)(5)(b)(1): The animal runs shall be screened from any adjacent property in any Residential zone district or any lot containing a residential use in any Mixed-use zone district by with an opaque wall or fence at least 6 feet high similar in color and materials to those used on the primary building.</u> 4-3(D)(5)(b)(2): Outside areas for occupancy by animals overnight are prohibited No animals shall be allowed to occupy the outdoor animal run between 10:00 P.M. and 7:00 A.M."	Revised for consistency between "Outdoor Animal Run" accessory use and use-specific standards for Veterinary Hospital, which address outdoor animal runs.	Staff	
23	171	185	4-3(D)(14)(h)	Campground or Recreational Vehicle Park Revise as follows: "Water service and water-flush toilets and urinals shall be provided and shall not be more than 300 feet in any direction of any camp site without an individual sewer connection."	Requires water service to ensure that sanitary conditions are met. Removes the specific mention of urinals to avoid being overly prescriptive about restroom fixture types. 183	Staff	Campground
24	174	187	4-3(D)(18)	Light Vehicle Fueling Station Delete Subsection (g), Subsection (h), and Subsection (i)	Prohibits light vehicle fueling stations near residential uses to protect public health and safety. 185 190	Staff	Motor Vehicle-related uses
25	174	188	4-3(D)(18)(m)	Light Vehicle Fueling Station Revise as follows: "In UC-MS-PT areas, an An opaque wall or vegetative screen at least 3 feet high shall be provided along all street frontages."	This makes light vehicle fueling stations consistent with requirement to screen parking lots and drive-up uses. 179	Staff	Motor Vehicle-related uses

#176

Posted by **Deiter Hanbicki** on **09/22/2025** at **11:27am** [Comment ID: 1607] - [Link](#)

Suggestion

Agree: 13, Disagree: -1

Disagree, this should be removed. Apartments and Multi-family housing belong within R1 zoned areas as they are residential as well.

#177

Posted by **Debbie** on **10/14/2025** at **3:42pm** [Comment ID: 1979] - [Link](#)

Agree: 1, Disagree: 0

I agree with this proposed change.

#178

Posted by **david day** on **10/16/2025** at **11:46am** [Comment ID: 2050] - [Link](#)

Agree: 3, Disagree: 0

I support multi-family developments and the IDO move to allow them to happen more readily. As an architect intern, urban designer, and residential redeveloper, I see a substantial increase of clients looking for cottage courts, duplexes, triplexes, townhouses, apartments in walkable areas. ABQ has not built these for years - so this is a step in the right direction to allow for democracy of choice for different economic, age, and ability groups.

Reply by **david day** on **10/16/2025** at **11:59am** [Comment ID: 2056] - [Link](#)

Agree: 1, Disagree: 0

Oppose this amendment..we should be encouraging the number of units - esp. multi-family which is somewhat more affordable. we are still 29,000 housing units short of where we need to be.

#179

Posted by **Mark Bailon** on **09/18/2025** at **3:31pm** [Comment ID: 1582] - [Link](#)

Agree: 13, Disagree: 0

Great change for health, gas stations ruin soil and groundwater near them.

#180

Posted by **Jordon McConnell** on **09/27/2025** at **8:47am** [Comment ID: 1627] - [Link](#)

Agree: 13, Disagree: 0

Disagree with this amendment. We should not have arbitrary limits on units per lot/acre. Furthermore, apartments and shared-wall homes are important and should be legal and allowed everywhere. Reconsider this amendment.

#181

Posted by **Chris Campe** on **10/17/2025** at **5:13pm** [Comment ID: 2093] - [Link](#)

Agree: 2, Disagree: 0

Oppose. We desperately need more housing in all forms. Nothing is wrong with mixed density neighborhoods.

#182

Posted by **Jonah** on **10/18/2025** at **7:24pm** [Comment ID: 2104] - [Link](#)

Agree: 0, Disagree: 0

Oppose! We need to stop limiting units of housing in areas of the city that are not dense. Increase the housing supply to decrease housing costs. Increasing the number of units in R-A or R-1 zones will improve neighborhoods!!

#183

Posted by **Tawnya** on **10/09/2025** at **3:53pm** [Comment ID: 1794] - [Link](#)

Suggestion

Agree: 4, Disagree: 0

Please allow for composting toilet options and those available from companies like wasted.earth - We need to rethink how much drinking water we ruin with urine and feces in the face of climate change - This is a time tested method of dealing with human excrement without wasting water and also builds soil - <https://www.archinfo.fi/en/articles/huussi-part-of-finlands-living-cultural-heritage> https://docs.google.com/presentation/d/16d9Z64Bm5yrIDX9Gfz14G9HWQudjX46otfLdeylxbds/edit?usp=drive_link If we can have them at safe outdoor spaces, we should build them at parks (like in Finland) other public places (as in Germany) and at Campgrounds and RV parks in ABQ.

#184

Posted by **Carlos Michelen** on **10/11/2025** at **9:59am** [Comment ID: 1863] - [Link](#)

Agree: 6, Disagree: 0

Strongly oppose! Most of the city is zoned R-1, and this kind of restriction would kneecap any effort to address our housing crisis or allow Albuquerque to grow and adapt organically. It would be especially harmful near centers and corridors, where we need more homes and rapid change. If we're serious about fixing the housing shortage and letting the city grow and adapt naturally, we cannot keep adding artificial caps that distort the market and block progress.

#185

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:02pm** [Comment ID: 1723] - [Link](#)

Agree: 5, Disagree: 0

Less oil and fumes around families sounds great

#186

Posted by **Tyler Richter** on **10/15/2025** at **4:31pm** [Comment ID: 1988] - [Link](#)

Agree: 1, Disagree: 0

Oppose. Reinforces exclusionary zoning practices. Build more houses.

#187

Posted by **Michael Devin** on **10/19/2025** at **7:15pm** [Comment ID: 2205] - [Link](#)

Agree: 0, Disagree: 0

I am against this amendment. The IDO is very restrictive and convoluted as is, why had even more restrictions and red tape?

#188

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:00pm** [Comment ID: 1722] - [Link](#)

Suggestion

Agree: 6, Disagree: 0

Remove. One Item up on this list C-3, 4-3B6d is making townhouses permissible in R1 city wide, why are we saying Multi Family can't be on the other side of an alley from R1 or RA

#189

Posted by **Tyler Richter** on **10/15/2025** at **4:32pm** [Comment ID: 1989] - [Link](#)

Agree: 2, Disagree: 0

Oppose. Build more houses everywhere.

#190

Posted by **Michele Gaidelis** on **10/15/2025** at **6:12pm** [Comment ID: 2011] - [Link](#)

Agree: 2, Disagree: 0

Fuel is so toxic and having these near where people live is just bad. I support banning fueling stations from anywhere near residential or mixed use spaces.

#191

Posted by **Michele Gaidelis** on **10/15/2025** at **6:09pm** [Comment ID: 2010] - [Link](#)

Agree: 3, Disagree: 0

I don't support limiting our housing options. The world is changing, our neighborhoods are changing, and we should be offering more options for housing, not less. Please do not place limits on where we can build.

#192

Posted by **Luis Sutherlin** on **10/09/2025** at **7:17pm** [Comment ID: 1810] - [Link](#)

Agree: 5, Disagree: 0

we should be removing barriers to more dwelling options instead of increasing them. I do NOT support this proposed change.

#193

Posted by **Westin** on **10/19/2025** at **9:30pm** [Comment ID: 2226] - [Link](#)

Agree: 0, Disagree: 0

This is an arbitrary impediment to providing housing. Oppose

#194

Posted by **Brandi Thompson** on **10/11/2025** at **3:50pm** [Comment ID: 1895] - [Link](#)

Agree: 4, Disagree: 0

This amendment should be removed. It adds complexity and uncertainty to project planning, undermines corridor and center redevelopment, and reinforces exclusionary patterns by limiting housing near existing housing. We need more flexibility in housing options, not limits. I oppose.

#195

Posted by **Jane** on **10/10/2025** at **7:18am** [Comment ID: 1832] - [Link](#)

Agree: 0, Disagree: -1

If you regard urban density as a result of a desirable place to live, it makes sense to design for density that respects the scale of the surrounding area. That looks like the intention of this proposal; to integrate density.

#196

Posted by **Brian** on **10/19/2025** at **1:19pm** [Comment ID: 2165] - [Link](#)

Agree: 0, Disagree: 0

I oppose this change; it adds complexity by requiring planners to look not just at the zoning of a property in question but then also to look at any nearby zoning. This will also reduce housing options and potentially limit the intended benefits of gently increasing density in transit corridors.

#197

Posted by **Eleanor Walther** on **10/19/2025** at **12:21pm** [Comment ID: 2145] - [Link](#)

Agree: 0, Disagree: 0

Although I oppose multi-family housing in R-1 zones, this at least makes for gentle infill.

#198

Posted by **Jack Rembe** on **10/17/2025** at **5:25pm** [Comment ID: 2097] - [Link](#)

Agree: 1, Disagree: 0

Strongly oppose.

#199

Posted by **Kenny Myers** on **10/20/2025** at **8:22am** [Comment ID: 2250] - [Link](#)

Agree: 0, Disagree: 0

Opposed. This type of exclusionary zoning is antithetical to the creation of a successful city and makes it exponentially harder to provide creative development in an already challenging environment. Our mandate must be more and better housing.

Mixed density is a key aspect of successful communities and vital to the future of our city.

#200

Posted by **Sara Collins** on **10/13/2025** at **4:28pm** [Comment ID: 1936] - [Link](#)

Agree: 2, Disagree: 0

I do not support this change - we need to be encouraging this kind of development in all zones!

#201

Posted by **Jay** on **10/20/2025** at **8:22am** [Comment ID: 2249] - [Link](#)

Agree: 0, Disagree: 0

Proposed Revision:

I strongly oppose this proposed change to the IDO. It introduces unnecessary constraints and fails to consider several important zoning nuances.

Specifically, I question why M-XM zoning and other classifications that are intended to support higher densities are not included among the proposed exclusions. These areas are exactly where the City has encouraged more compact and sustainable development patterns. Excluding them from flexibility contradicts broader planning objectives.

For example, we have a project on the far Westside, located at Westside Blvd and Golf Course, zoned M-XM. The property backs up to the Black Arroyo, which is also zoned M-XM. Under the proposed change, our 144-unit build-for-rent project would not be allowed, despite being entirely consistent with surrounding development and policy goals. I do not believe this type of development is what the City intends to discourage.

This proposed amendment needs further refinement to avoid unintended consequences that would stifle responsible infill and mixed-use projects.

#202

Posted by **Erin thornton** on **10/20/2025** at **8:39am** [Comment ID: 2256] - [Link](#)

Agree: 0, Disagree: 0

Strongly oppose arbitrary maximums on community friendly housing

#203

Posted by **Westin** on **10/19/2025** at **9:32pm** [Comment ID: 2229] - [Link](#)

Agree: 0, Disagree: 0

Support - make casitas easier. Current regulations make it very difficult to build one.

#204

Posted by **Sal Perdomo** on **10/20/2025** at **8:46am** [Comment ID: 2262] - [Link](#)

Agree: 0, Disagree: 0

Albuquerque is in a housing crisis and undergoing significant sprawl with residents having to live in the far reaches of the City to find affordably priced homes. There is not enough housing within key infill areas of our City. The City should be promoting infill development and growth, such as Titan's property behind Natural Grocers at Wyoming and Montgomery. Not only does this provision directly conflict with the City's goal to incentivize more housing for our residents, but it also directly conflicts with Section 9: Housing of the City's Comprehensive Plan, which generally states that the supply and density of housing should be increased. This change should not be approved.

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
26	190	204	4-3(D)(40)(b) 1.	Nicotine Retail Revise text as follows: "This use is prohibited on a lot within 1,000 feet in any direction of a lot containing any other prior nicotine retail use."	Clarifies that the separation is to be measured lot to lot, consistent with other distance separations.	Staff	
27	193	219	4-3(E)	Industrial Uses / Waste and Recycling Composting Facility, Large [new] Add a new subsection with use-specific standards for Composting Facility, Large. See Redline Exhibit for proposed amendment.	Regulates community composting and commercial composting. Defined to exclude backyard composting by 1 household. Requested by the Office of Sustainability. See related changes for Composting Facility, Small/Medium; use-specific standards in 4-3; and definitions in 7-1.	Staff	Compost
C-4	212	226	4-3(F)(6)(a)	Dwelling Unit, Accessory - Attached and Detached Revises to allow both attached and detached casitas. See proposed amendment for Form - D.	Allows accessory dwelling units attached to the primary structure, also creating a way to distinguish ADUs and duplexes.	Staff	Housing
28	212	226	4-3(F)(6)(a)	Dwelling Unit, Accessory - Size Limit Revise text as follows: "Where this use is allowed, only 1 accessory dwelling unit is allowed per lot and is limited to a building footprint of 750 square feet of gross floor area. A garage attached to the accessory dwelling unit shall not count toward this size limit."	Allows more square footage for casitas with lofts or 2-story casitas constructed where the main house is 1-story.	Staff	Housing
29	212	227	4-3(F)(6)(c)	Dwelling Unit, Accessory - Height Limit Revise text as follows: "The maximum building height of an accessory dwelling unit shall be 18 feet or as tall as the primary structure on the property, whichever is greater. An accessory dwelling unit constructed over a detached garage is limited by the maximum building height of the zone district."	Allows casitas taller than a single-story house (with a maximum height of 18 feet) to remove barrier to accessory dwelling unit construction. Allows a casita to be constructed on a detached garage (with a maximum height set by the zone district).	Staff	Housing

#205

Posted by **Eleanor** on **10/19/2025** at **7:09pm** [Comment ID: 2202] - [Link](#)

Agree: 0, Disagree: 0

I oppose allowing additional square footage. The intent for the ADU was to have a small structure. Allowing an additional story increases the size to 1500 square feet. This could allow ADUs to be larger than the primary dwelling. The ADU only has to be 5 feet from the rear or side property line. Two-stories will infringe on neighboring properties privacy.

#206

Posted by **david day** on **10/16/2025** at **11:47am** [Comment ID: 2051] - [Link](#)

Agree: 2, Disagree: 0

I support IDO moves to ease development for ADU's. As an architect intern, urban designer, and residential redeveloper, I see a substantial increase of clients looking for casitas (adu's, cottage courts, duplexes, triplexes, townhouses in walkable areas. ABQ has not built these for years - so this is a step in the right direction to allow for democracy of choice for different economic, age, and ability groups.

#207

Posted by **Yasmin Khan, Land use rep, Barelás Neighborhood Assoc.** on **10/19/2025** at **12:08pm** [Comment ID: 2133] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

Support. Lessening the red tape for casitas will help homeowners fill the housing gap, plan for multigenerational housing, and better use their lots.

#208

Posted by **Tyler Richter** on **10/15/2025** at **4:34pm** [Comment ID: 1991] - [Link](#)

Agree: 1, Disagree: 0

Support. Build more types and for everyone.

#209

Posted by **Aaron Hill** on **09/24/2025** at **3:44pm** [Comment ID: 1616] - [Link](#)

Agree: 1, Disagree: 0

As a resident, I completely support this. I hope to someday build a casita to enable my parents to live with my partner and I so we can help care for them, and this change would make it far more viable to create a casita that suits their needs. I imagine many other families are in a similar position.

#210

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **1:27pm** [Comment ID: 1576] - [Link](#)

Suggestion

Agree: 0, Disagree: -17

C-4 - No changes. This recommendation needs to have buy in by all residential owners. Extensive discussion needs to happen in the neighborhoods.

#211

Posted by **Tawnya** on **10/09/2025** at **3:56pm** [Comment ID: 1796] - [Link](#)

Suggestion

Agree: 2, Disagree: 0

I think this should be modified depending on the lot. For example, I have a duplex with 2 distinct back yards which could both house an AUD. But I believe this limits me to only one AUD since it's on one lot. We need more small, affordable housing options.

#212

Posted by **Tawnya** on **10/09/2025** at **1:20pm** [Comment ID: 1760] - [Link](#)

Agree: 0, Disagree: 0

Love this

#213

Posted by **Westin** on **10/19/2025** at **9:34pm** [Comment ID: 2232] - [Link](#)

Agree: 0, Disagree: 0

Putting the large composting facility in Waste and Recycling, when small and medium are in Agriculture and Animal-Related, is inconsistent. This has the effect of making a large composting facility basically impossible to entitle

in the city limits, since the allowable zone districts for this use completely overlap with the Railroad and Spur Small Area, therefore requiring a Cumulative Impact Study, Traffic Study, and multiple public hearings. These burdens and delays, and the exposure to NIMBYs, will make it basically impossible to introduce a large composting facility. Composting at scale is the most effective and impactful way to meet our environmental goals.

#214

Posted by **Tyler Richter** on **10/15/2025** at **4:33pm** [Comment ID: 1990] - [Link](#)

Agree: 1, Disagree: 0

Support. Build more houses for all age levels and incomes.

#215

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **1:26pm** [Comment ID: 1575] - [Link](#)

Suggestion

Agree: 1, Disagree: -16

29 - No changes. Take it off. Residential owners need to understand this change and what entails. There is no buy in by residents. This is only for investors, developers and their friends.

Reply by **Tawnya** on **10/09/2025** at **3:58pm** [Comment ID: 1797] - [Link](#)

Suggestion

Agree: 9, Disagree: -1

As a homeowner and resident with a casita, I disagree. Increasing AUD's provides more affordable housing access across the city. Please lower the requirements for AUDs to allow for 75 and 120 sq ft tiny home style units with shared or outdoor showers and composting toilets.

Reply by **Chris Campe** on **10/17/2025** at **5:18pm** [Comment ID: 2094] - [Link](#)

Agree: 4, Disagree: 0

Residents, represented by their elected officials, should have the say, not "residential owners." Imagine if only property owners could vote or participate in civil society. I own a single family home but my neighbors who live in apartments should not have less of a voice in what their communities look like.

Reply by **Jordon McConnell** on **10/17/2025** at **5:21pm** [Comment ID: 2095] - [Link](#)

Agree: 0, Disagree: 0

Someone developed your house. We just want someone to develop ours.

#216

Posted by **Aaron Hill** on **09/24/2025** at **3:42pm** [Comment ID: 1615] - [Link](#)

Agree: 2, Disagree: 0

This is a vital change, and I support it.

#217

Posted by **Eleanor** on **10/19/2025** at **7:20pm** [Comment ID: 2206] - [Link](#)

Agree: 0, Disagree: 0

I oppose allowing ADUs to be as tall as the primary structure. More than one story 5 feet from the property line infringes on the privacy of neighboring properties. Primary structures can be built into a slope which would allow ADUs to be nearly three stories high which would allow a three story ADU if the amendment that allows only the footprint of building to be counted in the maximum square footage for the ADU. ADUs are meant to be small.

#218

Posted by **david day** on **10/16/2025** at **11:49am** [Comment ID: 2052] - [Link](#)

Agree: 1, Disagree: 0

I support this whole-heartedly. gentle density increases allow more democratic choice in housing, add population that makes mass transit and small retail more plentiful and attractive.

#219

Posted by **Tawnya** on **10/09/2025** at **3:54pm** [Comment ID: 1795] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Can there be a spacing requirement for Nicotine from Cannabis?

#220

Posted by **david day** on **10/16/2025** at **11:50am** [Comment ID: 2053] - [Link](#)

Agree: 2, Disagree: 0

I support this! also allows for a mezzanine with the unit if designed correctly.

#221

Posted by **Tawnya** on **10/09/2025** at **2:01pm** [Comment ID: 1762] - [Link](#)

Suggestion

Agree: 3, Disagree: 0

Would be great to see the minimum size reduced. There are great tiny home expamples at 75-120sq ft which either share showers with a primary unit, or have outdoor showers and composting toilets. The cost of constructing a larger unit likely prohibits many from getting an AUD.

#222

Posted by **Mark Bailon** on **09/18/2025** at **3:32pm** [Comment ID: 1583] - [Link](#)

Agree: 16, Disagree: 0

Casitas are cool and the amendment is well-thought out in per-empting issues with conflicting definitions of duplex and attached casitas. Keep.

#223

Posted by **Jordon McConnell** on **09/27/2025** at **8:51am** [Comment ID: 1629] - [Link](#)

Agree: 5, Disagree: 0

Love this, great change. Would recommend adding "One casita is allowed as well as one attached ADU." This would be in-line with current national best practices with ADU.

#224

Posted by **Jonah** on **10/18/2025** at **7:31pm** [Comment ID: 2106] - [Link](#)

Agree: 1, Disagree: 0

Support. This is an easy change that allows casitas to be a flexible option for properties around the city. Allowing owners more freedom to modify their property as they want will increase the supply of housing in the city.

#225

Posted by **Jordon McConnell** on **09/27/2025** at **8:49am** [Comment ID: 1628] - [Link](#)

Agree: 6, Disagree: 0

Vital need and amendment. Homeowners should be allowed to have both a casita and an attached ADU. Thank you for

including this.

#226

Posted by **Steve Miller** on **10/14/2025** at **11:27am** [Comment ID: 1961] - [Link](#)

Agree: 1, Disagree: 0

Casita size limit: Yes. Allowing larger ones can add versatility for a great housing type. I've only heard good things from people who have lived in ADU's, so it makes sense that having larger ones, where children could grow up, could foster community and safety. I'm also foggy as to the physical difference between attached ADU's and duplexes, but I'm in favor of opening up the options for homeowners!

#227

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:14pm** [Comment ID: 1727] - [Link](#)

Agree: 2, Disagree: 0

More flexibility for ADUs will make the option easier for more households, support!

#228

Posted by **Aaron Hill** on **09/24/2025** at **3:46pm** [Comment ID: 1617] - [Link](#)

Agree: 1, Disagree: 0

See my above comment in support. I believe altering this height limit is a good balance between the needs for creating new forms of housing in existing neighborhoods, and preserving the road-facing character of the neighborhood.

#229

Posted by **Michele Gaidelis** on **10/15/2025** at **6:13pm** [Comment ID: 2012] - [Link](#)

Agree: 3, Disagree: 0

Yes! I support ADUs wherever we can put them. Make it easy for homeowners to add these to their lots.

#230

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:08pm** [Comment ID: 1725] - [Link](#)

Agree: 7, Disagree: 0

Common sense to make ADUs accessible to more households and not punish them for the shape/style of their home.

Support!

#231

Posted by **Tyler Richter** on **10/15/2025** at **4:35pm** [Comment ID: 1992] - [Link](#)

Agree: 0, Disagree: 0

Support. Build all types on all lots for everyone.

#232

Posted by **Brandi Thompson** on **10/11/2025** at **3:53pm** [Comment ID: 1897] - [Link](#)

Agree: 3, Disagree: 0

Yes! Let's allow homeowners to have flexibility in what they need, and to be able to use their property to support their living needs. This is also a super low-impact way to add to housing stock in the city and not change neighborhood character. Keep!

#233

Posted by **Yasmin Khan, Land use rep, Barelvas Neighborhood Assoc.** on **10/19/2025** at **12:17pm** [Comment ID: 2139] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

Support. The height limit places an undue burden of having to go through the long variance process. Eliminate this burden, allow people to make ADU's with less restrictions.

#234

Posted by **Mark Bailon** on **09/18/2025** at **3:33pm** [Comment ID: 1584] - [Link](#)

Agree: 13, Disagree: 0

Allows for casitas that don't look like shacks. Good change, keep.

#235

Posted by **Luis Sutherlin** on **10/09/2025** at **7:30pm** [Comment ID: 1812] - [Link](#)

Agree: 5, Disagree: 0

I'm glad to see this proposal and fully support it. An attached garage would be great for people living in ADUs to store

items such as bikes, micro mobility, and provide a workspace for messy hobbies and work. I also like the idea of a 2 story ADU! bring more neighbors to the neighborhood!

#236

Posted by **Michele Gaidelis** on **10/15/2025** at **6:17pm** [Comment ID: 2014] - [Link](#)

Agree: 1, Disagree: 0

A property owner should be able to build what they want on their property. If they want an ADU that is larger/taller than the main house, then let them build that.

#237

Posted by **Michael Devin** on **10/19/2025** at **7:27pm** [Comment ID: 2209] - [Link](#)

Agree: 0, Disagree: 0

Support. This effectively allows ADUs to move from "studio" to "1-bed apartment" territory with virtually no downside, which makes a huge difference for those seeking a home who have a partner, pets, or just want a little more space than a studio.

#238

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:06pm** [Comment ID: 1724] - [Link](#)

Agree: 5, Disagree: 0

This is a great change, not every piece of property can physically work with attached ADU or stand alone casita - don't limit my parent's ability to age in place because of the shape of my house

#239

Posted by **Brandon Caudle** on **10/02/2025** at **10:07am** [Comment ID: 1697] - [Link](#)

Agree: 7, Disagree: 0

Another common sense, low-impact way to allow people the freedom of housing, while maintaining the character of our neighborhoods. Yes to this change!

#240

Posted by **Jordon McConnell** on **09/27/2025** at **8:51am** [Comment ID: 1630] - [Link](#)

Agree: 7, Disagree: 0

Like this, great change. Would recommend revising height limits city-wide. Our current height limits are far too low. Great change though.

Reply by **Tawnya** on **10/09/2025** at **4:00pm** [Comment ID: 1798] - [Link](#)

Agree: 1, Disagree: 0

Agree!

#241

Posted by **Luis Sutherlin** on **10/09/2025** at **7:33pm** [Comment ID: 1813] - [Link](#)

Agree: 1, Disagree: 0

This is the sort of flexibility we need so people considering building an ADU can have less barriers. More homes, more neighbors = more better. this is great!

#242

Posted by **Sara Collins** on **10/13/2025** at **4:31pm** [Comment ID: 1938] - [Link](#)

Agree: 3, Disagree: 0

Yes yes yes! Great change to focus on the footprint of an ADU and open up the possibility for a second story.

#243

Posted by **Sara Collins** on **10/13/2025** at **4:29pm** [Comment ID: 1937] - [Link](#)

Agree: 3, Disagree: 0

ADUs are a core part of our city and I love this expanded definition. I support this!

#244

Posted by **Brandon Caudle** on **10/02/2025** at **10:05am** [Comment ID: 1696] - [Link](#)

Agree: 9, Disagree: -1

ADUs, both attached and detached are another proven way to allow multi-generational households to care for our seniors, so they may age in place with grace. They allow families to stay together and continue one of our key components of the fabric of society, they allow our families the freedom to have a roof over their head while staying close to, and caring for our loved ones.

#245

Posted by **Michele Gaidelis** on **10/15/2025** at **6:15pm** [Comment ID: 2013] - [Link](#)

Agree: 3, Disagree: 0

Stop putting limits on what people can build on their own property. If someone wants a few ADUs that are larger than the main house, let them build that. I don't support size limits.

#246

Posted by **Brandi Thompson** on **10/11/2025** at **3:59pm** [Comment ID: 1900] - [Link](#)

Agree: 1, Disagree: 0

This is a great amendment, allowing for more flexibility, freedom, and adaptability (especially on sloped lots). Also allows for space-efficient infill. These modest height differences provide gentle diversity in homes, and is reasonable. Keep.

#247

Posted by **Brian** on **10/19/2025** at **1:22pm** [Comment ID: 2167] - [Link](#)

Agree: 0, Disagree: 0

I support this change, as it allows for multi-story designs, more flexible layouts, and a diversity of housing options. This allows people to build the structure that makes sense for their property and neighborhood.

#248

Posted by **Brandon Caudle** on **10/02/2025** at **10:09am** [Comment ID: 1698] - [Link](#)

Agree: 5, Disagree: 0

Another common sense, low-impact change that will allow our families to take care of each other while preserving the uniqueness of our neighborhoods and keep our freedom. Thank you, this is a good change that should be opened up across the city and area.

#249

Posted by **Carlos Michelen** on **10/11/2025** at **12:22pm** [Comment ID: 1864] - [Link](#)

Agree: 4, Disagree: 0

Support! Casitas are a great way to create intergenerational households, keep families together, and add a little more

housing in a way that fits seamlessly into existing neighborhoods.

#250

Posted by **Brandi Thompson** on **10/11/2025** at **3:56pm** [Comment ID: 1898] - [Link](#)

Agree: 4, Disagree: 0

This is great, it allows for more creativity and flexibility in casita design, possibly reducing the cost of construction and increasing the number in our community, which is important to provide the housing we need. It also gives property owners more freedom to do what they want on their land, which I support (within reason, of course, and this amendment is reasonable).

#251

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **1:25pm** [Comment ID: 1573] - [Link](#)

Suggestion

Agree: 0, Disagree: -17

29 - the unit should not be taller than the single family dwelling. Take it off. These changes needs to be discussed extensively with R-1 residential owners and should have buy in by the residents.

Reply by **Bryan Dombrowski** on **10/03/2025** at **7:13pm** [Comment ID: 1726] - [Link](#)

Agree: 5, Disagree: 0

But how is an 18 foot ADU next to a single story home any different than a 20 foot home next to a single story home?

Reply by **Brandi Thompson** on **10/11/2025** at **3:58pm** [Comment ID: 1899] - [Link](#)

Agree: 3, Disagree: 0

As a property owners, my neighbors should not get to decide what I do with my personal property. I should (within the law) be able to do what I want.

Reply by **Chris Campe** on **10/17/2025** at **4:23pm** [Comment ID: 2089] - [Link](#)

Agree: 3, Disagree: 0

"Buy-in by residents" is code for approval by representatives of entrenched NIMBY homeowners. There are better and more broadly representative ways to conduct local democracy.

#252

Posted by **Luis Sutherlin** on **10/09/2025** at **7:23pm** [Comment ID: 1811] - [Link](#)

Agree: 4, Disagree: 0

I support both attached and detached ADUs!! what a good way to bring more homes to the city and what a great way to have family and friends live close by. Age in place? Yes please! and an ADU allows for just that. Good proposal!

#253

Posted by **Carlos Michelen** on **10/11/2025** at **12:28pm** [Comment ID: 1866] - [Link](#)

Agree: 2, Disagree: 0

Support! Every lot and every family's situation is different, so the code should allow for flexibility rather than rigid rules. Allowing casitas to match or slightly exceed the main home's height makes sense. It preserves space, adapts to unique site conditions, and respects property rights. The IDO should err on the side of flexibility and trust homeowners over overly prescriptive government mandates.

#254

Posted by **Jonah** on **10/18/2025** at **7:28pm** [Comment ID: 2105] - [Link](#)

Agree: 0, Disagree: 0

Support. This is an easy change that allows for more housing options to be built in the city. Make it easier for owners to build casitas that fit their property.

#255

Posted by **Yasmin Khan, Land use rep, Barelás Neighborhood Assoc.** on **10/19/2025** at **12:16pm** [Comment ID: 2138] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

Support. Less red tape on ADU's will improve housing. We need more quality ADU housing throughout Barelás and Albuquerque.

#256

Posted by **Carlos Michelen** on **10/11/2025** at **12:26pm** [Comment ID: 1865] - [Link](#)

Agree: 5, Disagree: 0

Good step! In general, the IDO should be less prescriptive and more flexible. Expanding the footprint for casitas gives homeowners more freedom to design homes that actually meet their needs. It's a sensible way to support property

rights.

#257

Posted by **Michael Devin** on **10/19/2025** at **7:23pm** [Comment ID: 2207] - [Link](#)

Agree: 0, Disagree: 0

Support. Allowing attached ADUs is an excellent method to add housing with virtually no downside risk.

#258

Posted by **Sara Collins** on **10/13/2025** at **4:32pm** [Comment ID: 1939] - [Link](#)

Agree: 1, Disagree: 0

I absolutely support this change! Each lot is different and it makes sense that sometimes the ADU height would exceed the height of the primary dwelling depending on lot shape/size/orientation. This is common sense!

#259

Posted by **Michael Devin** on **10/19/2025** at **7:30pm** [Comment ID: 2210] - [Link](#)

Agree: 0, Disagree: 0

Strongly support. If primary homes in a particular zone can be 18 feet tall, why should a casita *not* be allowed to also be that tall?

#260

Posted by **Brian** on **10/19/2025** at **1:20pm** [Comment ID: 2166] - [Link](#)

Agree: 2, Disagree: 0

I support this change. By including both attached and detached forms of ADUs, this can give more property owners the ability to add housing (potentially for family members) in a way that makes sense for their existing structure and property layout

#261

Posted by **Brian** on **10/19/2025** at **1:23pm** [Comment ID: 2168] - [Link](#)

Agree: 0, Disagree: 0

I support this change. Allowing casitas to build to the height of the existing home allows for more flexible building and

layout options while not drastically blocking views or changing neighborhood characters beyond what already exists

#262

Posted by **Erin thornton** on **10/20/2025** at **8:27am** [Comment ID: 2251] - [Link](#)

Agree: 0, Disagree: 0

Yes! Make more possibilities available for building casitas!

#263

Posted by **Westin** on **10/19/2025** at **9:32pm** [Comment ID: 2227] - [Link](#)

Agree: 0, Disagree: 0

Support - make casitas easier. Current regulations make it very difficult to build one.

#264

Posted by **Jane** on **10/01/2025** at **3:32pm** [Comment ID: 1694] - [Link](#)

Agree: 1, Disagree: -1

What Use Specific Standards govern an "attached ADU" that do not apply to a duplex?

#265

Posted by **Westin** on **10/19/2025** at **9:32pm** [Comment ID: 2231] - [Link](#)

Agree: 0, Disagree: 0

Support - make casitas easier. Current regulations make it very difficult to build one.

#266

Posted by **Westin** on **10/19/2025** at **9:32pm** [Comment ID: 2230] - [Link](#)

Agree: 0, Disagree: 0

Support - make casitas easier. Current regulations make it very difficult to build one.

#267

Posted by **Erin thornton** on **10/20/2025** at **8:33am** [Comment ID: 2253] - [Link](#)

Agree: 0, Disagree: 0

Great change, will allow for more flexibility in building casitas!

#268

Posted by **Erin thornton** on **10/20/2025** at **8:29am** [Comment ID: 2252] - [Link](#)

Agree: 0, Disagree: 0

Support! Casitas are an obvious step towards making housing where people want to live more attainable

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
98	217	231	4-3(F)(15)(b)	Outdoor Dining Area Revise as follows: The use shall not include any open flames or other safety or health hazards, with the exception of tabletop candles.	The updated regulation will now allow fire pits and other similar features allowed under the Fire Code, which are currently prohibited by IDO for outdoor dining areas.	Public	
M-1	221	236	4-3(G)(9)	Safe Outdoor Spaces Allow ongoing extensions of the temporary use after an inspection for compliance with use-specific standards. Increase the threshold for spaces and occupants before a distance separation is required from another SOS. Remove permanent plumbing requirements. Remove cost-prohibitive operation and management plan requirements and create 2 tiers of requirements for fewer than 20 spaces and 20+ spaces. See proposed Mayor Amendment - SOS.	Removes cost-prohibitive requirements for Safe Outdoor Spaces and allows an SOS to serve more people before a distance separation is required. See competing proposal from Councilor Rogers. The Mayor amendment highlights in blue the changes that are different from Councilor Rogers - C - SOS.	Mayor	SOS
C-5	221	236	4-3(G)(9)	Safe Outdoor Spaces Allow ongoing extensions of the temporary use after an inspection for compliance with use-specific standards. Remove permanent plumbing requirements. Remove cost-prohibitive operations and management plan requirements and create 2 tiers of requirements for fewer than 20 spaces and 20+ spaces. See Council Amendment Rogers - C - SOS.	Removes cost-prohibitive requirements for Safe Outdoor Spaces.	Council	SOS
C-6	222	236	4-3(G)(9)(e)	Safe Outdoor Spaces Revise text as follows: "Toilets, hand washing stations, and showers shall be provided as follows. 1. Plumbed hand washing stations and water-flush or composting toilets shall be provided within 2 years of the City approval of a safe outdoor space. a. One (1) water-flush or composting toilet shall be provided for every 8 designated spaces. b. One (1) hand washing station shall be provided for every 10 designated spaces." See proposed Council Amendment Fiebelkorn - G.	Removes requirement for permanent plumbing on temporary spaces. Allows portable showers and handwashing stations.	Council	SOS

#269

Posted by **Tawnya** on **10/09/2025** at **1:32pm** [Comment ID: 1761] - [Link](#)

Agree: 1, Disagree: -1

Such an important change. Composting toilets are economical, sanitary, & climate friendly.

Reply by **Tawnya** on **10/09/2025** at **4:03pm** [Comment ID: 1801] - [Link](#)

Agree: 1, Disagree: 0

Agree, remove plumbing requirements. A foot pump sink, outdoor shower, and a WHO recognized dry container based composting toilet is a respectable, environmentally friendly, climate ready way to improve sanitation access without wasting water and money
https://docs.google.com/presentation/d/16d9Z64Bm5yrIDX9Gfz14G9HWQudjX46otfLdeylxbds/edit?usp=drive_link

#270

Posted by **Tawnya** on **10/09/2025** at **4:02pm** [Comment ID: 1799] - [Link](#)

Suggestion

Agree: 4, Disagree: 0

Agree, remove plumbing requirements. A foot pump sink, outdoor shower, and a WHO recognized dry container based composting toilet is a respectable, environmentally friendly, climate ready way to improve sanitation access without wasting water and money
https://docs.google.com/presentation/d/16d9Z64Bm5yrIDX9Gfz14G9HWQudjX46otfLdeylxbds/edit?usp=drive_link

#271

Posted by **Tawnya** on **10/09/2025** at **4:02pm** [Comment ID: 1800] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Agree, remove plumbing requirements. A foot pump sink, outdoor shower, and a WHO recognized dry container based composting toilet is a respectable, environmentally friendly, climate ready way to improve sanitation access without wasting water and money
https://docs.google.com/presentation/d/16d9Z64Bm5yrIDX9Gfz14G9HWQudjX46otfLdeylxbds/edit?usp=drive_link

#272

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:16pm** [Comment ID: 1728] - [Link](#)

Agree: 8, Disagree: 0

With weather as wonderful as ours is we should encourage more outdoor dining

#273

Posted by **Adam Sparks** on **10/09/2025** at **3:18pm** [Comment ID: 1779] - [Link](#)

Suggestion

Agree: 2, Disagree: 0

Composting toilets are a phenomenal idea! Within 2 years must apply to a plumbed toilet. Can we reduce the time expected?

#274

Posted by **Jordon McConnell** on **09/27/2025** at **8:53am** [Comment ID: 1632] - [Link](#)

Agree: 3, Disagree: -1

Good change.

#275

Posted by **Jordon McConnell** on **10/10/2025** at **7:10am** [Comment ID: 1831] - [Link](#)

Agree: 1, Disagree: 0

Echoing others, these are great proposals to help make Safe Outdoor Spaces more accessible. As we pass the other amendments making homes easier to build, we will still need to shelter and support our neighbors that need help in the meantime. Please pass this and let's support the other amendments supporting homebuilding so our neighbors staying in outdoor spaces will have a place to move permanently. Thank you for considering the burdensome barriers to helping people and working to make it easier to do the right thing!

#276

Posted by **Danielle G.** on **10/10/2025** at **4:00pm** [Comment ID: 1852] - [Link](#)

Agree: 1, Disagree: 0

Support. Make safe outdoors spaces more accessible!

#277

Posted by **Danielle G.** on **10/10/2025** at **3:59pm** [Comment ID: 1851] - [Link](#)

Agree: 1, Disagree: 0

Support. Make safe outdoors space more accessible!

#278

Posted by **Tyler Richter** on **10/15/2025** at **4:36pm** [Comment ID: 1994] - [Link](#)

Agree: 1, Disagree: 0

Support

#279

Posted by **Jordon McConnell** on **09/27/2025** at **8:53am** [Comment ID: 1633] - [Link](#)

Agree: 3, Disagree: -1

Good change.

#280

Posted by **Tyler Richter** on **10/15/2025** at **4:36pm** [Comment ID: 1993] - [Link](#)

Agree: 0, Disagree: 0

Support need to actually start implementing these spaces.

#281

Posted by **Eleanor Walther** on **10/19/2025** at **2:45pm** [Comment ID: 2188] - [Link](#)

Agree: 0, Disagree: 0

There are three competing SOS amendments. I support the proposal to remove the requirement for permanent plumbing. But I don't think that Albuquerque residents are ready for less onsite management. I also support ongoing extensions following inspections if the property has not become a problem for nearby properties.

#282

Posted by **Mark Bailon** on **09/18/2025** at **3:35pm** [Comment ID: 1585] - [Link](#)

Suggestion

Agree: 12, Disagree: 0

Item M-1, C-5, and C-6 are all great and address the core issues getting in the way of Safe Outdoor Spaces. Keep the best out of the three based on what makes it easiest to do.

#283

Posted by **Eleanor Walther** on **10/19/2025** at **2:45pm** [Comment ID: 2189] - [Link](#)

Agree: 0, Disagree: -1

There are three competing SOS amendments. I support the proposal to remove the requirement for permanent plumbing. But I don't think that Albuquerque residents are ready for less onsite management. I also support ongoing extensions following inspections if the property has not become a problem for nearby properties.

#284

Posted by **Jordon McConnell** on **09/27/2025** at **8:52am** [Comment ID: 1631] - [Link](#)

Agree: 8, Disagree: 0

Love this. We should be making innovative businesses and restaurants easy to run. Outdoor amenities are vital. Thank you for considering this.

#285

Posted by **Michele Gaidelis** on **10/15/2025** at **6:19pm** [Comment ID: 2016] - [Link](#)

Agree: 1, Disagree: 0

Yes, please reduce the requirements for Safe Outdoor Spaces. We need more of these.

#286

Posted by **Chris Campe** on **10/17/2025** at **5:22pm** [Comment ID: 2096] - [Link](#)

Agree: 2, Disagree: 0

Albuquerque has such great weather and views for outdoor dining areas. 100% keep.

#287

Posted by **Carlos Michelen** on **10/11/2025** at **12:50pm** [Comment ID: 1867] - [Link](#)

Agree: 2, Disagree: 0

I support these changes (M-1, C-5, C-6). We have thousands of people living on the streets, without shelter or sanitation. That's inhumane. It also affects everyone else: no one wants to see people suffering or walk past human waste on sidewalks. Small, well-managed Safe Outdoor Spaces and shelters spread throughout, and integrated into, the city are the right approach. They let us respond with dignity, safety, and compassion, rather than concentrating hundreds of beds in massive facilities on the city's edge. We need to make it easier to build these spaces and help people move off the streets. Temporary housing like this is the lowest rung on the housing ladder, and right now, it's missing entirely.

#288

Posted by **Brandi Thompson** on **10/11/2025** at **4:04pm** [Comment ID: 1904] - [Link](#)

Agree: 1, Disagree: 0

M-1, C-5 and C-6 all are great, I would keep which ever is easiest to implement. Safe outdoor spaces have been proven to be effective in other cities and provide a critical step in the process of finding stable housing. They also make the community safer for ALL residents, and are very common sense solutions (and also cost effective). Keep.

#289

Posted by **Michele Gaidelis** on **10/15/2025** at **6:20pm** [Comment ID: 2017] - [Link](#)

Agree: 0, Disagree: 0

Anything that can be done to reduce the barriers to building more of these is good for Albuquerque. I'm okay with these changes.

#290

Posted by **Brandi Thompson** on **10/11/2025** at **4:01pm** [Comment ID: 1901] - [Link](#)

Agree: 5, Disagree: 0

Yes! I love a patio dinner! Thank you, this allows for more diversity of options for people and our community.

#291

Posted by **Michele Gaidelis** on **10/15/2025** at **6:18pm** [Comment ID: 2015] - [Link](#)

Agree: 1, Disagree: 0

There are ways to allow Safe Outdoor Spaces without putting undue cost on the organization/person trying to help. I

agree with reducing the regulations around SOSs.

#292

Posted by **Brandon Caudle** on **10/02/2025** at **3:31pm** [Comment ID: 1706] - [Link](#)

Agree: 3, Disagree: 0

I agree with the other comment on this one, there are multiple proposed changes, all in the right direction to help our fellow residents. Compare them and choose the best one.

#293

Posted by **Brandon Caudle** on **10/02/2025** at **3:32pm** [Comment ID: 1707] - [Link](#)

Agree: 0, Disagree: 0

see my comment on M-1, compare and keep best of the 3 proposals

#294

Posted by **Brandon Caudle** on **10/02/2025** at **3:32pm** [Comment ID: 1708] - [Link](#)

Agree: 0, Disagree: 0

see my comment on M-1, compare and keep best of the 3 proposals

#295

Posted by **Brandon Caudle** on **10/02/2025** at **3:30pm** [Comment ID: 1705] - [Link](#)

Agree: 6, Disagree: 0

Another positive change to allow common sense, safe amenities for outdoor dining areas!

#296

Posted by **Yasmin Khan, Land use rep, Barelax Neighborhood Assoc.** on **10/19/2025** at **12:17pm** [Comment ID: 2140] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

Support. Safe spaces in ALL quadrants of the city, not only the SW and SE areas.

#297

Posted by **Luis Sutherlin** on **10/09/2025** at **7:38pm** [Comment ID: 1814] - [Link](#)

Agree: 2, Disagree: 0

this seems pragmatic. let's have more safe places for people to stay. This will help.

#298

Posted by **Jonah** on **10/18/2025** at **7:32pm** [Comment ID: 2107] - [Link](#)

Agree: 2, Disagree: 0

Support. Making outdoor dining spaces more inviting will increase the walkability and sense of community of the city.

#299

Posted by **Tyler Richter** on **10/15/2025** at **4:37pm** [Comment ID: 1995] - [Link](#)

Agree: 0, Disagree: 0

Support. Need to implement the community driven solutions as part of the wider effort

#300

Posted by **Danielle G.** on **10/10/2025** at **3:58pm** [Comment ID: 1850] - [Link](#)

Agree: 3, Disagree: 0

Support. We need more safe outdoor spaces, especially as part of the continuum of housing options as people are transitioning from street living to stable housing.

#301

Posted by **Eleanor Walther** on **10/19/2025** at **2:45pm** [Comment ID: 2187] - [Link](#)

Agree: 0, Disagree: 0

There are three competing SOS amendments. I support the proposal to remove the requirement for permanent plumbing. But I don't think that Albuquerque residents are ready for less onsite management. I also support ongoing extensions following inspections if the property has not become a problem for nearby properties.

#302

Posted by **Sara Collins** on **10/13/2025** at **4:34pm** [Comment ID: 1940] - [Link](#)

Agree: 1, Disagree: 0

I support M1, C5, and C6 as a comprehensive adjustment to our current safe outdoor spaces approach. This expansion and loosening of restrictions still provides very good oversight while expanding options we have available to us to utilize safe outdoor spaces.

#303

Posted by **Erin thornton** on **10/20/2025** at **8:35am** [Comment ID: 2254] - [Link](#)

Agree: 0, Disagree: 0

Reasonable update thank you!

#304

Posted by **Janet** on **10/10/2025** at **8:22am** [Comment ID: 1836] - [Link](#)

Agree: 3, Disagree: 0

Support the removal of permanent plumbing requirements. A WHO recognized dry container composting toilet is a respectable, environmentally friendly, affordable and sustainable option along with washing station/shower methods.

#305

Posted by **Erin thornton** on **10/20/2025** at **8:38am** [Comment ID: 2255] - [Link](#)

Agree: 0, Disagree: 0

I support all changes for empowering communities to help themselves and their neighbors. SOS is a next smallest step improvement to helping folks find safer places to sleep.

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
C-6	222	236	4-3(G)(9)(e)	Safe Outdoor Spaces [cont'd] Delete Subsection 2 and renumber subsequent subsections accordingly. 2. Prior to the installation of plumbed handwashing stations and water flush or composting toilets, portable toilets and hand washing stations may be provided to meet this requirement. a. Portable toilets and hand washing stations shall be provided at a ratio of 1 each per 8 designated spaces. b. Portable toilets and hand washing stations shall be serviced at regular intervals. See proposed Council Amendment Fiebelkorn - G.	See above.	Council	SOS
C-6	222	236	4-3(G)(9)(e)	Safe Outdoor Spaces [cont'd] Revise text as follows: 3. Toilets and hand washing stations shall not be located more than 300 feet in any direction of any designated space. 4. One (1) shower shall be provided for every 10 designated spaces. a. Portable showers may be provided to meet this requirement. b. Showers are not required to be plumbed within 2 years of the City approval of the safe outdoor space. See proposed Council amendment Fiebelkorn - G.	See above.	Council	SOS
30	Multiple	Multiple	4	Dwelling, Single-family in MX-T In Table 4-2-1, remove P from MX-T. In Table 4-2-1, remove P from Cluster Development and Cottage Development. In use-specific standards for cottage development [4-3(B)(4)], revise language to remove reference to MX-T.	Prohibits single-family homes in MX-T. The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. New detached single family does not support this transition. Removes cluster and cottage developments, since multiple units are allowed in MX-T. Existing single-family homes in MX-T would become nonconforming meaning they can continue to be used as single-family but would have limits on alterations. If the building is not used as single-family for 2 years, then the single-family use would no longer be allowed. The building could be used for any other allowable use in MX-T.	Staff	Housing

#306

Posted by **Eleanor** on **10/19/2025** at **4:30pm** [Comment ID: 2194] - [Link](#)

Agree: 0, Disagree: 0

I oppose this amendment. These housing types should be allowed in transitional zoning.

#307

Posted by **Mark Bailon** on **09/18/2025** at **3:37pm** [Comment ID: 1586] - [Link](#)

Agree: 15, Disagree: 0

It just makes sense that our least-useful and most land-intensive land-use designation, Single-family detached housing, be not allowed in areas of transition between the same thing and more intense commercial areas. If the transition contains the thing its transitioning from, what's the point? Keep.

#308

Posted by **Aaron Hill** on **09/24/2025** at **3:49pm** [Comment ID: 1618] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

The amount of single family homes I've seen in MX-T and other MX zones completely undercuts the purpose of these zoning categories, and this happens entirely because SFDs are easier to build than the mixed use spaces that will actually benefit our communities. In order to preserve the MX zones, Single-Family homes should not be allowed in MX-T.

#309

Posted by **Luis Sutherlin** on **10/09/2025** at **7:46pm** [Comment ID: 1815] - [Link](#)

Agree: 1, Disagree: 0

if the goal is to promote more density -which I fully support- this sounds like a good solution. More mixed use to have homes by frequented businesses and work. It's such a great way to build a pleasant city!

#310

Posted by **Tyler Richter** on **10/15/2025** at **4:38pm** [Comment ID: 1996] - [Link](#)

Agree: 1, Disagree: 0

Support. Need the consistency to have density to support walkability

#311

Posted by **Brandi Thompson** on **10/11/2025** at **4:07pm** [Comment ID: 1905] - [Link](#)

Agree: 1, Disagree: 0

I support. This prevents downscaling in areas meant for urban housing, keeps corridors and transitions zones efficient and people-scaled, and encourages walkable, mixed-use neighborhoods (which are the neighborhoods that are in the most demand).

#312

Posted by **Jordon McConnell** on **09/27/2025** at **8:54am** [Comment ID: 1634] - [Link](#)

Agree: 4, Disagree: 0

Great change!

#313

Posted by **Carlos Michelen** on **10/11/2025** at **12:54pm** [Comment ID: 1868] - [Link](#)

Agree: 4, Disagree: 0

Support! This designation is so rare that we need to make sure it's used as intended. Mixed-use development is the most walkable, community-friendly way to build. Keeping these zones focused on that goal makes perfect sense.

#314

Posted by **Yasmin Khan, Land use rep, Barelás Neighborhood Assoc.** on **10/19/2025** at **12:20pm** [Comment ID: 2142] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Mixed support. We have many small sized lots on the 4th street corridor that will either stand vacant because they don't meet size requirements for multifamily homes, but also can't be single family or duplex. This means developers will have to buy several lots and tear down existing homes to make larger developments, or just let lots lay bare. We need more conversation on this for Barelás.

#315

Posted by **Sara Collins** on **10/13/2025** at **4:36pm** [Comment ID: 1941] - [Link](#)

Agree: 2, Disagree: 0

I absolutely agree with Mark's comment on this one. Keeping mixed use areas actually mixed use and prohibiting single family homes is KEY. Mixed use areas create such cool communities, but not if all the land is taken up by single family homes.

#316

Posted by **Jonah** on **10/18/2025** at **7:37pm** [Comment ID: 2108] - [Link](#)

Agree: 0, Disagree: 0

I support this. Let's stop building single-family homes in zones where denser options are allowed and intended. Increasing density near commercial areas is a good thing!!

#317

Posted by **Caitlin E.** on **10/01/2025** at **8:30pm** [Comment ID: 1695] - [Link](#)

Agree: 2, Disagree: 0

I agree with moving away from adding single family homes to MX-T zones. My only question here is about the restrictions on additions for already existing single family homes. What precisely would this mean for homeowners?

Reply by **Bryan Dombrowski** on **10/03/2025** at **7:20pm** [Comment ID: 1729] - [Link](#)

Agree: 2, Disagree: 0

No one will come and tear down a pre-existing home for not complying, this prevents future development

#318

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **1:19pm** [Comment ID: 1571] - [Link](#)

Suggestion

Agree: 0, Disagree: -14

30 - Allow R-1 in MX-T. This impacts Martineztown since the City failed to follow the law and zoned the area heavy commercial which is detrimental to residents. Many of the homes are zoned MX-T. These are historical homes. Stop the discrimination to Martineztown Santa Barbara neighborhood. Provide another round of zoning conversion so residents can down zone to R-1 in Martineztown. An education process will need to happen for about a year.

#319

Posted by **Michele Gaidelis** on **10/15/2025** at **6:22pm** [Comment ID: 2018] - [Link](#)

Agree: 1, Disagree: 0

We have SO MANY single family homes here, and more keep getting built. It is time to stop building these out and start focusing on density with more public transportation options. This is good for our health and good for the environment. It is also good for Albuquerque's economy!

#320

Posted by **Brian** on **10/19/2025** at **1:27pm** [Comment ID: 2169] - [Link](#)

Agree: 0, Disagree: 0

I support this change. Low-density residential zoning already covers such a huge majority of the city, there are plenty of places where single family housing can be built. This can encourage more walkable, mixed-use neighborhoods

#321

Posted by **Jane** on **09/29/2025** at **12:08pm** [Comment ID: 1656] - [Link](#)

Agree: 1, Disagree: -1

Conceptually, this sounds innocuous. Many would not oppose the potential for neighborhood scale commercial development or townhomes in MX-T. But, what are the implications for home owners of existing single family homes that happen to be in an MX-T zone who now have a "non-conforming use." What does that mean if they want financing for improvements or a HELOC? What are the potential issues if/when they plan to sell? Is it reasonable to conclude that these property owners had the information to anticipate their homes becoming a non-conforming use? What are the specific limits on additions cited here?

As a matter of principle, zoning changes should not alter fundamental property rights and entitlements.

#322

Posted by **Sal Perdomo** on **10/20/2025** at **8:47am** [Comment ID: 2263] - [Link](#)

Agree: 0, Disagree: 0

This would create non-conforming uses across the City and would have a direct negative impact on property owners. Creating non-conforming uses is not a strong precedent to set. This would unknowingly hamstring property owners looking to maximize the value of their property through additions, renovations, and improvements. This change should not be approved.

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
M-2	Multiple	Multiple	4	Dwelling, Live-Work General Retail, Small Grocery Store Revise Table 4-2-1 to allow bodegas in Residential areas and limit size and location in each use-specific standard. See proposed Mayor Amendment Rogers - A - Bodega.	Allows traditional bodegas up to 5,000 s.f. in R-1, R-T, and R-ML as retail, restaurant, or grocery store. In R-1, the use would be allowed only on lots 5,000 s.f. or more. Allows grocery stores up to 10,000 s.f. in MX-M, MX-H, NR-C, NR-BP, NR-LM, and NR-GM zone districts. Differences are highlighted in yellow in Mayor amendment.	Mayor	Bodega
C-7	Multiple	Multiple	4	Dwelling, Live-Work General Retail, Small Grocery Store Revise Table 4-2-1 to allow bodegas in Residential areas and limit size and location in each use-specific standard. See proposed Council Amendment Rogers - A - Bodega.	Allows bodegas up to 3,000 s.f. on corner lots in R-1, R-T, and R-ML as retail, restaurant, or grocery store. In R-T and R-ML, these uses would be conditional in other locations citywide. Allows grocery stores up to 1,000 s.f. in R-1, R-T, and R-ML.	Council	Bodega
C-8	Multiple	Multiple	4	Overnight Shelter Revise Table 4-2-1 to make permissive in all zone districts where currently allowed as Conditional (MX-M, MX-H, NR-C, NR-BP, NR-LM, NR-GM). Revise Subsection 14-16-4-3(C) text as follows: "(a) This use is prohibited within 1,500 feet in any direction of a lot containing any other overnight shelter. (b) This use shall be conducted within fully enclosed portions of a building. (c) [new] This use requires a Conditional Use approval pursuant to Subsection 14-16-6-6(A) for more than 10 beds. (d) In the MX-M zone district, this use shall not exceed 25,000 square feet of gross floor area." See proposed Council Amendment Fiebelkorn - A.	Make overnight shelters with 10 or fewer beds permissive within the MX-M, MX-H, NR-C, NR-BP, NR-LM and NR-GM zone districts, but keeps them conditional for more than 10 beds.	Council	
31	Multiple	Multiple	4	R-MC Zone District In Table 4-2-1, delete the "P" in the following uses: Dwelling, two-family (duplex) Dwelling, townhouse Dwelling, multi-family In 4-3, delete R-MC in the use-specific standards for those uses: 4-3(B)(5)(b) 4-3(B)(6)(d) 4-3(B)(8)(e)	Removes permissive uses from this specialized zone district for manufactured home communities. Allowing other uses can put market pressure that can price out manufactured home communities. If this change is approved, townhouses or multi-family dwellings would require a zone change to a zone district that allows those uses. A zone change would trigger an 18-month eviction notice for residents of the manufactured home community.	Staff	Housing

#323

Posted by **Tawnya** on **10/09/2025** at **2:06pm** [Comment ID: 1763] - [Link](#)

Suggestion

Agree: 8, Disagree: 0

Wonderful idea to decrease traffic and increase walkability and food access in our neighborhoods. **If this can't be passed city wide, please consider a zoning overlay type process where a neighborhood or district could opt in vs. disallowing for the whole city.

#324

Posted by **Tyler Richter** on **10/15/2025** at **4:39pm** [Comment ID: 1998] - [Link](#)

Agree: 3, Disagree: 0

Support. Need to buy things where I live.

#325

Posted by **Tyler Richter** on **10/15/2025** at **4:39pm** [Comment ID: 1997] - [Link](#)

Agree: 3, Disagree: 0

Support. Need to buy things where I live. Breakdown the R-1 monopoly

#326

Posted by **Mark Bailon** on **09/18/2025** at **3:39pm** [Comment ID: 1588] - [Link](#)

Agree: 12, Disagree: 0

Its great we have a word for this kind of thing in New Mexico, why can't we build one currently?

#327

Posted by **david day** on **10/16/2025** at **12:00pm** [Comment ID: 2057] - [Link](#)

Agree: 3, Disagree: 0

Great idea. smaller retail and food outlets is greatly needed. so many food deserts in all parts of ABQ...especially north valley.

#328

Posted by **david day** on **10/16/2025** at **12:01pm** [Comment ID: 2058] - [Link](#)

Agree: 4, Disagree: 0

Support. small scale economic development, more walkability, more choice, more people in public realm, less driving.

#329

Posted by **Deiter Hanbicki** on **09/22/2025** at **12:09pm** [Comment ID: 1609] - [Link](#)

Agree: 9, Disagree: 0

Homelessness is not a "other neighborhoods" problem. Shelters need to be spread across the city. Keep

#330

Posted by **Deiter Hanbicki** on **09/22/2025** at **11:43am** [Comment ID: 1608] - [Link](#)

Agree: 9, Disagree: 0

Excellent fix to food deserts while not changing the size of the buildings in the neighborhood

#331

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **1:16pm** [Comment ID: 1570] - [Link](#)

Suggestion

Agree: 0, Disagree: -12

C-8 This impacts Martineztown Santa Barbara neighborhood and it should be conditional

#332

Posted by **Luis Sutherlin** on **10/09/2025** at **7:52pm** [Comment ID: 1817] - [Link](#)

Agree: 3, Disagree: 0

I love the idea of a corner store in my neighborhood! Let's make this happen!! make it permissible so we can walk to the neighborhood tiendita! I'll see you there!

#333

Posted by **Mark Bailon** on **09/18/2025** at **3:38pm** [Comment ID: 1587] - [Link](#)

Agree: 16, Disagree: 0

Language-use aside, as its hardly relevant, this is a 10/10 change. I'd love to get a bag of chips from somewhere I don't have to drive to. Keep the best version of the M-2 and C-7 suggestions.

Reply by **Althea Atherton** on **10/10/2025** at **3:35pm** [Comment ID: 1843] - [Link](#)

Agree: 7, Disagree: 0

And not just a bag of chips! I'm thinking my "French Toast" errands (milk, eggs, bread), fresh produce, local specialty products...it would be so amazing

#334

Posted by **Brandon Caudle** on **10/02/2025** at **3:37pm** [Comment ID: 1709] - [Link](#)

Agree: 6, Disagree: 0

Good idea, will bring back a historically proven, community-strengthening way of life (not just Albuquerque, but across many geographies and peoples). Suggest including reasonable size and location parameters so to ensure clarity and alleviate the anxiety of fellow residents who are concerned a Walmart will be classified as a bodega.

#335

Posted by **Aaron Hill** on **09/24/2025** at **3:52pm** [Comment ID: 1619] - [Link](#)

Suggestion

Agree: 2, Disagree: 0

Stores like this are vital to our urban fabric and, frankly, the quality of life for Burquenos. The ability to simply walk somewhere to get basic groceries will help every group under the sun, be it children, the disabled, those who cannot afford cars, or even those who simply do not want to drive everywhere, such as myself. To maintain the strict ban on them we currently have is ridiculous.

#336

Posted by **Luis Sutherlin** on **10/09/2025** at **7:48pm** [Comment ID: 1816] - [Link](#)

Agree: 5, Disagree: 0

why isn't this already permissible?? we would all love to walk to a corner store. Let's make this happen! a tienda/bodega in my neighborhood would be great!!

#337

Posted by **Jordon McConnell** on **09/27/2025** at **8:57am** [Comment ID: 1636] - [Link](#)

Agree: 4, Disagree: 0

Lovely amendment. Let's make it happen!

#338

Posted by **Erin thornton** on **10/20/2025** at **8:48am** [Comment ID: 2265] - [Link](#)

Agree: 0, Disagree: 0

I support amendments that allow for more neighborhood based businesses. This is a great way for citizens to reinvest dollars where they live

#339

Posted by **Michael Devin** on **10/19/2025** at **7:36pm** [Comment ID: 2212] - [Link](#)

Agree: 0, Disagree: 0

Strongly support - I prefer the flexibility afford in M-2 over C-7, but both are positive changes. In my experience, there is a huge quality of life improvement by being able to walk a few minutes to the local grocery store instead of having to hop in a car and deal with traffic. This allows more opportunities for small businesses and could make neighborhoods more vibrant and appealing.

#340

Posted by **Sara Collins** on **10/13/2025** at **4:40pm** [Comment ID: 1943] - [Link](#)

Agree: 2, Disagree: 0

I agree with all the awesome comments about keeping this. Homelessness occurs all over our city and having small scale shelters spread throughout the city will only help us address that problem. This also allows those experiencing homelessness to do so while they are connected to their community of origin, rather than having to find transportation way across the city and end up in the outskirts.

#341

Posted by **Carlos Michelen** on **10/11/2025** at **1:05pm** [Comment ID: 1869] - [Link](#)

Agree: 3, Disagree: 0

M2, C-7: These are amazing! Most of our historic neighborhoods used to have tienditas scattered throughout, and they made everyday life better. They promote walking, reduce car trips, and help create healthier, more connected neighborhoods. As a kid, I used to run errands for my parents, grabbing food or ingredients from the corner store, and I had a place to buy myself snacks. As an adult, I've lived places where I could pick up dinner ingredients just a few blocks from home, and it made daily life so much easier. People should be able to walk to get food. This is how neighborhoods used to function, and it's time to legalize it again.

#342

Posted by **Michele Gaidelis** on **10/15/2025** at **6:24pm** [Comment ID: 2020] - [Link](#)

Agree: 3, Disagree: 0

Yes! I support putting bodegas anywhere someone wants to run one!

#343

Posted by **Jordon McConnell** on **09/27/2025** at **8:58am** [Comment ID: 1637] - [Link](#)

Agree: 7, Disagree: 0

This is a key amendment. Please keep. The fastest growing demographic of homelessness is working families. Allowing smaller shelter everywhere, and making them permissive, helps keep kids in schools, and helps make the pain of homelessness less harsh. Let's make homelessness rare, short, and help shelters succeed in keeping people's lives as stable as possible. This amendment helps make that possible.

#344

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:23pm** [Comment ID: 1730] - [Link](#)

Agree: 5, Disagree: 0

Would love to see these changes come to my neighborhood to reduce car trips and support local businesses

#345

Posted by **Michele Gaidelis** on **10/15/2025** at **6:24pm** [Comment ID: 2019] - [Link](#)

Agree: 2, Disagree: 0

Love having bodegas. I want to be able to walk to a corner store for toilet paper, sodas, prepared foods, etc... We shouldn't have to get in a vehicle just to pick up a few items. I support bodegas!

#346

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:27pm** [Comment ID: 1732] - [Link](#)

Agree: 3, Disagree: 0

If someone loses their home they should be able to find shelter in their own neighborhood. Don't force them to leave. Support!

#347

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **1:16pm** [Comment ID: 1569] - [Link](#)

Suggestion

Agree: 0, Disagree: -15

C-7 - No bodegas in residential areas. The word should be tiendita(s) this is Albuquerque New Mexico. This recommendation should not be up for changes until all neighborhood residential areas resident have discussed at depth with their City Council.

#348

Posted by **Chris Campe** on **10/17/2025** at **4:10pm** [Comment ID: 2088] - [Link](#)

Agree: 1, Disagree: 0

I think many of us wonder why tienditas/corner stores were made illegal to begin with. Would be interested to hear an argument against allowing them like we did historically other than that some neighborhood association heads want to be in control of any changes.

#349

Posted by **Chris Campe** on **10/17/2025** at **5:25pm** [Comment ID: 2098] - [Link](#)

Agree: 1, Disagree: 0

Support. Decentralized shelters allow people experiencing homelessness to recover in place and they reduce the logistical burden of constantly traveling across town to access resources.

#350

Posted by **Mark Bailon** on **09/18/2025** at **3:40pm** [Comment ID: 1589] - [Link](#)

Agree: 13, Disagree: 0

Stable housing and somewhere to sleep should be available to everyone. Keep.

#351

Posted by **Chris Campe** on **10/17/2025** at **3:59pm** [Comment ID: 2087] - [Link](#)

Agree: 2, Disagree: 0

Tienditas/bodegas/corner stores used to be completely normal in the US and are still normal in other developed countries. They increase foot traffic and help expand the local economy. The alternative is people driving to big gas station chains or walmart to pick up items like milk and eggs and the profits leaving our community. Strongly support.

#352

Posted by **Tyler Richter** on **10/16/2025** at **4:44pm** [Comment ID: 2066] - [Link](#)

Agree: 0, Disagree: 0

Support. Help the community support solutions for the unhoused.

#353

Posted by **Yasmin Khan, Land use rep, Barelas Neighborhood Assoc.** on **10/19/2025** at **12:21pm** [Comment ID: 2143] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

Strong support. Mixed use in Barelas and downtown is needed.

#354

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **1:23pm** [Comment ID: 1572] - [Link](#)

Suggestion

Agree: 0, Disagree: -12

M-2 - No changes. Again the word is tienda or tiendita - shop or little shop. This is Albuquerque New Mexico. This drastic change to neighborhoods needs to be addressed at every neighborhood with extensive discussion and neighborhood buy. There has been no discussion in my neighborhood regarding these changes.

#355

Posted by **Patricia** on **09/19/2025** at **1:46pm** [Comment ID: 1598] - [Link](#)

Agree: 0, Disagree: -1

C-7 limits store to 3,000 s.f., Council amendment is 5,000 s.f.. Why the inconsistency?

#356

Posted by **Sara Collins** on **10/13/2025** at **4:39pm** [Comment ID: 1942] - [Link](#)

Agree: 2, Disagree: 0

Yes! M2 is written with more flexibility and I support this more, but C7 is also a great option. We need more walkable neighborhood amenities and a change like this would make so many areas in ABQ better.

#357

Posted by **Brandi Thompson** on **10/11/2025** at **4:17pm** [Comment ID: 1907] - [Link](#)

Agree: 1, Disagree: 0

Excellent amendment, keep. Homelessness is a problem that occurs to people in all neighborhoods, not just a few on the outskirts. Keeping people in their local communities helps them stay connected, kids in their networks, and helps the recovery process quicker. Also, huge shelters can be safety concerns and require more resources. This is a dignified answer to the homelessness crisis. Fully support.

#358

Posted by **Luis Sutherlin** on **10/09/2025** at **7:57pm** [Comment ID: 1818] - [Link](#)

Agree: 2, Disagree: 0

this sounds like a good pragmatic way to have more shelters in more places throughout the city. This will reduce the need to transport people to large facilities in less convenient locations. Meet people where they are.

#359

Posted by **Aaron Hill** on **09/24/2025** at **3:54pm** [Comment ID: 1620] - [Link](#)

Suggestion

Agree: 2, Disagree: 0

This is key to supporting all of our neighbors, housed or otherwise. If we don't have places for them to go, and only tell them where they can't be, where are they supposed to exist? Keep.

#360

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:26pm** [Comment ID: 1731] - [Link](#)

Agree: 1, Disagree: 0

Prefer the flexibility of M-2 above, but this is also a good change!

#361

Posted by **Tyler Richter** on **10/16/2025** at **4:45pm** [Comment ID: 2067] - [Link](#)

Agree: 1, Disagree: 0

Support. Provides an opportunity for residence to mobilize and save there way of life. Deters the capitalization of vulnerable communities.

#362

Posted by **Steve Miller** on **10/14/2025** at **11:49am** [Comment ID: 1962] - [Link](#)

Agree: 1, Disagree: 0

Yes to Corner Bodegas in residential areas! Having restaurants, offices, or bodegas sprinkled into our residential would make much more interesting and potentially less car oriented neighborhoods. Imagining a cafe or ice cream shop on Hyder Park sounds amazing!

#363

Posted by **Jordon McConnell** on **09/27/2025** at **8:56am** [Comment ID: 1635] - [Link](#)

Agree: 8, Disagree: 0

Love this! This is vital for entrepreneurship, walkability, affordability, and access. It brings back the form of Albuquerque as it existed prior to being made illegal. Historical neighborhoods like mine have many vestigial bodegas/tienditas. Bringing them back is a matter of respecting the typology of neighborhoods and to the needs of the current era. Great amendment!

#364

Posted by **Steve Miller** on **10/14/2025** at **11:53am** [Comment ID: 1963] - [Link](#)

Agree: 2, Disagree: 0

Allowing Bodegas and light retail / restaurant is a way for the private sector to add a layer of character to our neighborhoods in ABQ. It's free and low impact. Something missing in ABQ is the ability for families to live above their businesses, which makes things financially much more feasible. Please encourage this this happen!

#365

Posted by **Yasmin Khan, Land use rep, Barelas Neighborhood Assoc.** on **10/19/2025** at **12:22pm** [Comment ID: 2146] - [Link](#)
Suggestion

Agree: 1, Disagree: 0

Support, but in ALL quadrants of the city.

#366

Posted by **Brandi Thompson** on **10/11/2025** at **4:13pm** [Comment ID: 1906] - [Link](#)

Agree: 4, Disagree: 0

oh my god YES PLEASE. I want this in my neighborhood so bad. It's crazy that we have made this illegal. I do think the comments about trash pick-up, signage, etc are valid and should be clarified. But we should 500% allow little groceries to be in our neighborhoods. We will also support these tiendas by allowing for gentle density, to ensure a large enough customer base to make them economically viable. This is aligned with many of the other changes in the spreadsheet, and I think they need to be passed as a package, or we will just set up tiendas to fail.

#367

Posted by **Michele Gaidelis** on **10/15/2025** at **6:25pm** [Comment ID: 2021] - [Link](#)

Agree: 1, Disagree: 0

Yes please. More options for our neighbors to have a night of sleep is good for everyone.

#368

Posted by **Yasmin Khan, Land use rep, Barelas Neighborhood Assoc.** on **10/19/2025** at **12:21pm** [Comment ID: 2144] - [Link](#)
Suggestion

Agree: 1, Disagree: 0

Strong support. Need more access to shops in Barelas and downtown, and more opportunities for small business.

#369

Posted by **Carlos Michelen** on **10/11/2025** at **1:07pm** [Comment ID: 1870] - [Link](#)

Agree: 4, Disagree: 0

Support! We need more small, community-based shelters distributed across the city. Concentrating hundreds of beds

in one place doesn't work. Smaller shelters make it easier for people to get help, stay safe, and reconnect with community. This is a practical, humane way to address homelessness with dignity.

#370

Posted by **Jonah** on **10/18/2025** at **8:16pm** [Comment ID: 2110] - [Link](#)

Agree: 1, Disagree: 0

I strongly support this

#371

Posted by **Patricia** on **09/18/2025** at **10:04am** [Comment ID: 1554] - [Link](#)

Agree: 3, Disagree: -2

If I am reading this correctly, on an R-1 corner lot of 5,000 SF, you could have a building of 5,000 SF? How does that comply with required amount of open space on a residential lot?

#372

Posted by **Michele Gaidelis** on **10/15/2025** at **6:27pm** [Comment ID: 2022] - [Link](#)

Agree: 0, Disagree: 0

I don't support eviction of people from mobile home communities.

#373

Posted by **Brian** on **10/19/2025** at **1:29pm** [Comment ID: 2172] - [Link](#)

Agree: 0, Disagree: 0

I support this change. Small-scale shelters can help support distributed, community-based solutions to homelessness, rather than a single concentration

#374

Posted by **Jane** on **09/30/2025** at **6:39pm** [Comment ID: 1675] - [Link](#)

Agree: 0, Disagree: -1

What Use Specific and Development standards apply? What are requirements for deliveries and waste receptacles (presumably none of these would find once weekly trash and recycling pick up sufficient). Is outdoor storage

permitted? What lighting requirements apply?

The definition of general retail includes multiple goods; the narrative is that these are places to buy a carton of milk, loaf of bread or bag of chips. What will be permitted in any of these? Will they include adult and liquor retail? Are there any exclusions?

#375

Posted by **Danielle G.** on **10/10/2025** at **4:13pm** [Comment ID: 1854] - [Link](#)

Agree: 3, Disagree: 0

Overnight shelters are a great way to help our unhoused neighbors get some rest and can be a point of contact to connect with additional wrap around services.

#376

Posted by **Brian** on **10/19/2025** at **1:28pm** [Comment ID: 2170] - [Link](#)

Agree: 1, Disagree: 0

I support the ability for traditional corner stores (bodegas, tiendas) in neighborhoods, giving more opportunity for local entrepreneurship and walkability

#377

Posted by **Althea Atherton** on **10/10/2025** at **3:48pm** [Comment ID: 1847] - [Link](#)

Agree: 5, Disagree: 0

This is a long overdue, fantastic idea. I mourn the loss of my neighborhood's corner store that my partner could walk to when he grew up in our home. I want the children I'm raising to be able to do the same. And, as my neighborhood is expecting to lose significant bus coverage in the coming years, this is a worthy solution to create the frameworks that will attract businesses in walking distance to help our neighbors too young and too old to drive thrive in place.

#378

Posted by **Jonah** on **10/18/2025** at **8:17pm** [Comment ID: 2111] - [Link](#)

Agree: 0, Disagree: 0

support.

#379

Posted by **Danielle G.** on **10/10/2025** at **4:02pm** [Comment ID: 1853] - [Link](#)

Agree: 7, Disagree: 0

I support the legalization of small neighborhood stores, bodegas, or tienditas within more of Albuquerque. I would love to be able to walk 10 minutes to grab some last minute groceries or a snack. Team Tienditas!

#380

Posted by **Brian** on **10/19/2025** at **1:28pm** [Comment ID: 2171] - [Link](#)

Agree: 0, Disagree: 0

I support the ability for traditional corner stores (bodegas, tiendas) in neighborhoods, giving more opportunity for local entrepreneurship and walkability

#381

Posted by **Jonah** on **10/18/2025** at **7:39pm** [Comment ID: 2109] - [Link](#)

Agree: 1, Disagree: 0

Absolutely love this idea. Small bodegas and restaurants liven communities and improve the character and safety of neighborhoods! Eyes on the street!

#382

Posted by **Jane** on **09/30/2025** at **6:38pm** [Comment ID: 1674] - [Link](#)

Agree: 1, Disagree: -2

As this reads, it would be permissible to place a 5,000 sq ft bodega on a 5,000 sq ft lot.

What Use Specific and Development standards apply? What are requirements for deliveries and waste receptacles (presumably none of these would find once weekly trash and recycling pick up sufficient). Is outdoor storage permitted? What lighting requirements apply?

The definition of general retail includes multiple goods; the narrative is that these are places to buy a carton of milk, loaf of bread or bag of chips. What will be permitted in any of these? Will they include adult and liquor retail? Are there any exclusions?

#383

Posted by **Jane** on **09/30/2025** at **6:40pm** [Comment ID: 1676] - [Link](#)

Agree: 0, Disagree: 0

If a zone change triggers an 18 month eviction notice for R-MC residents, is this intended to protect them and how does it accomplish that?

#384

Posted by **Tawnya** on **10/09/2025** at **2:21pm** [Comment ID: 1764] - [Link](#)

Agree: 1, Disagree: 0

This doesn't sound great if it triggers an eviction notice for manufactured home communities. There are quite a lot of low income families living in MHCs in the city.

#385

Posted by **Carlos Michelen** on **10/11/2025** at **1:14pm** [Comment ID: 1871] - [Link](#)

Agree: 2, Disagree: 0

Does this protect residents from eviction and give them a path to ownership? If so, support. But I don't see that in the language.

#386

Posted by **Jane** on **10/08/2025** at **5:48pm** [Comment ID: 1756] - [Link](#)

Agree: 1, Disagree: -1

In my view, both M-2 and C-7 represent the Council and administration's typical approach to zoning and development, adopt an attractive sounding idea, omit a definition or standards that fit the purpose the development is intended to meet and shoe horn it into the IDO and residential areas. General retail is defined in the IDO as including approximately 10 different types of merchandise yet these are referenced as the answer to food deserts and sources of fresh food. No use specific standard addresses the design needed to permit delivery of merchandise or the requirements of managing waste, surely an issue IF offering fresh food in a residential area. As an allowed use, even in a residential area, the current IDO would permit a 6' tall and 24 sq' freestanding sign (surely there should be a use specific standard prohibiting this even on a collector or arterial street. Where this is proposed as a conditional use, freestanding signs should be prohibited and building mounted signs limited to the standard for R-1 zoning. Where a small corner grocery is both welcome and fits in a residential area, where it supports the neighborhood and local

economy, it should be only considered as a conditional use that meets all conditional use review and decision criteria.

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
32	227	241	Table 5-1-1	Maximum Building Height - R-ML / R-MH Add building height maximums for AC-MT and bump up UC-MS-PT accordingly. Add R-ML to Centers & Corridors and building bonuses. Add bonuses for structured parking for R-ML and R-MH. See Redline Exhibit for proposed amendment.	Allows higher densities in Activity Centers and Major Transit corridors, where growth is appropriate. Adds building height to Urban Center, Premium Transit, and Major Street areas to establish a tiered allowance for building heights in different Centers and Corridors.	Staff	Bldg Height
C-9	229	242	5-1(C)(2)(b)	Contextual Residential Development - Lot Size Delete subsection 2 and renumber subsequent subsections accordingly. See proposed Council Amendment Baca - A.	Remove the contextual standard for minimum lot size and allows vision to define the zone district minimum.	Council	Housing
33	232	246	Table 5-1-2	Maximum Building Height - Mixed-use Zone Districts Add building height maximums for AC-MT and bump up UC-MS-PT accordingly. Add AC to Workforce Housing bonus and Structured parking bonus. See Redline Exhibit for proposed amendment.	Allows higher densities in Activity Centers and Major Transit corridors, where growth is appropriate. Adds building height to Urban Center, Premium Transit, and Major Street areas to establish a tiered allowance for building heights in different Centers and Corridors.	Staff	Bldg Height
34	240	254	5-2(E)(2)(c)	Cumulative Impacts - Requirements Revise text as follows: "Provide a traffic impact study pursuant to Article 7-5(D) of the DPM, notwithstanding the thresholds or mitigation requirements in the DPM, which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval."	Requires all developments to provide a traffic scoping form. If the development meets the thresholds, a traffic impact study will be required.	Staff	
C-1	251	265	5-3(D)(1)	Sidewalks in Residential Development Provide an exemption for R-A or R-1 lots on blocks where sidewalks have not been constructed if the property owner records an agreement to be assessed for the cost of improvements when they happen in the future. See Council Amendment Bassan - A - Infrastructure.	Makes exceptions for sidewalk and drainage improvements in R-1 and R-A zone districts where a certain percentage of the block has already been developed without sidewalk or drainage improvements and would be considered an unnecessary addition to the network at the time of permit submittal. There is language in the amendment that still requires a financial agreement in the case that the City, in the future, decides to construct the recommended sidewalk and drainage facilities.	Council	Infrastructure
35	263	278	5-4(H)	Stormwater Management Move Subsection (2) to be Subsection (1). Add a new Subsection 5-4(H)(1)(d) with text as follows: "Applicable standards in the Bernalillo County Green Stormwater Infrastructure Low-impact Development Standards as of 2023."	Requires new development with green stormwater infrastructure to follow county standards.	Staff	

#387

Posted by **Eleanor Walther** on **10/19/2025** at **3:16pm** [Comment ID: 2191] - [Link](#)

Agree: 0, Disagree: -2

Removing minimum lot sizes has implications for other proposed amendments. For instance, for cottage development on 10000 sq foot lots, it would allow an increase in the number of dwelling units allowed on the parcel. It also has implications for neighbors in areas of consistency. Yet another attempt to erode protections on areas of consistency.

#388

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **1:08pm** [Comment ID: 1566] - [Link](#)

Suggestion

Agree: 0, Disagree: -15

32- The densities and building height are already high. No changes to the current language.

#389

Posted by **Deiter Hanbicki** on **09/22/2025** at **12:27pm** [Comment ID: 1611] - [Link](#)

Suggestion

Agree: 8, Disagree: 0

Sidewalks should be non-negotiable infrastructure for pedestrians to be able to transit all residential neighborhoods to reduce road fatalities. Remove this agreement proposal

#390

Posted by **Carlos Michelen** on **10/11/2025** at **1:28pm** [Comment ID: 1873] - [Link](#)

Agree: 4, Disagree: 0

Good change! Every lot and homeowner's situation is different, and the code should reflect that. This makes the process simpler, more flexible, and easier for people to build homes that fit their needs without unnecessary red tape.

#391

Posted by **Luis Sutherlin** on **10/09/2025** at **8:10pm** [Comment ID: 1821] - [Link](#)

Agree: 2, Disagree: 0

I feel it's appropriate and advisable to increase allowable building height in these locations. It gives builders more options for good mixed use development. I support this!

#392

Posted by **Eleanor Walther** on **10/19/2025** at **3:01pm** [Comment ID: 2190] - [Link](#)

Agree: 0, Disagree: -3

I do not support adding building heights in MT zones. There is no requirement in MT zones to increase public transportation. If there isn't adequate public transportation, along with decreases in required parking, there will be no parking for the added density. MT zones already encroach in areas of consistency where change is not desired. Please protect R-1 lots along MT corridors.

#393

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **1:11pm** [Comment ID: 1568] - [Link](#)

Suggestion

Agree: 0, Disagree: -13

C-8 Keep the conditional requirements.

#394

Posted by **Carlos Michelen** on **10/11/2025** at **1:24pm** [Comment ID: 1872] - [Link](#)

Agree: 3, Disagree: 0

Great change! Absolutely support it! We should allow adaptability citywide, but rapid growth should especially be encouraged near transit corridors and centers. I bought my condo specifically because it is near an ART station. When I travel, I always stay near metro stations; it's how vibrant cities work. Albuquerque should do the same and make it easier for people to live near good transportation options.

#395

Posted by **Luis Sutherlin** on **10/09/2025** at **8:08pm** [Comment ID: 1820] - [Link](#)

Agree: 3, Disagree: 0

I like the idea of lot size flexibility. I support this proposed change!

#396

Posted by **Tawnya** on **10/09/2025** at **2:30pm** [Comment ID: 1766] - [Link](#)

Suggestion

Agree: 5, Disagree: 0

Is it possible to include in this something to encourage sidewalk construction which complies with the new CABQ green stormwater infrastructure? The GSI changes are great, but the way sidewalks are situated in many neighborhoods without a planting strip between the SW and the street, doesn't allow for curb cuts and curb cores to increase rainwater infiltration in our neighborhoods.

#397

Posted by **Mark Bailon** on **09/18/2025** at **3:42pm** [Comment ID: 1591] - [Link](#)

Agree: 12, Disagree: 0

Similar to item 32, we need people in these activity centers and people need to get between those centers safely, quickly, and reliably. Keep.

#398

Posted by **Tyler Richter** on **10/16/2025** at **4:46pm** [Comment ID: 2068] - [Link](#)

Agree: 1, Disagree: 0

Support. Build small scale retail.

#399

Posted by **Tyler Richter** on **10/16/2025** at **4:46pm** [Comment ID: 2069] - [Link](#)

Agree: 2, Disagree: 0

Support. Make small scale development possible.

#400

Posted by **Tyler Richter** on **10/16/2025** at **4:47pm** [Comment ID: 2070] - [Link](#)

Agree: 2, Disagree: 0

Support. Need main street vitality, needs homes for that.

#401

Posted by **Jordon McConnell** on **09/27/2025** at **9:01am** [Comment ID: 1640] - [Link](#)

Agree: 3, Disagree: 0

Love this. Will encourage more activity and livability. Keep this.

#402

Posted by **Westin** on **10/19/2025** at **9:43pm** [Comment ID: 2233] - [Link](#)

Agree: 0, Disagree: 0

Strongly support.

#403

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:37pm** [Comment ID: 1736] - [Link](#)

Agree: 1, Disagree: 0

Makes sense to standardize GSI, just wondering why the county is ahead of us

#404

Posted by **Michael Devin** on **10/19/2025** at **7:41pm** [Comment ID: 2213] - [Link](#)

Agree: 1, Disagree: 0

Strongly support - The building height limits have been a major restriction against more transit-oriented development in UC-MS-PT corridors. Providing more housing in these corridors and reducing restrictions to builders makes a ton of sense.

#405

Posted by **Jordon McConnell** on **09/27/2025** at **9:00am** [Comment ID: 1638] - [Link](#)

Agree: 10, Disagree: 0

Love this! Height limits are such a limit to activity, economic vitality, affordability, and livability in Albuquerque. This is a common-sense, pro-homes amendment. Great to include this. Fully support!

#406

Posted by **Tawnya** on **10/09/2025** at **2:24pm** [Comment ID: 1765] - [Link](#)

Agree: 2, Disagree: 0

Building up/infill is needed if our city is going to thrive and provide adequate housing.

#407

Posted by **Westin** on **10/19/2025** at **9:48pm** [Comment ID: 2235] - [Link](#)

Agree: 0, Disagree: 0

This is great, since the County has put a lot of thought into their GSI standards. Now we need to require GSI on more developments.

#408

Posted by **Brandi Thompson** on **10/11/2025** at **4:28pm** [Comment ID: 1911] - [Link](#)

Agree: 3, Disagree: 0

Good amendment, this makes smaller projects possible by not requiring a traffic study for everything. And by supporting the other amendments in the IDO that support multi-modal transport, not every project will create more car traffic.

#409

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:31pm** [Comment ID: 1733] - [Link](#)

Agree: 5, Disagree: 0

We need to support gentle density and growth along centers and corridors, more height wont hurt anyone but it will house more people

#410

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:33pm** [Comment ID: 1734] - [Link](#)

Agree: 5, Disagree: 0

Making subdivision easier makes housing and economic growth easier. Support

#411

Posted by **Michele Gaidelis** on **10/15/2025** at **6:28pm** [Comment ID: 2024] - [Link](#)

Agree: 1, Disagree: 0

Yes! Allow people to subdivide their own property.

#412

Posted by **Mark Bailon** on **09/18/2025** at **3:43pm** [Comment ID: 1593] - [Link](#)

Agree: 7, Disagree: 0

GSI is super critical and an amazing development in drainage. Glad to see city-wide adoption. Keep.

#413

Posted by **Brandi Thompson** on **10/11/2025** at **4:30pm** [Comment ID: 1913] - [Link](#)

Agree: 3, Disagree: 0

Yes please! Also helps us combat climate change and heat island effects.

#414

Posted by **Jonah** on **10/18/2025** at **8:23pm** [Comment ID: 2114] - [Link](#)

Agree: 0, Disagree: 0

Yes! Getting people into these centers is important!

#415

Posted by **Michele Gaidelis** on **10/15/2025** at **6:28pm** [Comment ID: 2023] - [Link](#)

Agree: 3, Disagree: 0

I support allowing tall buildings! Get rid of height maximums. They don't make sense anymore.

#416

Posted by **Brandi Thompson** on **10/11/2025** at **4:23pm** [Comment ID: 1909] - [Link](#)

Agree: 4, Disagree: 0

This is great, by allowing flexibility for property owners. It encourages lot-by-lot reinvestment and for more home creation. Keep!

#417

Posted by **Steve Miller** on **10/14/2025** at **11:58am** [Comment ID: 1964] - [Link](#)

Agree: 1, Disagree: 0

Max Bldg Ht: Yes please! Urban design 101

#418

Posted by **Tyler Richter** on **10/16/2025** at **4:48pm** [Comment ID: 2071] - [Link](#)

Agree: 2, Disagree: 0

Support. Current traffic analysis are a waste of time and money. Need to speed up the process to save lives.

#419

Posted by **Jordon McConnell** on **09/27/2025** at **9:00am** [Comment ID: 1639] - [Link](#)

Agree: 7, Disagree: 0

Good amendment. Streamlines and respects diverse needs.

#420

Posted by **Yasmin Khan, Land use rep, Barelvas Neighborhood Assoc.** on **10/19/2025** at **12:28pm** [Comment ID: 2148] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Support. Less concrete, more green stormwater infrastructure especially in new developments in Barelvas.

#421

Posted by **Brandi Thompson** on **10/11/2025** at **4:21pm** [Comment ID: 1908] - [Link](#)

Agree: 4, Disagree: 0

Yes, fully support. These places are already designed for growth and density, and removing height limits allows for more people = more tax revenue in the area. No brainer. The infrastructure already exists - let's maximize it.

#422

Posted by **Mark Bailon** on **09/18/2025** at **3:43pm** [Comment ID: 1592] - [Link](#)

Agree: 15, Disagree: 0

Not all developments will impact traffic to such an extent that a full study will be needed. Smart change, keep.

#423

Posted by **Michele Gaidelis** on **10/15/2025** at **6:29pm** [Comment ID: 2025] - [Link](#)

Agree: 1, Disagree: 0

I support higher density with allowing taller buildings.

#424

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **1:09pm** [Comment ID: 1567] - [Link](#)

Suggestion

Agree: 0, Disagree: -12

33 - No changes. The density and heights are already high.

#425

Posted by **Deiter Hanbicki** on **09/22/2025** at **12:24pm** [Comment ID: 1610] - [Link](#)

Agree: 7, Disagree: 0

Growth is appropriate in all areas of the city, not just ACs and MTCs. Height bonuses are good and should be kept.

#426

Posted by **Zac Bittner** on **09/29/2025** at **7:28pm** [Comment ID: 1657] - [Link](#)

Suggestion

Agree: 6, Disagree: 0

We should prioritize this. It is a much more beautiful and elegant way to redirect runoff than concrete ditches that lead to storm drains. It also provides nice green spaces for the public to enjoy.

#427

Posted by **Mark Bailon** on **09/18/2025** at **3:41pm** [Comment ID: 1590] - [Link](#)

Agree: 14, Disagree: 0

We can't have activity centers without people. We need transit to get people between these centers, and transit transports people. More people is more good. Keep.

#428

Posted by **Sara Collins** on **10/13/2025** at **4:43pm** [Comment ID: 1945] - [Link](#)

Agree: 1, Disagree: 0
Great change!

#429

Posted by **Sara Collins** on **10/13/2025** at **4:45pm** [Comment ID: 1947] - [Link](#)

Agree: 2, Disagree: 0

This is a great change that allows for smaller projects to proceed with less red tape. I support less traffic studies generally, and this is a great change in that direction.

#430

Posted by **Michele Gaidelis** on **10/15/2025** at **6:30pm** [Comment ID: 2026] - [Link](#)

Agree: 1, Disagree: 0

We need to reduce the barriers to building. Not all projects should require a full (and expensive/time consuming) traffic study.

#431

Posted by **Brian** on **10/19/2025** at **1:32pm** [Comment ID: 2173] - [Link](#)

Agree: 0, Disagree: 0

I support the proposal to gently increase height limits in RM-L/RM-H zones and in designated activity centers. These are the places in Albuquerque that are already well-suited for growth, near transit and jobs; additional homes can strengthen walkability and affordability. Allowing modestly taller buildings makes it possible to add more housing choices without displacing existing neighborhoods and neighbors.

#432

Posted by **Michael Devin** on **10/19/2025** at **7:45pm** [Comment ID: 2214] - [Link](#)

Agree: 0, Disagree: 0

This is an EXCELLENT amendment. One of the most frequent hurdles to lot subdivision is not meeting the lot size or set back requirements in one dimension. Reducing these requirements could open up lot subdivision opportunities to many homeowners who owned land that would previously had just missed the cut.

#433

Posted by **Michele Gaidelis** on **10/15/2025** at **6:32pm** [Comment ID: 2027] - [Link](#)

Agree: 0, Disagree: 0

We should be getting rid of the impermeable surfaces wherever possible. I support green stormwater infrastructure improvements.

#434

Posted by **Brian** on **10/19/2025** at **1:33pm** [Comment ID: 2174] - [Link](#)

Agree: 1, Disagree: 0

I support this change. By removing some rules like setbacks for subdivided lots, this can help promote infill development to utilize existing space and infrastructure, promote lot-by-lot (rather than all-at-once) development, and increase the types and sizing of housing available

#435

Posted by **Sara Collins** on **10/13/2025** at **4:42pm** [Comment ID: 1944] - [Link](#)

Agree: 3, Disagree: 0

This is a great change. We have transit infrastructure in specific areas of our communities, and we should do everything to capitalize on that infrastructure. Height limits should be removed in way more locations, but the locations listed here are a great place to start.

#436

Posted by **Brandi Thompson** on **10/11/2025** at **4:25pm** [Comment ID: 1910] - [Link](#)

Agree: 2, Disagree: 0

Great change, this amendment is gentle and reasonable. Allows for natural adaptability and makes sense. It also helps new projects pencil out in this time of inflation, allowing more housing and commercial development.

#437

Posted by **Sara Collins** on **10/13/2025** at **4:44pm** [Comment ID: 1946] - [Link](#)

Agree: 2, Disagree: 0

This changes allows for greater housing opportunities and more economic viability for builders. A win win!

#438

Posted by **Carlos Michelen** on **10/11/2025** at **1:38pm** [Comment ID: 1875] - [Link](#)

Agree: 2, Disagree: 0

This small step makes sense. Simplifying this process helps reduce unnecessary costs and makes it easier to build. But, for infill development, I think traffic studies should not be required at all. It should be the city's job to ensure good transit access and multimodal options.

#439

Posted by **Luis Sutherlin** on **10/09/2025** at **8:04pm** [Comment ID: 1819] - [Link](#)

Agree: 6, Disagree: 0

allowing higher density and higher building height in these locations is a no brainer. I support this proposed change.

#440

Posted by **Jonah** on **10/18/2025** at **8:20pm** [Comment ID: 2112] - [Link](#)

Agree: 0, Disagree: 0

Support this change to increase the allowable building heights in certain areas. The city needs to increase its density nearby transit and main corridors

#441

Posted by **Jonah** on **10/18/2025** at **8:21pm** [Comment ID: 2113] - [Link](#)

Agree: 0, Disagree: 0

Sounds like its removing some hurdles for property development. This is good.

#442

Posted by **Brian** on **10/19/2025** at **1:35pm** [Comment ID: 2175] - [Link](#)

Agree: 0, Disagree: 0

I support the proposal to gently increase height limits in mixed use zones. These are the places in Albuquerque that are already well-suited for growth, near transit and jobs; additional homes can strengthen walkability and affordability. Allowing modestly taller buildings makes it possible to add more housing choices without displacing existing neighborhoods and neighbors.

#443

Posted by **Brian** on **10/19/2025** at **1:36pm** [Comment ID: 2176] - [Link](#)

Agree: 0, Disagree: 0

I support this change. This can help reduced unnecessary burdens for smaller projects while still requiring an assessment for larger ones.

#444

Posted by **Tawnya** on **10/09/2025** at **2:31pm** [Comment ID: 1767] - [Link](#)

Agree: 4, Disagree: 0

Love this inclusion! Keep our water in our neighborhoods recharging ground water and keeping plants thriving.

#445

Posted by **Yasmin Khan, Land use rep, Barelás Neighborhood Assoc.** on **10/19/2025** at **12:26pm** [Comment ID: 2147] - [Link](#)

Suggestion

Agree: 0, Disagree: -1

Mixed support. Strongly Oppose the recent change to R-MH on Iron Ave which resulted in out of character "luxury apartments" where we have older homes we want to preserve. There are many vacant lots that need MF housing. Support this where there are existing empty lots and along the 4th street corridor and areas north of Barelás, especially where Bernalillo county made a parking lot on Coal. That is where luxury apartments" should be. Support for taller buildings and density where smaller, older homes are not at risk of being torn down by developers, especially homes that are currently valuable multifamily units.

#446

Posted by **Andy** on **10/17/2025** at **3:22pm** [Comment ID: 2083] - [Link](#)

Agree: 2, Disagree: 0

I'm a fan of removing height limits esp. in targeted areas. It's a step towards more vibrant neighborhoods by increasing density.

#447

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:34pm** [Comment ID: 1735] - [Link](#)

Agree: 2, Disagree: 0

The density and heights aren't enough - hence our shortage of housing and sprawl. This supports good infill

development

#448

Posted by **Carlos Michelen** on **10/11/2025** at **1:40pm** [Comment ID: 1876] - [Link](#)

Agree: 1, Disagree: 0

Support!

#449

Posted by **Westin** on **10/19/2025** at **9:47pm** [Comment ID: 2234] - [Link](#)

Agree: 0, Disagree: 0

Good change, support.

#450

Posted by **Carlos Michelen** on **10/11/2025** at **1:32pm** [Comment ID: 1874] - [Link](#)

Agree: 3, Disagree: 0

Good change! These updates are modest but necessary. A little more height can make the difference in whether a project pencils out. Our current limits are overly restrictive, and allowing some breathing room in these areas makes sense. These are exactly the right places to enable a bit more flexibility and growth.

#451

Posted by **Sal Perdomo** on **10/20/2025** at **8:48am** [Comment ID: 2264] - [Link](#)

Agree: 0, Disagree: 0

This adds another layer of paperwork to an already burdensome entitlement and permitting process. Traffic Scoping Forms are required in accordance with the requirements in the DPM. The DPM requirements are enforced for a reason and the zoning code should not counteract these requirements in an effort to add more paperwork, time, and burden to the entitlement and permitting process. This change should not be approved.

#452

Posted by **Jane** on **09/30/2025** at **4:37pm** [Comment ID: 1671] - [Link](#)

Agree: 0, Disagree: -2

Apparently conflicts with Item 92 whose stated intent is to allow more flexibility in lot sizes and require new development and redevelopment to match the character of the built environment. Since contextual standards are based on what is already built, new development (subdivision of lots) where the character is being established would be able to default to a zone district minimum without conflicting with contextual standards. C-9 appears either unnecessary or to have a different intent.

#453

Posted by **Jane** on **10/09/2025** at **12:49pm** [Comment ID: 1759] - [Link](#)

Agree: 0, Disagree: -1

The 3-D diagrams of the visual impact of the building height increases proposed are most informative. The addition of one more story of height represents a significant increase particularly since MT and AC areas extend through existing low density residential areas. I do not agree that increased density is uniformly a positive development. While increased population density may support public transit, it will not automatically increase demand for public transit. In the absence of a functional public transit system (and ABQ Ride Forward does not provide plans for a system one can reasonably use for nearly all of one's transit needs), increased density along MT corridors is more likely to be a traffic tunnel than a transit corridor.

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
C-1	263	277	5-4(H)	Stormwater Management Provide exemption for R-A and R-1 if the owners record an agreement that lots will be assessed for underground drainage improvements when the City constructs these improvements in the future. See Council Amendment Bassan - A - Infrastructure.	Makes exceptions for sidewalk and drainage improvements in R-1 and R-A zone districts where a certain percentage of the block has already been developed without sidewalk or drainage improvements and would be considered an unnecessary addition to the network at the time of permit submittal. There is language in the amendment that still requires a financial agreement in the case that the City, in the future, decides to construct the recommended sidewalk and drainage facilities.	Council	Infrastructure
36	274	289	Table 5-5-1	Minimum Parking Requirement for Multi-family Dwelling Revise text as follows: 1 space / DU with 2 or fewer BR 1.5 space / DU with 3 or more BR 1 space / DU for Workforce Housing 1 space / studio 1.2 spaces / DU with 1 BR 1.6 spaces / DU with 2 BR 1.8 spaces / DU with 4 or more BR UC-MS-PT: 1 space / DU See Redline Exhibit.	Intended to reduce parking requirements for multi-family dwellings (i.e. apartments) to reduce housing cost per unit. Adds a built-in reduction for Workforce Housing.	Staff	Housing / Parking
37	277	292	Table 5-5-1	Self-storage Revise text as follows: 1 space / 5,000-3,000 sq. sf. GFA	Reduces the number of required parking spaces for self-storage uses, which are low trip generating employees and customers.	Public	Parking
C-10	279	294	Table 5-5-1	Off-street Parking - Dwelling unit access Remove requirement for 1 off-street parking space. See proposed Council Amendment Fiebelkorn - C.	Eliminates the parking requirement for accessory dwelling units (i.e., casita).	Council	Parking

#454

Posted by **Carlos Michelen** on **10/11/2025** at **2:42pm** [Comment ID: 1878] - [Link](#)

Agree: 2, Disagree: 0

Great step! Currently casitas, while allowed, have too many onerous requirements, with parking being one of them. This is a good change. Casitas are a simple, low-impact way to increase housing options and strengthen neighborhoods. We should be making them ridiculously easy to build.

#455

Posted by **Jill Yeagley** on **10/11/2025** at **5:15pm** [Comment ID: 1926] - [Link](#)

Agree: 0, Disagree: -2

I am opposed to removing this requirement. It will lead to on street parking that will restrict traffic flow and cause safety issues. Many streets are not wide enough to accommodate on street parking.

Reply by **Jordon McConnell** on **10/12/2025** at **7:20am** [Comment ID: 1927] - [Link](#)

Agree: 4, Disagree: 0

I would push back on this assertion. Most Albuquerque roads, including residential streets and collectors, are very wide even compared to other cities. In Raynolds, street parking slows traffic and makes the area safer. Albuquerque has a speeding and road violence issue. I would argue that 1) getting rid of minimums won't change much - developers will still build the parking they deem necessary and 2) even if it did, more street parking is good. We need to slow our roll!

#456

Posted by **Eleanor** on **10/19/2025** at **7:24pm** [Comment ID: 2208] - [Link](#)

Agree: 0, Disagree: -1

I oppose removing a parking requirement for ADUs. This will just add to competition for on-street parking.

#457

Posted by **Deiter Hanbicki** on **09/22/2025** at **12:28pm** [Comment ID: 1612] - [Link](#)

Agree: 7, Disagree: 0

Good change. Removes barriers for building ADUs/casitas.

#458

Posted by **Jill Yeagley** on **10/11/2025** at **5:10pm** [Comment ID: 1925] - [Link](#)

Agree: 0, Disagree: -7

Maintain parking minimums unless there is a legitimate study that shows a high percentage of ABQ residents do not own a vehicle. To add multifamily dwellings throughout the city while simultaneously reducing parking minimums will reduce safety for pedestrians and drivers alike. The City does not presently have sufficient and reliable public transportation to make this proposal workable.

#459

Posted by **Sara Collins** on **10/13/2025** at **4:48pm** [Comment ID: 1949] - [Link](#)

Agree: 2, Disagree: 0

This is one of my favorite changes of the bunch. The off street parking requirement for an ADU is a huge barrier to building an ADU, and it makes total sense to get rid of it. There are so many ways that an ADU can be used, and many of those ways do not require an off street parking spot. This increases housing in the communities that already exist!

#460

Posted by **david day** on **10/16/2025** at **12:03pm** [Comment ID: 2060] - [Link](#)

Agree: 1, Disagree: 0

Support reduced parking requirements...this is what public streets are for....increases walkability and building development substantially...walk through Huning Highland or Downtown Neighborhood Associations and see how it's done.....

#461

Posted by **david day** on **10/16/2025** at **12:03pm** [Comment ID: 2059] - [Link](#)

Agree: 0, Disagree: 0

Support reduced parking requirements...this is what public streets are for....increases walkability and building development substantially...walk through Huning Highland or Downtown Neighborhood Associations and see how it's done.....

#462

Posted by **Brandi Thompson** on **10/11/2025** at **4:31pm** [Comment ID: 1914] - [Link](#)

Agree: 3, Disagree: 0

Yes! Let land owners decide how much parking they want to provide. Please remove parking minimums.

#463

Posted by **Brandi Thompson** on **10/11/2025** at **4:33pm** [Comment ID: 1915] - [Link](#)

Agree: 3, Disagree: -1

Yes! This is a common sense change, and one more thing we can do to encourage casita construction. Thank you for having this amendment.

#464

Posted by **Jordon McConnell** on **09/27/2025** at **9:03am** [Comment ID: 1641] - [Link](#)

Agree: 5, Disagree: 0

This is a massive impediment to ADU construction. This is a common-sense, pro-homes amendment that we need. Great inclusion! Fully support

#465

Posted by **Jonah** on **10/18/2025** at **8:31pm** [Comment ID: 2117] - [Link](#)

Agree: 0, Disagree: 0

Removing barriers to building ADU units will make them more common and will improve the housing options and housing supply in the city. Removing parking minimums will help promote walking, biking, and public transportation as transportation options

#466

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:40pm** [Comment ID: 1737] - [Link](#)

Agree: 1, Disagree: 0

Less parking is less heat island effect and better economic uses of land. Wish these went lower but understand we need to expand our transit system further to get there

#467

Posted by **Mark Bailon** on **09/18/2025** at **3:44pm** [Comment ID: 1594] - [Link](#)

Agree: 10, Disagree: 0

All the various removals/reductions of parking requirements are good. Keep the ones that reduce it the most.

#468

Posted by **Michael Devin** on **10/19/2025** at **7:52pm** [Comment ID: 2216] - [Link](#)

Agree: 0, Disagree: 0

Strongly support. Having the space for an ADU *and* a parking space for it makes it that much more difficult for these projects to pencil out. If a local developer can build an ADU and believes there is still demand for the it if they forego an extra parking space for it, why not let them?

#469

Posted by **Michele Gaidelis** on **10/15/2025** at **6:33pm** [Comment ID: 2029] - [Link](#)

Agree: 1, Disagree: 0

Who is parking at self-storage?? No parking minimums. Allow the business owner to decide.

#470

Posted by **Westin** on **10/19/2025** at **9:50pm** [Comment ID: 2236] - [Link](#)

Agree: 0, Disagree: 0

Parking minimums were arbitrarily determined at some point in the 1960s and make no sense. Great to see them reduced, next let's get rid of them entirely.

#471

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:42pm** [Comment ID: 1738] - [Link](#)

Agree: 1, Disagree: 0

Common sense approach to encouraging more ADUs

#472

Posted by **Luis Sutherlin** on **10/09/2025** at **8:16pm** [Comment ID: 1822] - [Link](#)

Agree: 2, Disagree: 0

more homes will be built by reducing this requirement. This is great! we have too many empty parking lots. I support the reduction in parking requirements.

#473

Posted by **Yasmin Khan, Land use rep, Barelás Neighborhood Assoc.** on **10/19/2025** at **12:31pm** [Comment ID: 2150] - [Link](#)
Suggestion

Agree: 0, Disagree: 0

Support, small scale ADU development should be allowed flexible parking requirements, but also keep an eye on areas of Barelás with already strained street parking for residents.

#474

Posted by **Luis Sutherlin** on **10/09/2025** at **8:18pm** [Comment ID: 1823] - [Link](#)

Agree: 2, Disagree: 0

I support the removal of parking requirements for ADUs. We need to reduce barriers so people can build more of these dwellings.

#475

Posted by **Yasmin Khan, Land use rep, Barelás Neighborhood Assoc.** on **10/19/2025** at **12:30pm** [Comment ID: 2149] - [Link](#)
Suggestion

Agree: 0, Disagree: 0

Mixed support. Houses in many areas of Barelás already depend on street parking for multiple cars in one household. Large scale developments should consider parking infrastructure. Smaller scale like ADU's should have less requirements.

#476

Posted by **Carlos Michelen** on **10/11/2025** at **2:38pm** [Comment ID: 1877] - [Link](#)

Agree: 4, Disagree: 0

Yes, please! Parking minimums undermine walkability by forcing buildings to spread out just to accommodate underused parking lots. These mandates make housing more expensive and neighborhoods less connected. The city shouldn't dictate parking supply through mandates. Property owners and the market are best positioned to determine what's actually needed. I hope soon we can completely eliminate parking minimum mandates, but for now this is a

good step toward a more walkable, livable city.

#477

Posted by **Westin** on **10/19/2025** at **9:50pm** [Comment ID: 2237] - [Link](#)

Agree: 0, Disagree: 0

Excellent change to unlock more casitas.

#478

Posted by **Andy** on **10/17/2025** at **3:23pm** [Comment ID: 2084] - [Link](#)

Agree: 1, Disagree: 0

Underrated change - this seems like a very good way to take steps towards the general poor land use of self-storage units.

#479

Posted by **Michele Gaidelis** on **10/15/2025** at **6:32pm** [Comment ID: 2028] - [Link](#)

Agree: 0, Disagree: 0

Get rid of parking minimums. Thanks.

#480

Posted by **Michele Gaidelis** on **10/15/2025** at **6:33pm** [Comment ID: 2030] - [Link](#)

Agree: 2, Disagree: 0

Get rid of parking minimums.

#481

Posted by **Tawnya** on **10/09/2025** at **2:33pm** [Comment ID: 1768] - [Link](#)

Suggestion

Agree: 5, Disagree: 0

This is great, I own a duplex on a bus line and many of our residents over the years have biked, walked, or taken the bus. Lower parking requirements would allow me to plant some trees in the current parking spaces and further decrease the urban heat island effect.

#482

Posted by **Brian** on **10/19/2025** at **1:38pm** [Comment ID: 2178] - [Link](#)

Agree: 0, Disagree: 0

I support the reduction of costly parking mandates, particularly for casitas. The property owner knows their property and needs, why mandate additional costly parking above and beyond what the property owner needs?

#483

Posted by **Sara Collins** on **10/13/2025** at **4:47pm** [Comment ID: 1948] - [Link](#)

Agree: 3, Disagree: 0

I absolutely support reducing parking minimums. Parking minimums cause so many problems, they are a huge heat sink and take up valuable land that could be used for community amenities. I am strongly in favor of builders and homeowners being able to decide their own parking needs.

#484

Posted by **Tyler Richter** on **10/16/2025** at **4:50pm** [Comment ID: 2072] - [Link](#)

Agree: 2, Disagree: 0

Support. Make it easy and cheap to build Casitas

#485

Posted by **Brian** on **10/19/2025** at **1:37pm** [Comment ID: 2177] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

I support the reduction of costly parking mandated minimums for residential areas. Why not reduced these parking mandates entirely to zero?

#486

Posted by **Tawnya** on **10/09/2025** at **2:37pm** [Comment ID: 1769] - [Link](#)

Agree: 3, Disagree: 0

Really impactful change! Lets keep moving in the direction of encouraging more walk/bike friendly communities so that everyone doesn't feel like they need their own car. More car share options etc. Less asphalt = less urban heat

dome

#487

Posted by **Michael Devin** on **10/19/2025** at **7:49pm** [Comment ID: 2215] - [Link](#)

Agree: 0, Disagree: 0

STRONGLY support this. Parking requirements historically overestimate parking demand drastically and are based on dubious data. The more we can reduce these, the better.

#488

Posted by **Jonah** on **10/18/2025** at **8:29pm** [Comment ID: 2116] - [Link](#)

Agree: 0, Disagree: 0

This is a good change. Fully support!

#489

Posted by **Jonah** on **10/18/2025** at **8:28pm** [Comment ID: 2115] - [Link](#)

Agree: 0, Disagree: 0

Wholeheartedly support the removal of these parking minimums.

#490

Posted by **Erin thornton** on **10/20/2025** at **8:49am** [Comment ID: 2268] - [Link](#)

Agree: 0, Disagree: 0

Important change please approve!

#491

Posted by **Sal Perdomo** on **10/20/2025** at **8:48am** [Comment ID: 2266] - [Link](#)

Agree: 0, Disagree: 0

Support

#492

Posted by **Sal Perdomo** on **10/20/2025** at **8:48am** [Comment ID: 2267] - [Link](#)
Agree: 0, Disagree: 0
Support

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
C-11	285	301	5-5(C)(7)	Parking Maximums Revise the text as follows: "5-5(C)(7)(a) In UC-MS-PT areas the maximum number of off-street parking spaces provided shall be no more than [175] <u>[140]</u> percent of the off-street parking spaces required by Table 2-4-13 or Table 5-5-1, as applicable. 5-5(C)(7)(b) In areas exempt from minimum requirements, the maximum number of off-street parking spaces pursuant to Subsection 14-16-5-5(B)(2)(a), the maximum number of off-street parking spaces provided shall be no more than [175] <u>[140]</u> percent of the off-street parking spaces that would otherwise be required by Table 2-4-13 or Table 5-5-1, as applicable, for the proposed development." See proposed Council Amendment Fiebelkorn - E.	Decreases the maximum number of parking spaces by 20% within the areas that they're currently applicable, namely centers and corridors and near transit stops and facilities.	Council	Parking
38	285	303	5-5(C)(9)(b)	EV Parking - Townhouse Revise text as follows: "All new townhouse developments containing more than 6 dwelling units shall provide <u>at least 1 parking space that is EV capable per dwelling unit</u> all required off-street parking spaces as EV capable. "	Reduces the number of EV capable spaces per dwelling, while still requiring EV capable parking space for each unit. Required parking is more than 1 per unit (based on bedrooms). Intended to reduce costs per unit.	Staff	Housing
39	285	303	5-5(C)(9)(c)	EV Parking - Multi-family Revise text as follows: "All new multi-family residential developments <u>or new mixed-use developments</u> containing more than 100 dwelling units shall meet both of the following requirements."	Closes an unintended loophole to make the EV parking requirement apply to both multi-family residential and mixed-use development with 100+ dwelling units.	Staff	
39	285	303	5-5(C)(9)(c) [cont'd]	EV Parking - Multi-family Revise text in Subsection 1 and 2 as follows: "1. <u>At least 1 electric vehicle (EV) charging station installed with a rating of 240 volts or higher shall be provided for every 20 dwelling units.</u> At least 5 percent of the required off-street parking spaces shall have electric vehicle (EV) charging stations installed with a rating of 240 volts or higher. "2. <u>At least 1 EV capable parking space shall be provided for every 4 dwelling units.</u> 25 percent of the required off-street parking spaces shall be provided as EV capable. "	Changes the requirement for EV charging to be based on the number of dwelling units, not the number of required parking spaces.	Staff	Housing

#493

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:43pm** [Comment ID: 1739] - [Link](#)

Agree: 2, Disagree: 0

Yes better economic use of land that sits empty more than half the time anyway. And less pavement is less urban heat island effect

#494

Posted by **david day** on **10/16/2025** at **12:05pm** [Comment ID: 2061] - [Link](#)

Agree: 1, Disagree: 0

Support fully - Prevents overbuilt parking that undermines TOD goals

#495

Posted by **Brandi Thompson** on **10/11/2025** at **4:34pm** [Comment ID: 1916] - [Link](#)

Agree: 2, Disagree: 0

Yes! This is a great amendment. It reinforces fiscal sustainability by reducing excess infrastructure. It also encourages walkable, mixed-use development near major investments.

#496

Posted by **Jo Stein** on **10/06/2025** at **9:58pm** [Comment ID: 1746] - [Link](#)

Agree: 2, Disagree: 0

Less parking, more density is so important to drive the use of bikes and public transit. As well as shared parking lots.

#497

Posted by **Jordon McConnell** on **09/27/2025** at **9:03am** [Comment ID: 1642] - [Link](#)

Agree: 4, Disagree: 0

Great amendment! Fully support!

#498

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:44pm** [Comment ID: 1740] - [Link](#)

Agree: 0, Disagree: 0

Great to accommodate EV households but not increase costs

#499

Posted by **Jonah** on **10/18/2025** at **8:33pm** [Comment ID: 2118] - [Link](#)

Agree: 0, Disagree: 0

Support!! Less pavement is good. It promotes community and lowers the heat island effect that can be brutal in this city.

#500

Posted by **Tawnya** on **10/09/2025** at **2:40pm** [Comment ID: 1773] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Could be modified to require an EV car share program at each new development akin to what the new Sol housing site on Central near San Mateo has. Every home doesn't need a charger.

#501

Posted by **Luis Sutherlin** on **10/09/2025** at **8:21pm** [Comment ID: 1824] - [Link](#)

Agree: 4, Disagree: 0

places with transit options need fewer parking spots. this is a smart way to build a better more walkable city by reducing asphalt fields that only increase distance between facilities. I support

#502

Posted by **Tawnya** on **10/09/2025** at **2:39pm** [Comment ID: 1771] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Could be modified to require an EV car share program at each new development akin to what the new Sol housing site on Central near San Mateo has. Every home doesn't need a charger.

#503

Posted by **Michele Gaidelis** on **10/15/2025** at **6:34pm** [Comment ID: 2031] - [Link](#)

Agree: 1, Disagree: 0

Anything that reduces the insane amount of parking we have in this city is good. I support parking maximums.

#504

Posted by **Tyler Richter** on **10/16/2025** at **4:51pm** [Comment ID: 2073] - [Link](#)

Agree: 0, Disagree: 0

Support. Encourage walking

#505

Posted by **Eleanor Walther** on **10/19/2025** at **3:22pm** [Comment ID: 2192] - [Link](#)

Agree: 0, Disagree: -1

Why would you change parking maximums? Shouldn't an owner provide the parking spaces s/he deems appropriate for his/her establishment? Have you ever tried to park at the Trader Joes in Uptown?

#506

Posted by **Carlos Michelen** on **10/11/2025** at **2:49pm** [Comment ID: 1879] - [Link](#)

Agree: 1, Disagree: 0

Great! This strikes the right balance by removing outdated minimums and adding reasonable caps. Activity centers are meant to be people-oriented, not car storage zones. Setting maximums ensures new projects contribute to walkable, mixed-use neighborhoods while avoiding overbuilt, empty parking lots.

#507

Posted by **Tawnya** on **10/09/2025** at **2:40pm** [Comment ID: 1772] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Could be modified to require an EV car share program at each new development akin to what the new Sol housing site on Central near San Mateo has. Every home doesn't need a charger.

#508

Posted by **Jonah** on **10/18/2025** at **8:35pm** [Comment ID: 2119] - [Link](#)

Agree: 0, Disagree: 0

Reducing parking requirements is good.

#509

Posted by **Tawnya** on **10/09/2025** at **2:37pm** [Comment ID: 1770] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Love this! Lets take it even lower next year and incentivize ride share options!

#510

Posted by **Sara Collins** on **10/13/2025** at **4:50pm** [Comment ID: 1950] - [Link](#)

Agree: 1, Disagree: 0

This is a great way to encourage walkable, mixed use development near areas we have heavily invested in. Creating parking maximums means we avoid pitfalls of budgeting too much parking when other options exist.

#511

Posted by **Sal Perdomo** on **10/20/2025** at **8:49am** [Comment ID: 2269] - [Link](#)

Agree: 0, Disagree: 0

Parking Maximums are an unnecessary provision in the zoning code already and should not further reduced. Parking counts are tailored to the specific use and business operating on a property. Developers and property owners will not provide excess parking unless absolutely necessary. Parking fields require excess land and additional construction costs that would dissuade a property owner from providing and constructing extra parking. The code should focus on reducing parking minimums and not implementing parking maximums. This change should not be approved.

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
96	286	304	5-5(E)(1)	Bicycle Parking Make the second sentence a new Subsection (a) and add a new Subsection (b) with text as follows: <u>"Where no off-street parking spaces are provided, the minimum bicycle parking requirement shall be as follows and as applicable:</u> <u>1. 1 space / 5 dwelling units or 4 total spaces, whichever is greater.</u> <u>2. 1 space / 2,500 square feet GFA or 4 total spaces, whichever is greater."</u>	Ensures that bicycle parking is still required even when no off-street vehicle parking is provided. See related change for Table 2-4-13.	Staff	Parking
40	Multiple	Multiple	5-5	Parking Maximums in UC-AC-MS-PT-MT Remove UC-MS-PT-MT where they appear in Table 5-5-1. Revise 5-5(C)(5)(a) General Reductions for Centers and Corridor Areas to only refer to Employment Centers (EC). Delete 5-5(C)(5)(d)1 to eliminate reference to PT parking reduction. Delete 5-5(C)(5)(d) to remove reference to peak service frequency reduction. Increase the reduction for transit shelters from 5 to 20 percent. Revise 5-5(C)(7) to remove parking minimums and establish lower parking maximums in UC-AC-MS-PT for non-residential uses only. Add a menu of options to receive additional parking above the maximum. See Redline Exhibit for proposed changes.	Follows best practices to eliminate parking requirements as a cost barrier to housing and other development where growth is appropriate. Removes reference to peak service frequency for parking reductions, as all 15-minute service is on corridors that are designated as Major Transit (MT).	Staff	Housing/Parking
C-12	Multiple	Multiple	5-5	Off-street Parking Reduces the number of required parking spaces for most uses by 20% in Table 5-5-1 except for: - Dwelling, single-family detached, - Accessory dwelling unit, - campground or recreational vehicle park, and - Dwelling, temporary. Provide a 20% reduction in required parking spaces in Centers/Corridors, for proximity to a City park or trail, and for proximity to Transit. See proposed Council Amendment Fiebelkorn - F.	Reduces required parking by 20%.	Council	Parking

#512

Posted by **Brandi Thompson** on **10/11/2025** at **4:39pm** [Comment ID: 1918] - [Link](#)

Agree: 4, Disagree: 0

We should allow landowners to decide how much parking they want to provide. This is a great step in the right direction. Fully support.

#513

Posted by **Eleanor** on **10/19/2025** at **4:25pm** [Comment ID: 2193] - [Link](#)

Agree: 0, Disagree: -1

Reducing parking requirements increases on-street parking. This puts strain on residential neighborhoods. Sawmill has put increased parking on the surrounding local neighborhood. Residents are subjected to increased noise and traffic and may have to park blocks away from their house. This makes the neighborhood less safe. There are streets that don't allow parking. This causes people to park in the bike lanes (example Rio Grande Blvd). I oppose this amendment.

#514

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:46pm** [Comment ID: 1742] - [Link](#)

Agree: 2, Disagree: 0

Great way to decrease housing costs, and reduce over paving!

#515

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:45pm** [Comment ID: 1741] - [Link](#)

Agree: 1, Disagree: 0

Multi Modal is where we are headed, let's support it with bike parking

#516

Posted by **Brandi Thompson** on **10/11/2025** at **4:38pm** [Comment ID: 1917] - [Link](#)

Agree: 3, Disagree: 0

Yes please this is amazing. Please remove parking minimums. This will align ABQ with national best practices and

allow. Parking wastes valuable land, and this will allow us to maximize our infrastructure and increase our tax base by using land that actually makes money instead of providing storage for cars, which makes little to no tax revenue for the city. We are already wildly overparked, which makes our city feel hostile. Great amendment.

#517

Posted by **Jordon McConnell** on **09/27/2025** at **9:05am** [Comment ID: 1644] - [Link](#)

Agree: 6, Disagree: 0

Great inclusion! We ought to abolish parking minimums citywide, but this is a great step. Unfunded parking mandates are one of the largest impediments to homebuilding. This is one of the best pro-homes amendments in the document.

#518

Posted by **Bryan Dombrowski** on **10/03/2025** at **7:47pm** [Comment ID: 1743] - [Link](#)

Suggestion

Agree: 2, Disagree: 0

Give freedom of choice to housing creators and lets remove all requirements

#519

Posted by **Mark Bailon** on **09/18/2025** at **3:46pm** [Comment ID: 1595] - [Link](#)

Suggestion

Agree: 10, Disagree: 0

Bike-parking is critical. I'd suggest adding additional language or changing something to require bike parking for improvements done on buildings in denser zones. Many areas, especially downtown, don't have adequate bike parking, nor are adding much.

#520

Posted by **Michael Devin** on **10/19/2025** at **8:01pm** [Comment ID: 2218] - [Link](#)

Agree: 0, Disagree: 0

This is a good amendment. I agree with other comments in that off-street requirements should be removed completely (give builders the choice on how much parking they need for their specific scenario rather than having the city require a certain amount), but this is a good step in the right direction.

#521

Posted by **Jordon McConnell** on **09/27/2025** at **9:06am** [Comment ID: 1645] - [Link](#)

Agree: 9, Disagree: 0

Would go further and remove parking mandates altogether. We should allow homeowners, builders, and entrepreneurs to determine their own parking needs. However, I think this is a good step. Include.

#522

Posted by **Jonah** on **10/18/2025** at **8:37pm** [Comment ID: 2121] - [Link](#)

Agree: 0, Disagree: 0

Support!

#523

Posted by **Michele Gaidelis** on **10/15/2025** at **6:35pm** [Comment ID: 2032] - [Link](#)

Agree: 1, Disagree: 0

More bicycle parking options. Yes please.

#524

Posted by **Michael Devin** on **10/19/2025** at **7:58pm** [Comment ID: 2217] - [Link](#)

Agree: 0, Disagree: 0

I strongly support this. Requiring parking in walkable communities and transit oriented development makes no sense since there are many alternatives to driving in these areas. Removing the financial burden of needing to provide parking in these areas removes a massive hurdle for developers and incentivizes alternative modes of transportation.

#525

Posted by **Michele Gaidelis** on **10/15/2025** at **6:35pm** [Comment ID: 2033] - [Link](#)

Agree: 1, Disagree: 0

I support anything that gets rid of parking. We have SO MUCH parking already.

#526

Posted by **Andy** on **10/17/2025** at **3:24pm** [Comment ID: 2085] - [Link](#)

Agree: 1, Disagree: 0

It's been done in so many other cities with positive benefits. Let's import the model here to Abq.

#527

Posted by **Jordon McConnell** on **09/27/2025** at **9:04am** [Comment ID: 1643] - [Link](#)

Agree: 5, Disagree: 0

Echoing Mark, this is a great amendment. Bike parking and bike facilities help enable us to move toward more livable forms while taking up very little space. Great inclusion.

#528

Posted by **Luis Sutherlin** on **10/09/2025** at **8:27pm** [Comment ID: 1826] - [Link](#)

Agree: 1, Disagree: 0

this is such a great way to build a denser more walkable community. I fully support!

#529

Posted by **Tyler Richter** on **10/16/2025** at **4:53pm** [Comment ID: 2075] - [Link](#)

Agree: 0, Disagree: 0

Support. Need to align the supply with the demand. There is too much parking available now.

#530

Posted by **Luis Sutherlin** on **10/09/2025** at **8:25pm** [Comment ID: 1825] - [Link](#)

Agree: 2, Disagree: 0

this is such a great way to build a denser more walkable community. it's strategic, smart, and will make Albuquerque a more pleasant city. I support!

#531

Posted by **Jonah** on **10/18/2025** at **8:37pm** [Comment ID: 2122] - [Link](#)

Agree: 0, Disagree: 0

Fully Support.

#532

Posted by **Carlos Michelen** on **10/12/2025** at **12:08pm** [Comment ID: 1928] - [Link](#)

Agree: 1, Disagree: 0

Great idea. Would also encourage the city to create simple and accessible guidelines for business owners and developers that might be unfamiliar with best practices. This includes comparing pros and cons of different racks ("staples" being preferred by most cyclists, over e.g. "waves"), as well as guidance on placement and spacing.

#533

Posted by **Brandon Caudle** on **10/02/2025** at **3:43pm** [Comment ID: 1710] - [Link](#)

Agree: 2, Disagree: 0

Agree with the other comment, this is a step in the right direction and gives back the freedom to our residents to decide what is best in their situation.

#534

Posted by **Sara Collins** on **10/13/2025** at **4:52pm** [Comment ID: 1951] - [Link](#)

Agree: 2, Disagree: 0

This is a great amendment! This aligns ABQ with national standards and reduces a key barrier to building. I support lifting parking mandates everywhere, but especially in this critical area.

#535

Posted by **Brian** on **10/19/2025** at **1:41pm** [Comment ID: 2180] - [Link](#)

Agree: 0, Disagree: 0

I strongly support removing costly parking mandates along ART and reducing them across the city. Albuquerque has invested heavily in transit, and requiring large amounts of parking undermines that investment. Parking mandates make housing more expensive, reduce the land available for homes and businesses, and encourage car dependence. Removing these mandates, especially along ART and other key corridors, will help us build more affordable housing, support small businesses, and create walkable, people-friendly streets.

#536

Posted by **Erin thornton** on **10/20/2025** at **8:51am** [Comment ID: 2271] - [Link](#)

Agree: 0, Disagree: 0

All movements to reduce and remove minimum parking rules is a step in the right direction. Auto oriented cities around the country have been making these changes and reaping the benefit.

#537

Posted by **Sara Collins** on **10/13/2025** at **4:57pm** [Comment ID: 1952] - [Link](#)

Agree: 4, Disagree: 0

This is a great step, though I agree with other commenters that I would love to see it go further.

#538

Posted by **Carlos Michelen** on **10/11/2025** at **2:51pm** [Comment ID: 1880] - [Link](#)

Agree: 3, Disagree: 0

This is so needed. Thank you! Removing parking minimums in major corridors and transit areas eliminates one of the biggest barriers to housing and small business development. It allows land to be used for homes, shops, and public spaces instead of asphalt, and helps make transit a truly viable option.

#539

Posted by **Yasmin Khan, Land use rep, Barelas Neighborhood Assoc.** on **10/19/2025** at **12:32pm** [Comment ID: 2151] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

Support. Bike parking is needed everywhere, especially downtown and Barelas

#540

Posted by **Jonah** on **10/18/2025** at **8:36pm** [Comment ID: 2120] - [Link](#)

Agree: 1, Disagree: 0

Support adding more bicycle parking.

#541

Posted by **Michele Gaidelis** on **10/15/2025** at **6:37pm** [Comment ID: 2034] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

I would say if off-street parking is being created, we should also be putting bike lanes between the parked cars and the curb to create instant protected bike lanes.

#542

Posted by **Tyler Richter** on **10/16/2025** at **4:51pm** [Comment ID: 2074] - [Link](#)

Agree: 1, Disagree: 0

Support. Let the builder determine what parking to provide.

#543

Posted by **Carlos Michelen** on **10/11/2025** at **2:58pm** [Comment ID: 1881] - [Link](#)

Agree: 4, Disagree: 0

Support. This is a good citywide step toward aligning parking requirements with real-world demand. Parking mandates are outdated and should be completely eliminated, but this is a good step. This helps lower costs, encourage infill, and make more productive use of land across Albuquerque.

#544

Posted by **Janet** on **10/10/2025** at **9:12am** [Comment ID: 1838] - [Link](#)

Agree: 4, Disagree: 0

Support - would encourage bicycle use if there were safer ways to store them.

#545

Posted by **Brian** on **10/19/2025** at **1:41pm** [Comment ID: 2181] - [Link](#)

Agree: 2, Disagree: 0

I support the reduction in costly parking mandates. Why not reduce them to zero?

#546

Posted by **Brian** on **10/19/2025** at **1:40pm** [Comment ID: 2179] - [Link](#)

Agree: 0, Disagree: 0

I support increased biking parking; it is cheap, unobtrusive, and enables more biking access

#547

Posted by **Sal Perdomo** on **10/20/2025** at **8:49am** [Comment ID: 2270] - [Link](#)

Agree: 0, Disagree: 0

We are supportive of all changes within Item #36, #37, and #40, except for the provision reducing Parking Maximums for non-residential development within Centers & Corridors. The Parking Maximums for non-residential development is significantly low and could hamper potential investment along the City's important corridors. The market should dictate the amount of parking needed, within reason, and the stated maximum should remain at 175% and this specific change should be reverted back to the original.

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Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
99	299	317	5-6(A)	Landscape, Buffering, and Screening - Purpose Revise text as follows: 5-6(A)(5) Contributing to the processes of air purification <u>and</u> oxygen regeneration; <u>that can improve public health</u> . Create a new Subsection 5-6(A)(6) with text as follows and renumber subsequent sections accordingly: <u>Contributing to the process of ground</u> ⁵⁴⁸ recharge, and stormwater runoff retention, Landscape should be designed to retaining soil moisture, preventing erosion, encouraging the growth of abutting plantings, and mitigating urban heat-island effects, and while abating aiding in the abatement of air and water pollution, dust, noise, heat, and glare.	Landscaping, buffering, and screening purpose statement revised to cite public health benefits. ⁵⁵⁰ ⁵⁴⁹	Public	⁵⁵² Landscaping
100	299	317	5-6(B)(1)(a)	Landscape, Buffering, and Screening - Applicability 5-6(B)(1)(a) Construction of a new <u>primary</u> building containing multi-family, mixed-use, or non-residential development or an accessory parking structure.	Specifies that landscaping, buffering, and screening standards apply to all new primary buildings and accessory parking structures. Revised to include low-density residential and multi-family residential development. The Street Tree Ordinance applies to all development, as specified in 5-6(D). See related proposed changes for Subsection 5-6(C) and 5-6(D).	Public	Landscaping
101	300	318	5-6(C)	Landscape, Buffering, and Screening -General Standards Revise text as follows: "The following standards apply to all landscaping, screening, or buffering required by this Section 14-16-5-6 <u>for any new buildings containing multi-family residential, mixed-use, or non-residential development or an accessory parking structure.</u> "	Moves existing language from Subsection 5-6(B)(1) and adds multi-family residential. See related proposed change for 5-6(B)(1)(a).	Public	Landscaping
102	301	319	5-6(C)(2)(c)	Minimum Landscape Area Revise text as follows: "The mature realistic spread of trees and shrubs <u>as defined by the Official Albuquerque Plant Palette</u> will be used to calculate required vegetative coverage as follows."	Adds reference to the Official Albuquerque Plant Palette, which specifies the approximate ⁵⁵¹ of mature trees and shrubs.	Public	Landscaping

#548

Posted by **Tawnya** on **10/09/2025** at **3:09pm** [Comment ID: 1774] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

Can GSI be included in this change? We should be harvesting as much storm water as possible.

#549

Posted by **Jonah** on **10/18/2025** at **8:39pm** [Comment ID: 2123] - [Link](#)

Agree: 0, Disagree: 0

I like this proposed wording change.

#550

Posted by **Yasmin Khan, Land use rep, Barelas Neighborhood Assoc.** on **10/19/2025** at **12:34pm** [Comment ID: 2152] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Support, and the city should support offering assistance to purchase trees or have a more robust plant/tree program for all lower income neighborhoods. Large scale developers should have these green requirements when it comes to landscaping.

#551

Posted by **Tawnya** on **10/09/2025** at **3:13pm** [Comment ID: 1775] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

I believe there is some issue with 'mature' and some of the size requirements noted for trunk caliper in other city code. For example, a great tree for our area is the Velvet Mesquite, which does best when planted by seed or transplanted about a month after sprouting. This tree is climate ready (and is on the climate ready trees list) but does not do well if forced to live in a pot for several years before getting to a 2 inch total trunk. If sown directly or while very young however, this tree will quickly reach the size requirement and will be more tolerant to long periods without rain.

#552

Posted by **Jane** on **10/10/2025** at **7:39am** [Comment ID: 1835] - [Link](#)

Agree: 3, Disagree: 0

I do not have the expertise to comment on specific proposals. Having said that, attention to landscaping, to creating a landscape that reflects our climate by acknowledging our limited water resources and mitigates the effect of the built environment on our health and comfort is absolutely welcome and supported. We ignore our climate and natural landscape at our peril.

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Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
102	301	319	5-6(C)(2)(c)	Minimum Landscape Area [Cont'd] Add a new Subsection with text as follows: "3. <u>Overlapping canopy areas from trees and ground-level plants may both be counted toward the required total vegetative coverage in Subsection 1 above, provided the minimum ground-level vegetative coverage required in Subsection 2 above is still met.</u> "	Clarifies that overlapping tree and shrub canopies can both count toward total vegetative coverage, as long as minimum ground-level coverage is still met. This supports best practices for tree health, including shading roots and providing shared irrigation.	Public	Landscaping
103	302	321	5-6(C)(4)(b)5.	Required Plant Materials and Site Amenities Revise text as follows: "Are equally hardy to the New Mexico <u>Albuquerque</u> climate."	Clarifies that plant hardiness must be appropriate to the Albuquerque climate, rather than the broader and more variable climate conditions across New Mexico.	Public	Landscaping
103	303	321	5-6(C)(4)(f)	Required Plant Materials and Site Amenities [Cont'd] Revise text as follows: "Any new grass irrigated with sprinklers shall be installed at least 3 feet in any direction from any impermeable hard surface. A buffer using organic mulch, <u>permeable pavers, gravel, or compacted crusher fines can</u> shall be used when planting grass adjacent to impermeable surface."	Allows more flexibility in landscape design by expanding the types of materials that can be used as a buffer between grass and hard surfaces.	Public	Landscaping
103	302	322	5-6(C)(4)(i)	Required Plant Materials and Site Amenities [Cont'd] Move to Subsection 5-6(C)(4)(b) as a new Subsection 6.	Subsection moved to clarify that if alternative plant species are approved in place of those listed on the Official Albuquerque Plant Palette, they must still comply with all applicable City and Water Authority regulations. The requirement was relocated from the general plant materials section to the section for alternative species, since that is the only context where non-palette plants may be used.	Public	Landscaping
103	302	322	5-6(C)(4)(l)	Required Plant Materials and Site Amenities [Cont'd] Revise text as follows: "In DT-UC-MS areas, landscaped areas other than street frontage shall include pedestrian street furniture to include <u>at a minimum 1 seating feature, 1 planter, and 1 trash receptacle, pedestrian amenities, or trash receptacles to encourage pedestrian use.</u> "	Clarifies the specific type and minimum quantity of street furniture required in landscaped areas within DT-UC-MS areas.	Public	Landscaping

#553

Posted by **Tawnya** on **10/09/2025** at **3:15pm** [Comment ID: 1776] - [Link](#)

Suggestion

Agree: 5, Disagree: 0

Wouldn't it be more appropriate to indicate that trees should be hardy to the changing ABQ climate? If in 60 years or less, ABQ will look more like Las Cruces, we should likely be planting towards that future.

Reply by **Jonah** on **10/18/2025** at **8:40pm** [Comment ID: 2124] - [Link](#)

Agree: 0, Disagree: 0

I think this is a really great point

#554

Posted by **Michele Gaidelis** on **10/15/2025** at **6:38pm** [Comment ID: 2035] - [Link](#)

Agree: 0, Disagree: 0

I love this. Get rid of any plants that aren't native to Albuquerque.

#555

Posted by **Tawnya** on **10/09/2025** at **3:16pm** [Comment ID: 1777] - [Link](#)

Suggestion

Agree: 3, Disagree: 0

Can't we ban all non native grass? Terrible idea in our climate.

#556

Posted by **Michele Gaidelis** on **10/15/2025** at **6:39pm** [Comment ID: 2036] - [Link](#)

Agree: 1, Disagree: 0

I don't support any new grass/turf to be planted. Why plant something so water intensive in a desert?

#557

Posted by **Tawnya** on **10/09/2025** at **3:17pm** [Comment ID: 1778] - [Link](#)

Suggestion

Agree: 4, Disagree: 0

Is the city working to update the plant pallett to reflect how much the climate has shifted since it was adopted? Many of the trees on the existing palette which are planted around the city appear to be dying from heat and water stress.

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
104	303	322	5-6(C)(5)(a)	Soil Condition and Planting Beds Revise text as follows: "All vegetated material required by this Section 14-16-5-6 shall be planted in <u>soil that is uncompacted soil to a minimum depth of 24 inches.</u> "	Clarifies the required depth for soil to qualify as uncompacted, ensuring adequate conditions for plant health.	Public	Landscaping
104	303	322	5-6(C)(5)(c)	Soil Conditions and Planting Beds [Cont'd] Delete text as follows: "The use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any landscaped area, or 50 percent in DT UC MS areas."	The restriction on the amount of gravel or crusher fines used as groundcover was removed to allow greater flexibility in landscape design and material choice. Crusher fines are often preferred over organic mulch due to their durability and resistance to displacement by wind and runoff and are especially suitable in arid environments.	Public	Landscaping
104	303	322	5-6(C)(5)	Soil Condition and Planting Beds [Cont'd] Combine (d) and (e) to require 3 inches of organic mulch around trees. See Redline Exhibit.	Removes reference to "planting area," which is not a defined term. Clarifies that the requirement for mulch is related to trees.	Public	Landscaping
104	304	323	5-6(C)(5)(f)	Soil Condition and Planting Beds [Cont'd] Revise text as follows: "Where abutting areas accessible by vehicles, All landscaped areas shall be protected from vehicular encroachment by curbs or wheel stops located 2 feet outside the landscaped area, with openings to accommodate surface collection of stormwater runoff in vegetated swales and stormwater infiltration areas."	Clarifies that curbs or wheel stops are only required where landscaped areas abut vehicle-accessible areas.	Public	Landscaping
105	304	323	5-6(C)(7)(b)	Plant Material Spacing Revise text as follows: "Where tree planting requirements are based on the length of the street frontage, areas occupied by driveways and drive aisles <u>may shall be excluded included</u> when calculating the number of trees required to be planted, and all trees that would otherwise be required in driveways or drive aisles shall be planted in other landscaped front yard areas.	Excludes the width of driveways and drive aisles from tree planting requirements that are based on street frontage. The requirement today is satisfied by any other trees planted in the front yard, since overlapping requirements can be double-counted. Since the effect is the same, eliminating this requirement helps simplify the calculation. Other landscape requirements, such as 15% of net lot area and 75% vegetative coverage, would still need to be met.	Public	Landscaping

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
106	305	324	5-6(C)(10)	Planting near Utilities Revise text in Subsection (b) as follows: "Trees and shrubs shall not be planted in utility easements or within 10 feet in any direction ⁵⁵⁹ centerline of a sewer or water line, whichever is greater, unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose." Make second sentence of (a) a new ⁵⁵⁸ subsection 1 and move subsection (c) to be a new Subsection 2. See Redline Exhibit.	Clarifies the minimum distance required between trees or shrubs and sewer or water lines to prevent conflicts with utility infrastructure.	Public	Landscaping
41	307	326	5-6(C)(13)(b)	Stormwater Management Features Revise text as follows: "Required landscape area and buffer areas shall be designed pursuant to the Bernalillo County Green <u>Stormwater Infrastructure Low-impact Development Standards as of 2023</u> , the DPM, and the City Standard Specifications for Public Works Construction."	Requires development to meet County standards for green stormwater infrastructure. ⁵⁶²	Staff	
107	300	328	5-6(D)(1)(a) [new]	Required Street Trees -Low-density Residential "All new primary buildings with a low-density residential use shall provide at least 1 street tree with minimum caliper of 2 inches."	Clarifies that low-residential development must comply with the Street Tree Ordinance but simplifies the requirement to be just 1 tree ⁵⁶¹ selected from the Official ⁵⁶³ Plant Palette. Subsection (c) allows existing trees to count toward the requirement. See related proposed change for 5-6(B)(1)(a). ⁵⁶⁴	⁵⁶⁵ Public	Landscaping
107	309	328	5-6(D)(1)(c)	Required Street Trees [cont'd] Revise to create new Subsections with text as follows: "1. Planting areas necessary for trees in the street frontage shall meet the minimum size requirements in Table ⁵⁶⁰ 5-6(D)(1)(c) unless specified otherwise in this IDO." 2. <u>Permeable materials that meet ADA requirements, including but not limited to, compacted crusher fines, may be used to provide a walkable surface in required tree planting areas.</u> Tree grates may be used in constrained locations to accommodate pedestrian circulation, and to allow the required planting areas to have a walkable surface. "		Public	Landscaping

#558

Posted by **Debbie** on **10/14/2025** at **3:31pm** [Comment ID: 1975] - [Link](#)

Agree: 0, Disagree: 0

Seems too limiting to me. Trees I understand for the most part, but shrubs? Shrubs can vary greatly in size. There are many small shrubs what could be planted within 10 feet.

#559

Posted by **Tawnya** on **10/09/2025** at **3:21pm** [Comment ID: 1780] - [Link](#)

Suggestion

Agree: 2, Disagree: 0

It seems like this is very limiting. Some trees and shrubs do very well with coppicing and could be happily planted in the easement and cut back to the ground when needed, allowing for more plantable space in the city. See desert willow and western honey mesquite etc.

#560

Posted by **Tawnya** on **10/09/2025** at **3:22pm** [Comment ID: 1781] - [Link](#)

Suggestion

Agree: 3, Disagree: 0

Please include size exceptions for trees like mesquites and hackberries which do very well planted directly and will quickly catch up to larger trees kept in pots for years before planting.

#561

Posted by **Bryan Dombrowski** on **10/08/2025** at **1:27pm** [Comment ID: 1747] - [Link](#)

Suggestion

Agree: 3, Disagree: 0

Our tree canopy is steadily shrinking, surely 2 street trees even in non-residential areas would not be too much to ask

#562

Posted by **Jane** on **10/10/2025** at **7:34am** [Comment ID: 1834] - [Link](#)

Agree: 3, Disagree: 0

ABQ should take advantage of the work done by Bernalillo County and align city provisions with those of the county. Effective strategies for the management of stormwater runoff should be a requirement of every new development and every redevelopment. The examples of damage from allowing development that ignored the inevitable impact of stormwater runoff are multiple and costly. Designs which permit absorption of stormwater, as opposed to simply sending it down a concrete channel, should be required.

#563

Posted by **Steve Miller** on **10/14/2025** at **12:03pm** [Comment ID: 1967] - [Link](#)

Agree: 0, Disagree: 0

Street Trees, Yes! Whether it's the city helping to plant them or the owner. I'm always amazed when homes don't have even a single tree out near the sidewalk. Requiring grow-strip and sidewalk on for new residences would also be good (maybe it's already in IDP?).

#564

Posted by **Yasmin Khan, Land use rep, Barelás Neighborhood Assoc.** on **10/19/2025** at **12:36pm** [Comment ID: 2153] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Support, with more than 1 tree for larger scale developments.

#565

Posted by **Jane** on **10/10/2025** at **7:27am** [Comment ID: 1833] - [Link](#)

Agree: 2, Disagree: 0

This is a modest requirement with considerable benefit to the property owner and the surrounding area, particularly if it requires planting a tree from the Official Plant Palette. In the desert, density can accelerate aridification. We ignore our natural landscape and limited water at our peril. Zoning requirements and development decisions should be based on thoughtful analysis and consideration of those.

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
42	314	333	5-6(E)(4)(b)1.	Walls & Fences - Industrial Adjacent to Non-industrial, General Revise text as follows: "If a wall at least 3 feet in height <u>that is opaque for at least 3 feet of height</u> is provided or exists along the landscaped edge buffer area, 1 of the following requirements shall be met."	Requires that use of existing walls for screening must be opaque for at least 3 feet of height to prevent non-opaque walls from being used for screening purposes.	Staff	
43	332	350	5-7(E)(1)(c)3.	Barbed Wire Revise text as follows: "In Non-residential zone districts, such materials are allowed on all walls. <u>Street-facing walls with barbed wire that shall meet all of the following criteria.</u> (See figure below.)"	Clarifies that barbed wire is allowed on all non-residential walls, but street-facing walls are subject to additional regulation. 	Staff	
108	358	376	5-11(E)(2)(a) 2.a	Multi-Family Residential Development - General - Window Sills Revise as follows: "Ground-floor transparent windows, with the lower edge of window sills no higher than 30 inches above the finished floor <u>for non-residential uses or 36 inches above the finished floor for residential uses.</u> "	Provides requirements for window sill height consistent with building code standards. A 36-inch maximum for residential uses reflects common practice and supports interior layout and safety, while retaining the 30-inch standard for non-residential uses to ensure visibility.	Public	
108	359	377	5-11(E)(2)(b) 2.	Multi-Family Residential Development - UC-AC-MS-PT - Transparency for Workforce Housing Insert a new subsection with text as follows: " <u>For workforce housing, notwithstanding Subsection 2 above, each ground floor of a street-facing façade shall contain a minimum of 20 percent of its surfaces in transparent windows and/or doors.</u> "	Reduces the ground-floor transparency requirement for workforce housing provided as multi-family dwelling units to better support affordability and provide privacy for residents.	Public	
108	360	379	5-11(E)(2)(b) 3.a	Multi-Family Residential Development - UC-AC-MS-PT - Window Sills Revise text as follows: Transparent windows and/or doors that constitute a minimum of 50 percent of 1 ground floor street-facing façade, with the lower edge of window sills no higher than 30 inches above the finished floor <u>for non-residential uses and 36 inches for residential uses.</u>	Provides consistent guidance and aligns window sill height requirements with building code standards. A 36-inch maximum for residential uses reflects common practice and supports interior layout and safety, while retaining the 30-inch standard for non-residential design visibility.	Public	

#566

Posted by **Michele Gaidelis** on **10/15/2025** at **6:42pm** [Comment ID: 2037] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

We really need to get rid of the barbed wire and other hostile barriers like tall fencing. It detracts from the city and reduces overall quality of life.

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
45	356	374	5-11(D)(2)(b)	Multi-family Residential Development Outside of UC-MS-PT Areas - Articulation Revise the second sentence as follows: "Facades shall change in massing and form as specified below to visually break up the building. Each front and street-facing 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."	Requires articulation on street-facing façades rather than side façades.	Staff	Housing
109	372	392	Table 5-12-3	Canopy Signs Revise text as follows: <i>Number, maximum</i> : 1 / 50 ft. of frontage 1 / establishment frontage <i>Height of message surface, maximum</i> : Letters and images must be located on vertical surfaces, which may not exceed 24 18 in. height.	Based on feedback received from Code Enforcement, this change was made to allow multiple canopy signs if the building has a long enough frontage, and slightly increases the permitted height of canopy signs, to accommodate common signage requests.	Staff	Signs
110	372	392	Table 5-12-3	Marquee Signs Revise text as follows: <i>"Number, maximum</i> : A marquee sign is allowed in lieu of not in addition to — an allowable wall sign. 1 per façade theater or performance venue frontage. <i>Area, maximum</i> : Same as allowable maximum area of wall	Based on feedback received from Code Enforcement, this change was made to allow both marquee signs and wall signs, (with the maximum size of permitted signage inclusive of both types of signs), to accommodate common signage requests.	Staff	Signs
46	373	393	Table 5-12-3	Rooftop Signs Revise with text as follows. <i>Number, maximum</i> : 1 / building in UC-MS-PT areas pursuant to Subsection 14-16-5-12(F)(4)(a) or Subsection 14-16-5-12(F)(4)(c) and Rooftop signs are only allowed in small areas pursuant to Subsection 14-16-5-12(F)(3) (Standards Applicable in Small Areas).	Allows rooftop signs in UC-MS-PT areas. See related proposed change for 5-12(F)(4)(c) [new].	Staff	Signs
46	376	397	5-12(F)(4)(a)	Neon Signs Change the header to "Neon Signs along Main Street areas." Revise 1. Applicability to read as follows: Add a new subsection 1.a with text as follows and renumber subsequent subsections accordingly: "The following additional regulations apply to <u>signs on lots in Main Street areas.</u> " Delete existing Subsection a-c as unnecessary.	Extends incentives for neon signs to all Main Street areas, which include Central, portions of 4th Street, portions of San Pedro, portions of Bridge Blvd., and portions of Broadway. Main Street areas are defined as 660 feet from the centerline of the roadway, so this change would overlap with the existing provision for lots within 300 feet of intersections, which is proposed to be deleted.	Staff	Signs

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Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
46	378	399	5-12(F)(4)(a) 3	Neon Signs [cont'd] Revise text as follows: "a. Sign area for a freestanding, or projecting, <u>or rooftop</u> sign may be up to 50 percent larger than the sign area allowed in the underlying zone district, up to a maximum of 250 square feet after the bonus is applied. Lettering is allowed a proportionate size bonus. b. Sign area for a building-mounted sign, except projecting signs <u>or rooftop signs</u>, may be up to 25 percent larger than the sign area allowed in the underlying zone district. Lettering is allowed a proportionate size bonus."	Increases the incentive for neon rooftop signs, which are defined as a type of building-mounted sign. See related proposed change for Table 5-12-3.	Public	Signs
46	379	399	5-12(F)(4)(a) 3.e [new]	Neon Signs along Central Avenue [cont'd] Add a new Subsection with text as follows: "<u>A historic sign that is being refurbished and relocated on-site for preservation purposes may be installed in any Mixed-use zone district, regardless of the dimensional standards otherwise applicable, provided that the sign retains its original design, size, and materials to the maximum extent practicable, subject to approval of a Historic Certificate of Appropriateness – Major, pursuant to IDO Subsection 14-16-6-6(D).</u>"	Allows historic signs that do not meet size limits or other development standards to be refurbished and relocated if approved by the Landmarks Commission. See related proposed change for 6-6(D). 	Public	Signs
46	380	401	5-12(F)(4)(c) [new]:	Rooftop Signs Add Subsections with text as follows: "<u>1. Solid panels or cabinets are prohibited.</u> <u>2. At least 70 percent of the sign area shall consist of open space, through which the structural framework may be viewed.</u> <u>3. The remaining portion of the sign area may consist of channel letters, channel graphics, or open lighting elements.</u> <u>4. Illuminated elements may be channel letters, channel graphics, or open lighting elements, pursuant to Subsection 14-16-5-12(E)(5) (Illumination and Motion).</u>"	Allows rooftop signs in DT-UC-MS-PT areas. See related proposed changes for Table 5-12-3.	Staff	Signs

#567

Posted by **Brandon Caudle** on **10/02/2025** at **3:47pm** [Comment ID: 1711] - [Link](#)

Agree: 0, Disagree: 0

Preserve our history, this seems to be a good change

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
47	380	401	5-12(F)(5)	Alternative Signage Plan Revise text as follows: "The Planning Director may approve an Alternative Signage Plan in conjunction with a Site Plan if the Planning Director determines the Alternative Signage Plan meets all of the following requirements. If approved, the Alternative Signage Plan shall be binding on the subject property until amended through the Site Plan, pursuant to Subsection 14-16-6-4(X). An Alternative Signage Plan is allowed pursuant to all of the provisions in this Subsection 14-16-5-12(F)(5) and shall be reviewed and decided pursuant to Subsection 14-16-6-5(C)(2)(c) (Alternative Signage Plan)."	Revises alternative signage plans to be consistent with current practice for Alternative Landscape Plans. Both are done as part of a Site Plan, so there is no need for separate notice. Any appeal would appeal the Site Plan, not the Alternative Signage Plan. See related change below, in Table 6-1-1, Table 6-4-2, and 6-5(C)(2).	Staff	Alternative Signage Plan
47	380	401	5-12(F)(5)(b) [new]	Alternative Signage Plan [cont'd] Add a new Subsection (b) with text as follows and renumber subsequent subsections accordingly: "The alternative signage plan shall be consistent with the purposes of Section 14-16-5-12."	See above.	Staff	Alternative Signage Plan
47	380	402	5-12(F)(5)(b)	Alternative Signage Plan [cont'd] Add new Subsections with text as follows: "5. The Alternative Signage Plan reflects a distribution of available sign area on the site that will promote equal or greater public safety both on-site and when viewed from any adjacent public rights-of-way, when compared to the location and distribution of signs and sign area allowed under this Section 14-16-5-12. 6. No Alternative Signage Plan may create levels of glare or adverse impacts on surrounding properties greater than those that would occur from the location and distribution of signs and sign area allowed under this Section 14-16-5-12."	See above. Moves decision criteria from Subsection 6-5(C)(2).	Staff	Alternative Signage Plan
48	397	420	Table 6-1-1	Alternative Signage Plan Delete Alternative Signage Plan from table.	Revises alternative signage plans to be consistent with current practice for alternative landscape plans. Both are done as part of a Site Plan, so there is no need for separate notice. Any appeal would appeal the Site Plan, not the Alternative Signage Plan. See related changes for 5-12(F)(5), Table 6-4-2, and 6-5(C)(2).	Staff	Alternative Signage Plan

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Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
49	397	421	Table 6-1-1	Pre-submittal Tribal Meeting Add an X in Site Plan - EPC with a note that requires the tribal meeting only for development that requires a Site Plan approval prior to subdivision. Renumber subsequent notes appropriately.	Fixes an oversight when tribal meeting requirement was added to the IDO. Tribal Meetings are to be offered for the first review/decision process for larger developments, which is typically subdivision. Some zone districts and thresholds require a Site Plan approval before subdivision, so this would move the requirement to Site Plan. Subsection 6-4(B) specifies the geography where the tribal meeting would be required (within 660 feet of Major Public Open Space or tribal land).	Staff	
50	399	421	Table 6-1-1	Bulk Land Subdivision Remove Tribal Meeting requirement.	Bulk land subdivisions are used primarily to transfer ownership of large parcels. Because Tribal Meetings are only required for 1 step in the development process, it is more appropriate to require the Tribal Meeting for Subdivision - Major, when a development proposal will have more detail.	Staff	
51	399	422	Table 6-1-1	Minor Subdivision / Waiver - DHO Add the City Staff meeting requirement.	Makes these applications consistent with other DHO applications.	Staff	
52	399	422	Table 6-1-1	Vacation of Public Right-of-Way - Council Delete Vacation of Public Right-of-Way - Council and Revise Vacation of Public Right-of-Way - DHO to remove "DHO".	Allows DHO to decide on all vacation requests of public right-of-way regardless of size. Appeals would be decided by Council. See related change in 6-6(M)(1).	Staff	575
M-3	417	439	6-4(D)(1)	Who Can Submit CPO/HPO Applications Revise and move (d) and (e) to a new Subsection (c) under 6-4(D)(3). See Redline Exhibit for proposed text.	Moves existing language about how property owners can request a new small area with area-specific regulations (which is an Amendment of IDO Text - Small Area) to the section about who can submit text amendments. Revises who can request an HPO from all property owners to 51% of property owners, consistent with State Historic Preservation Office procedures and the existing requirement for new small area text amendments. Clarifies that 51% of property owners who agree can request a new CPO/HPO zone.	Mayor	574
53	422	445	6-4(I)(9)	Referrals to Commenting Agencies - Development within 660 feet of Major Public Open Space Add new a subsection: "6-4(I)(9)(c) Open Space Division of the City Parks and Recreation Department."	Ensures that the City's Open Space Division is informed of development within 660 feet of Major Public Open Space.	Staff	572

#568

Posted by **Patricia** on **09/18/2025** at **10:44am** [Comment ID: 1555] - [Link](#)

Agree: 2, Disagree: -1

does deletion of 6-4(D)(1)(e) mean that property owner(s) in a proposed HPO zone can no longer submit an application to create an HPO? That you now have to have 51% of "property owners"? How does that work with out of state and/or corporate ownership of property?

#569

Posted by **Carlos Michelen** on **10/11/2025** at **3:05pm** [Comment ID: 1882] - [Link](#)

Agree: 5, Disagree: 0

We need to eliminate CPOs/HPOs. They effectively result in dozens of different zoning classifications with bespoke rules for every neighborhood. This is possibly the biggest issue with the IDO, making it confusing, hard to follow, and ultimately inhibiting needed growth and change.

#570

Posted by **Michele Gaidelis** on **10/15/2025** at **6:45pm** [Comment ID: 2038] - [Link](#)

Agree: 2, Disagree: 0

I agree with what Carlos mentioned. These create so many needless barriers and confusion. We need to reduce all these carve outs to make the process easier.

#571

Posted by **Westin** on **10/19/2025** at **9:55pm** [Comment ID: 2238] - [Link](#)

Agree: 1, Disagree: 0

Agree with Carlos. CPOs render a lot of the best parts of the IDO useless in most of the areas where they could do the most good. We need to eliminate them entirely.

#572

Posted by **Jane** on **09/30/2025** at **4:43pm** [Comment ID: 1672] - [Link](#)

Agree: 0, Disagree: 0

The Open Space Division is our principal steward of our public lands in the City. They absolutely belong as a commenting agency on development within 660' of Major PUBLIC Open Space. Public lands represent a public good shared by all of the people of ABQ. As such, the people who manage and protect those should be included in all land use decisions which impact open space.

#573

Posted by **Patricia** on **09/18/2025** at **10:49am** [Comment ID: 1556] - [Link](#)

Agree: 0, Disagree: 0

are there instances where one or a few property owners requested a new CPO/HPO zone?

#574

Posted by **Sal Perdomo** on **10/20/2025** at **8:51am** [Comment ID: 2272] - [Link](#)

Agree: 0, Disagree: 0

This provision should not be changed, or at the very least, increase the percentage to 75%. This could create undue burden on property owners not in favor of establishing a HPO/CPO for their neighborhood. The City has implemented HPO's and CPO's strategically around the City based on existing neighborhood characteristics. There is no need to allow every neighborhood to submit for a HPO/CPO designation by having 51% of property owners. This could move the City back to the sector plan structure, which the City has moved away from with the IDO. This change should not be approved.

#575

Posted by **Sal Perdomo** on **10/20/2025** at **8:53am** [Comment ID: 2275] - [Link](#)

Agree: 0, Disagree: 0

Support

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
54	444	468	6-4(U)(2)(a)5.b	Who May Appeal - Standing Revise text as follows: "Additionally, for standing to appeal, a Neighborhood Association must submit a petition in support of the appeal, signed by a majority of all property owners or tenants of a majority of Bernalillo County Assessors' lots located within 660 feet of the <u>subject property application site, inclusive of all rights-of-way.</u> "	Changes the threshold to be the majority of Assessors' lots (not property owner/tenants) to be measurable. The City does not have data for all tenants.      	Staff	
55	444	468	Table 6-4-2	Alternative Signage Plan Delete "Alternative Signage Plan" row from Table 6-4-2.	Consolidates Alternative Signage Plan requirements to 5-12(F)(5). Since Alternative Signage Plans are approved in conjunction with Site Plans, they would expire in 7 years with the Site Plan. See related changes for 5-12(F)(5), Table 6-1-1, Table 6-4-3, and 6-5(C)(2).	Staff	Alternative Signage Plan
56	453	477	Table 6-4-3	Archaeological Certificate Revise text as follows: "Expires <u>if with</u> associated development approval <u>expires</u> "	Clarifies that Archaeological Certificates are tied to an associated Site Plan or Subdivision of Land application and remain valid for the duration of those associated approvals.	Staff	
57	453	477	Table 6-4-3	Alternative Signage Plan Delete "Alternative Signage Plan" from Permit - Sign in Table 6-4-3.	Consolidates Alternative Signage Plan requirements to 5-12(F)(5). Since Alternative Signage Plans are approved in conjunction with Site Plans, they would expire in 7 years with the Site Plan. See related changes for 5-12(F)(5), Table 6-1-1, Table 6-4-2, and 6-5(C)(2).	Staff	Alternative Signage Plan
58	456	480	6-4(X)(2)(a)5	Minor Amendments Delete subsection 5 and renumber subsequent sections accordingly.	Allows projects that increase/decrease the number of residential dwelling units to be reviewed/decided as minor amendments. Receiving a major amendment for change in housing units is a barrier to constructing housing in the City.	Staff	
58	458	482	Table 6-4-4	Minor Amendments - Dwelling Units Add row with text as follows: <u>Number of dwelling units in a project site: 10% or 5 units, whichever is higher</u>	Allows a change to the number of approved dwelling units with a threshold of 10% or up to 5 units, whichever is higher. Above that threshold, a major amendment would be required. Table 4-2-1: Allowable Uses would control which zone districts allow multiple housing units on a lot. 	Staff	Housing
59	460	484	6-4(Y)(1)(a)1.	Minor Amendments Add a new Subsection a with text as follows and renumber subsequent subsections accordingly: "The proposed amendment does not change allowable uses in the original approval." See Redline Exhibit.	Requires amendments to change allowable uses to be reviewed/decided as Major Amendments. See related change for 6-4(Y)(1)(b).	Staff	Negotiable Zone Districts

#576

Posted by **Jordon McConnell** on **09/27/2025** at **9:09am** [Comment ID: 1646] - [Link](#)

Agree: 9, Disagree: -1

I would recommend removing standing to the constitutional minimum - only an adjacent landowner. Neighborhood Associations should not have standing. This is a potential 5th Amendment Rights issue.

#577

Posted by **Westin** on **10/19/2025** at **10:02pm** [Comment ID: 2240] - [Link](#)

Agree: 0, Disagree: 0

Support. Allow a small increase to dwelling units to help support more housing.

#578

Posted by **Carlos Michelen** on **10/11/2025** at **3:19pm** [Comment ID: 1883] - [Link](#)

Agree: 5, Disagree: -1

Neighborhood associations have too much power under the IDO. They do not represent the entire neighborhood (not even close) since most people are not civically engaged in local neighborhood politics. The voices of renters, students, and young professionals, in particular is often not represented. This is an outdated and ineffective mechanism for public input that has been weaponized by the few and has contributed to our housing crisis and the suffering of thousand of people who are now homeless. More generally, the IDO should allow for more development, permissively, since currently nearly all development requires a variance. You do not get out of the housing crisis by having lot-by-lot fights.

Reply by **Carlos Michelen** on **10/11/2025** at **3:35pm** [Comment ID: 1888] - [Link](#)

Agree: 3, Disagree: -1

the point of that rant is to say that we should go further on limiting standing and protecting property rights.

#579

Posted by **Brandi Thompson** on **10/11/2025** at **4:47pm** [Comment ID: 1920] - [Link](#)

Agree: 6, Disagree: 0

NAs are not HOAs - they should not get to limit or control what private property owners do within the neighborhood

(as long as the property owner is following the law). While some public input for large changes is reasonable, we should ensure this input is representative. Which currently, if you are involved with NAs in ABQ, they are not. I don't think NAs should get to appeal legally defined development. By making the zoning code simpler and clearer, you will make it easier for builders to follow the law and therefore reducing the need for neighborhood policing for code violations. The city should also work harder to enforce the codes it has.

#580

Posted by **Westin** on **10/19/2025** at **9:57pm** [Comment ID: 2239] - [Link](#)

Agree: 0, Disagree: 0

This is a very good change. NA's are too often captured by a small number of highly opinionated people who do not represent the neighborhood as a whole and stand in the way of beneficial developments.

#581

Posted by **Michele Gaidelis** on **10/15/2025** at **6:46pm** [Comment ID: 2039] - [Link](#)

Agree: 3, Disagree: 0

Neighborhood associations don't speak for everyone in the neighborhood. They should NOT have standing here. Remove their ability to block needed changes.

#582

Posted by **Sal Perdomo** on **10/20/2025** at **8:53am** [Comment ID: 2276] - [Link](#)

Agree: 0, Disagree: 0

Support

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
60	460	485	6-4(Y)(1)(b)2.	Major Amendments Add a new Subsection a with text as follows and renumber subsequent subsections accordingly: "Any amendment to change allowable uses shall be reviewed and decided as a Zoning Map Amendment pursuant to Subsection 14-16-6-7(G) (Zoning Map Amendment – EPC) or Subsection 14-16-6-7(H) (Zoning Map Amendment – Council), as applicable." See Redline Exhibit.	Requires amendments to change allowable uses to be reviewed/decided as Major Amendments. See related change for 6-4(Y)(1)(a)1.	Staff	Negotiable Zone Districts
61	461	485	6-4(Y)(3)(b)	Master Plans / Framework Plans Revise text as follows: "Master Plans for private property, <u>including but not limited to Master Development Plans and Framework Plans adopted as Master Plans, be amended as site development plans</u> pursuant to Subsection 14-16-6-4(Y)(1) (<u>Site Development Plans</u>) above."	Specifies that Framework Plans follow the amendment procedures for pre-IDO Site Development Plans. Minor amendments can be reviewed/decided by staff, but major amendments go back to the original decision-maker. See related change in 2-6(B)(3)(b) for PC. See related change in 6-4(Y)(1) for minor/major amendments.	Staff	Negotiable Zone Districts
62	469	492	6-5(C)	Alternative Signage Plan Delete Subsection 6-5(C)(2)(c) and Subsection 6-5(C)(3)(b).	Consolidates Alternative Signage Plan requirements to 5-12(F)(5). See related changes for 5-12(F)(5), Table 6-1-1, and Table 6-4-2.	Staff	Alternative Signage Plan
63	483	507	6-6(B)(1)	Demolition Outside of an HPO See Redline Exhibit for proposed amendments.	Adds demolition review for all structures 50+ years old in the city. This review is predominantly administrative by Historic Preservation staff, often a 1-day turnaround. Only buildings with historic significance or significant historic character would be referred to the Landmarks Commission to request 120-day review period to negotiate with the property owner about alternatives to demolition or to document the building before demolition proceeds. Removes small areas as an editorial edit, since those areas established 50 years as the review threshold.	Staff	Demolition
46	489	513	6-6(D)	Historic Signs Revise Applicability and Review and Decision Criteria to include relocation of historic signs to neon in Main Street areas. See Redline Exhibit for proposed changes.	Requires Landmarks Commission review for relocation of historic signs that are neon in Main Street areas if the signs cannot meet limits for neon signs or other applicable development standards. See related proposed changes for 5-12(F)(4)(a)3.e [new].	Staff	Signs

#583

Posted by **Brandon Caudle** on **10/02/2025** at **3:50pm** [Comment ID: 1712] - [Link](#)

Agree: 0, Disagree: 0

Does this conflict with the changes proposed in #46 above?

#584

Posted by **Sal Perdomo** on **10/20/2025** at **8:52am** [Comment ID: 2273] - [Link](#)

Agree: 0, Disagree: 0

This change should not be approved. Albuquerque already has an image problem with several old buildings that are falling apart due to lack of maintenance. The City should not make it more challenging to demolish an old building. Just because a building is old, does not mean it is historic. The State has processes and procedures in place to identify a building as historic already, the IDO does not need to counter this.

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
64	500	525	6-6(I)(1)(a)	Site Plan - EPC Revise text as follows: "A Site Plan – EPC may only be approved for legally platted or nonconforming lots, and may not be approved on unsubdivided property, except for development in the PD or NR-SU zone districts and any development on a <u>project</u> site 5 acres or greater adjacent to Major Public Open Space, in which case a Site Plan approval is required prior to a <u>Subdivision of Land - Major</u> any platting action. "	Revises for consistency with Subdivision of Land - Major and Subdivision - Bulk Land. Bulk land subdivisions are used primarily to transfer ownership of large parcels. Site Plan - EPC would be required when a development proposal will have more detail.	Staff	
65	504	529	6-6(J)(2)(b)	Bulk Land Subdivision Revise text as follows: The <u>bulk land</u> plat shall reflect the applicant's agreement that building permits shall not be issued for any area within the Bulk Land Subdivision before a Preliminary Plat and Final Plat have been <u>Site Plan is approved or a Major Subdivision has been approved</u> and the Final Plat for the <u>subject property has been recorded.</u>	Clarifies timing of when a bulk land plat can be issued in relation to the Site Plan/Subdivision of the subject property.	Staff	
66	511	539	6-6(M)(1)	Vacation of Public Right-of-Way - Council Revise text to read as follows: "This Subsection 14-16-6-6(M) applies to all applications for vacation of any public or private easement or private way shown on a recorded plat or any public right-of-way." Delete Subsections (a) through (c).	Allows DHO to decide on all vacation requests regardless of size. Appeals would be decided by Council. See related change in Table 6-1-1.	Staff	
67	520	549	6-6(P)	Waiver - DHO Revise text as follows: "This Subsection 14-16-6-6(P) applies to any application for a deviation <u>from DPM standards or the following IDO</u> standards beyond the thresholds established by Table 6-4-1: (1) Section 14-16-5-3 (Access and Connectivity). (2) Section 14-16-5-4 (Subdivision of Land). (3) Section 14-16-5-5 (Parking and Loading) , except the following:"	Follows current practice and clarifies that a Waiver - DHO may be used to request a deviation from DPM standards.	Staff	

#585

Posted by **Sal Perdomo** on **10/20/2025** at **8:53am** [Comment ID: 2277] - [Link](#)

Agree: 0, Disagree: 0

Support

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
68	521	551	6-6(P)(3)(a)10	Waiver - DHO Revise text as follows: 10. If the Any request is a for a Waiver to IDO sidewalk requirements <u>shall comply with all of the following requirements.</u> b. [new] <u>The City's right-of-way is insufficient in width to allow the construction of a sidewalk of standard dimension and placement, but there is sufficient right-of-way to meet minimum ADA or PROWAG guidance.</u> c. [new] <u>The adjoining sidewalks are non-standard as to</u>	Makes IDO sidewalk waiver criteria consistent with the DPM. 591	Staff	
69	533	565	6-7(F)(3)	Annexation Revise text as follows: "The City Council shall consider the following criteria and may approve an application to annex land into the City at its legislative discretion. "	Annexations are a quasi-judicial decision, so this revision removes reference to the Council's legislative discretion.	Staff	
70	Multiple	Multiple	6-9	Administrative Civil Enforcement Procedures Update Administrative Civil Enforcement procedures as requested by City Legal staff. See Redline Exhibit.	Clarifies procedures to match current practice and to address steps if a property owner fails to attend a hearing for an appeal of a Notice of Administrative Civil Enforcement.	Staff	
71	Multiple	Multiple	6	Waiver - DHO In Table 6-1-1, add mailed notice requirement for underground utilities as a note. In 6-4(I), add "unless specified otherwise" in Mailed Notice.	Requires mailed notice to abutting property owners for requested Waivers involving underground utilities. 595	Staff	
M-3	Multiple	Multiple	6	Amendment to IDO Text - Small Area In Table 6-1-1, change decision maker from Council to EPC and add Council as deciding appeals. In 6-7(E), change Subsection (2) the decision diagram accordingly. See Redline Exhibit.	This change would delegate legislative power to the EPC to create zoning regulations for existing and new small areas. 592 593 594	Mayor	
M-3	Multiple	Multiple	6	Adoption or Amendment of Historic Designation In Table 6-1-1, change decision-maker from Council to LC and add Council as deciding appeals. In 6-7(C), change Subsection (2) and the decision diagram accordingly.	This change would delegate legislative power to the LC to create new historic designations or amend existing designations. 590	Mayor	
72	561	593	7-1	Abut Revise follo To <u>touch or share a property line for more</u> of <u>int. For example, property lines that touch only on a corner are not considered abutting.</u>	Revises the definition to be consistent with "adjacent," so that a single touch (such as properties that are diagonal properties and only touch at their corners) does not make properties abutting. 596	ff	Adjacent

#586

Posted by **Jill Yeagley** on **10/11/2025** at **4:30pm** [Comment ID: 1912] - [Link](#)

Agree: 0, Disagree: -2

In a legal context, "abut" means to physically touch or border upon another property along a common boundary. I strongly object to city staff changing a legal definition that is used throughout the country. It's obvious this, is being proposed, to make it easier for developers to do what they want.

#587

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **1:02pm** [Comment ID: 1564] - [Link](#)

Suggestion

Agree: 1, Disagree: -5

72 - This definition changes the meaning of abut whether it is at a corner or not. Keep existing definition.

#588

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **1:04pm** [Comment ID: 1565] - [Link](#)

Suggestion

Agree: 1, Disagree: -3

M-3 - EPC should not have this power on small areas. The decision maker still has to be the people that are voted in by the community and not the EPC. Do not change language.

#589

Posted by **Janet** on **10/10/2025** at **9:16am** [Comment ID: 1839] - [Link](#)

Agree: 0, Disagree: 0

Do not support - Small areas directly affect property rights and entitlements and require mailed notice and the opportunity to testify. The decisionmaking authority in such matters should not be delegated, particularly in an effort to expedite an effort of any administration. Keep as is.

#590

Posted by **Jordon McConnell** on **09/27/2025** at **9:13am** [Comment ID: 1648] - [Link](#)

Agree: 0, Disagree: 0

Again, this seems to be the unique responsibility of Council. Moving this decision makes accountability harder.

#591

Posted by **Brandon Caudle** on **10/02/2025** at **3:51pm** [Comment ID: 1713] - [Link](#)

Agree: 0, Disagree: 0

Not sure if this conflicts with the other sidewalk proposals or if it unifies them

#592

Posted by **Jordon McConnell** on **09/27/2025** at **9:10am** [Comment ID: 1647] - [Link](#)

Agree: 0, Disagree: 0

This feels like something that should be in the purview of Council. Feels like it erodes accountability.

#593

Posted by **Patricia** on **09/18/2025** at **9:03am** [Comment ID: 1553] - [Link](#)

Agree: 3, Disagree: -2

Both of Mayor's M-3 amendments further erode opportunities for public input by changing the "recommend" phase to "decide". Not in favor of this and subsequent item.

#594

Posted by **Jane** on **09/30/2025** at **2:59pm** [Comment ID: 1663] - [Link](#)

Agree: 1, Disagree: 0

The EPC Commissioners are political appointees; they are not elected officials held accountable by their constituents for the decisions they make. The IDO establishes the professional qualifications a commissioner must have for appointment and the Council functions in a consent role. The EPC rules of procedure govern how the commissioners operate. But, they remain political appointees. Small areas are defined as those where changes directly affect property rights and entitlements and require mailed notice and the opportunity to testify. The decision making authority in such matters should not be delegated, particularly in an effort to expedite an effort of any administration.

#595

Posted by **Sal Perdomo** on **10/20/2025** at **8:52am** [Comment ID: 2274] - [Link](#)

Agree: 0, Disagree: 0

This change should not be approved. It adds unnecessary notification requirements for items that do not impact adjacent neighbors and the community.

#596

Posted by **Jane** on **09/30/2025** at **3:20pm** [Comment ID: 1664] - [Link](#)

Agree: 0, Disagree: 0

This change is entirely consistent with the prior IDO change of "adjacent" and done for the same reason, to limit notice and standing to property owners in clearly close proximity to a project, particularly where they may find the project harmful. Both adjacent and abut should be defined as applying to property at a diagonal from the subject property.

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
73	570	602	7-1	Catering Service Revise text as follows: <u>"1. As a primary use, an establishment whose primary business is to prepare food on-site, then to transport and serve the food off-site. No retail sale of food or beverages for consumption on the premises is allowed.</u> <u>2. As a home occupation, catering services are limited to those that meet the definition and criteria of the state Homemade Food Act. "</u>	Adds language connecting catering services done as a home occupation to the state requirements in the Homemade Food Act, which allows them to operate without an NMED food permit: "Food produced must be non-time temperature control for safety (Non-TCS). Food that meets this definition only require the production steps and does not require refrigeration when complete."	Staff	
74	573	605	7-1	Community Garden See Redline Exhibit for proposed amendment.	Revised to include composting as an incidental activity. See related changes for Composting Facility, Small/Medium/Large in Table 4-598; use-specific standards in 4-3; garden definition in 7-1; and composting definitions in 7-1.	Staff	Compost
75	573	605	7-1	Composting [new] Add "Composting" as a new category of definitions and add definitions for Composting Facility, Small/Medium/Large See Redline Exhibit for proposed amendment.	Regulates community composting and commercial composting. Defined to exclude backyard composting by 1 household. Defined by size as a primary use. Requested by the Office of Sustainability. See related changes for Composting Facility, Small/Medium/Large in Table 4-2-1 and use-specific standards in 4-3.	Staff	Compost
76	576	608	7-1	Development Definitions Industrial Development Revise the definition to read: "Properties with <u>any allowable primary use</u> uses in the Industrial use category in Table 4-2-1." Low-density Residential Development Revise the first sentence of the definition to read: "Properties with residential development of any allowable primary land use in the Household Living category in Table 4-2-1 other than multi-family dwellings." Residential Development "Development of any allowable <u>primary land</u> land use from the Residential category in Table 4-2-1..."	Clarifies that development definitions are based on primary uses, not accessory uses. Revises text for consistency across definitions and IDO terms.	Staff	

#597

Posted by **Jordon McConnell** on **09/27/2025** at **9:14am** [Comment ID: 1649] - [Link](#)

Agree: 4, Disagree: 0

Seems like a good amendment to encourage at-home entrepreneurship, if I am interpreting it correctly, while still preserving basic health inspection needs.

#598

Posted by **Yasmin Khan, Land use rep, Barelas Neighborhood Assoc.** on **10/19/2025** at **12:37pm** [Comment ID: 2154] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Support. Local gardens should support local composting efforts, especially for multifamily housing developments.

#599

Posted by **Tawnya** on **10/09/2025** at **3:27pm** [Comment ID: 1782] - [Link](#)

Suggestion

Agree: 4, Disagree: 0

This is great! We should be composting everything we possibly can. Can we also add in something encouraging the use of composting toilets at community gardens and parks since they are in the proposed changes for safe outdoor spaces and are proven safe and effective? Link to lots of information on the climate, cost, and health benefits of composting toilets

https://docs.google.com/presentation/d/16d9Z64Bm5yrIDX9Gfz14G9HWQudJX46otfLdeylxbds/edit?usp=drive_link

#600

Posted by **Tawnya** on **10/09/2025** at **3:29pm** [Comment ID: 1783] - [Link](#)

Suggestion

Agree: 3, Disagree: 0

Not an attorney, but this language still feels like it could limit one neighbor collecting the household organic waste from the whole block. Community collection sites from multiple homes are very important, community building, and they decrease methane emissions while also educating people about composting.

#601

Posted by **Jonah** on **10/18/2025** at **8:43pm** [Comment ID: 2125] - [Link](#)

Agree: 0, Disagree: 0

This is a good change to protect community gardens. Gardening and composting are so intertwined.

#602

Posted by **Michele Gaidelis** on **10/15/2025** at **6:50pm** [Comment ID: 2040] - [Link](#)

Agree: 0, Disagree: 0

Yes. I support giving people the option to have home-based businesses.

#603

Posted by **Janet** on **10/10/2025** at **9:17am** [Comment ID: 1840] - [Link](#)

Agree: 4, Disagree: 0

Support - gardening and composting should be intertwined.

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
10	577	610	7-1	Dormitory Revise text as follows: "A residence hall providing rooms for individuals or groups, with common spaces for living and cooking. Individual bedrooms may have a dedicated bathroom or shared bathrooms. Dormitories are often established with a university or college, vocational school, or fraternity. <u>Dormitories are sometimes referred to as "co-living" buildings.</u> See also <i>Club or Event Facility, University or College, and Vocational School</i> ."	Adds reference to a common industry term to connect to the IDO term for the use. 	Staff	Co-living
77	583	616	7-1	Flood Definitions Floodplain Revise as follows: "Any land area that is subject to a one percent or greater change of flooding in any given year (i.e., a base flood), as defined by the Federal Emergency Management Agency and shown on National Flood Insurance Program maps, from any source. The floodplain includes both the Floodway, and flood fringe, <u>and Special Flood Hazard Area</u> . See also <i>Sensitive Lands Definitions</i> ."	Revised to distinguish the terms Floodplain and Special Flood Hazard Area. 	Staff	
78	583	616	7-1	Flood Definitions Special Flood Hazard Area Revise as follows: "The land area covered by <u>high-risk</u> floodwaters of the base flood, as defined by the Federal Emergency Management Agency and shown on National Flood Insurance Program maps. See also <i>Sensitive Lands Definitions</i> ."	Revised to distinguish the terms Floodplain and Special Flood Hazard Area.	Staff	
79	584	617	7-1	Garden Revise to include composting as an incidental activity. See Redline Exhibit for proposed amendment.	Allows composting as an incidental activity to a garden. See related changes for Composting Facility, Small/Medium/Large in Table 4-2-1; use-specific standards 4-3; community garden definition in 7-1; and composting <u>definitions</u> in 7-1. 	Staff	Compost

#604

Posted by **Tawnya** on **10/09/2025** at **3:31pm** [Comment ID: 1784] - [Link](#)

Suggestion

Agree: 3, Disagree: 0

Possibly include language about being included in co housing/ co living communities? Dormitory housing is a great way to increase housing and improve affordability.

#605

Posted by **Brandon Caudle** on **10/02/2025** at **3:56pm** [Comment ID: 1714] - [Link](#)

Agree: 1, Disagree: 0

Worth looking into the FEMA / NFIP map creation and update process, we are ~20 years ahead of the timeline and accelerating. That which was accepted data when the maps were last solidified is no longer the current projections of Big Data.

#606

Posted by **Janet** on **10/10/2025** at **9:28am** [Comment ID: 1841] - [Link](#)

Suggestion

Agree: 5, Disagree: 0

Support and see Co-living as affordable housing options for all ages. Suggest including in examples given "cooperative".

#607

Posted by **Tawnya** on **10/09/2025** at **3:32pm** [Comment ID: 1785] - [Link](#)

Suggestion

Agree: 2, Disagree: 0

Include permissive use of composting toilets at gardens, parks, schools, and other public spaces.
https://docs.google.com/presentation/d/16d9Z64Bm5yrIDX9Gfz14G9HWQudjX46otfLdeylxbds/edit?usp=drive_link

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
80	585	618	7-1	Golf Course Revise text as follows: "A tract of land laid out with a course for playing the game of golf, including any accessory clubhouse, driving range, office, restaurant, concession stand, picnic tables, pro shop, maintenance building, shelters, restroom facility, or similar accessory use or structure. The facility may also include public trails private trails, and golf cart paths. <u>A golf course is regulated as Other Outdoor Entertainment for the purposes of this IDO. See also <i>Outdoor Entertainment</i> .</u> "	Specifies that golf courses are regulated as other outdoor entertainment.	Staff	
81	585	618	7-1	Grocery Store Revise text as follows: "An establishment that offers <u>sells</u> a wide variety of goods organized in departments, including but not limited to fresh produce, meat and dairy, canned and packaged food items, small household goods, and similar items <u>to the general public</u> , with more than 50 percent of the gross floor area devoted to the sale of food products for home preparation and consumption."	Removes the purchase requirement from grocery stores to include food bank donation stores as part of this use to ensure that food banks are not inadvertently prohibited.  	Staff	
82	590	625	7-1	Light Spillover / Light Trespass Delete "Light Spillover" term and definition and replace the term where it appears in the IDO with "Light Trespass." Revise "Light Trespass" definition as follows: "Light traveling past property lines and illuminating properties without approval (i.e., "light spillover")."	Consistency edit to use the term "light trespass" as the defined IDO term instead of "light spillover."	Staff	Lighting
83	591	627	7-1 [new]	Lot Definitions Interior Lot Add new term with text as follows: <u>"A lot that does not abut a street that is public right-of-way. See also <i>Setback</i> ."</u>	Not all streets are public right-of-way. Streets that are not dedicated to the City as public right-of-way are considered private ways. The result of this language would be to require interior lots with frontage on a private way to follow side setbacks. See related change for Setback.	Staff	

#608

Posted by **Carlos Michelen** on **10/11/2025** at **3:42pm** [Comment ID: 1891] - [Link](#)

Agree: 2, Disagree: 0

great!

#609

Posted by **Michele Gaidelis** on **10/15/2025** at **6:53pm** [Comment ID: 2041] - [Link](#)

Agree: 1, Disagree: 0

I love that this allows for donations to the community. Not everything needs to be "sold".

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
84	594	630	7-1	Manufacturing Definitions Light Manufacturing Revise the first sentence as follows: "The assembly, fabrication, or processing of goods and materials; including but not limited to, machine shop, filming, and growing food or plants in fully enclosed portions of a building; using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed the use takes place primarily within the fully enclosed portions of a building.	Clarifies that indoor filming is considered light manufacturing in the IDO Allowable Use Table.	Staff	
85	595	630	7-1	Master Development Plan Revise text as follows: "A plan created by an applicant and approved by the City to achieve a coordinated private development, such as a business or industrial park, on larger sites that often comprise more than one lot and building. A Master Development Plan may include standards that implement a cohesive design on the site."	Clarifies that master development plans can be for more than one lot and one owner.	Staff	
86	595	630	7-1	Master Plan Make existing definition #1 and #2 and add a new #3 with text as follows: "A term used prior to the effective date of the IDO for Framework Plans associated with the Planned Community zone district. Planned Communities required a Level A and a Level B Plan. The former Comprehensive Zoning Code considered Level A Plans a Rank 2 Area Plan, which was a policy document that established the development vision and goals for the entire community as well as planned areas with different land use categories. Level B Plans were considered Rank 3 Sector Development Plans that established allowable uses and development standards in each land use category." See Redline Exhibit.	Differentiates between pre-IDO master plan types and clarifies their amendment process.	Staff	Negotiable Zone Districts

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
87	599	635	7-1	Measurement Definitions Story [new] Insert new definition with text as follows: <u>"The portion of a building included between the upper surface of any floor and the upper surface of the floor or roof next above, provided that the entire level is located fully above finished grade at the building façade. Any portion of a building that is partially or fully below finished grade shall not be considered a story. See also Measurement Definitions for Building Height."</u>	Addresses ambiguity whether a partially underground portion of a building counts as a story. This new definition would only affect development in Nob Hill CPO-8, which regulates building height by both story and feet. This story definition would exempt any portion of the building below-ground from the story limit, but the building height in feet would still limit the maximum height. Building height is generally measured from finished grade (i.e. above-ground portions of the building).	Staff	Grade
88	616	651	7-1	Setback Revise the text as follows: 2. On an interior lot not abutting a street, side setbacks shall be followed for all lot lines.	See related change for a new defined term for Interior Lot. Remove unnecessary language.	Staff	Streets
3	631	667	7-1	Wall and Fence Definitions Green Wall [new] Add a definition with text as follows: <u>"A wall with at least 75 percent of the vertical surface intentionally planted with vegetation using a built-in or mounted planting system, which may include integrated irrigation or structural support components. Plant material may include vines, small shrubs, foliage plants, xeric species, or other vegetation, as long as they otherwise meet standards in this IDO."</u>	Adds a new definition for green walls requiring at least 75% of the wall surface to be planted with living vegetation. The standard ensures that green walls provide meaningful visual and environmental benefits rather than token plant coverage. See related proposed change in Subsection 2-4(E)(3)(e).	Staff	
89	632	668	7-1	Warehousing Revise text as follows: "The use of a building primarily for the holding or storage of goods, including cold storage, or for merchandise for onward transportation, or for distribution to retailers, or delivery to the final customer, but not for sale to the general public, and not including self-storage. Loading and unloading from rail spurs is incidental to this use.	Removes the purchase reference from warehouses to ensure that large scale food banks are not inadvertently prohibited. Specifies that warehousing includes storage of items for delivery to the final customer.	Staff	
90	632	668	7-1	Wholesaling and Distribution Revise text as follows: "A facility for the storage of products, supplies, and equipment offered for wholesale distribution, and not for direct sale to the general public."	Removes the purchase reference from warehouses to ensure that large scale food banks are not inadvertently prohibited.	Staff	

#610

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **12:58pm** [Comment ID: 1563] - [Link](#)

Suggestion

Agree: 2, Disagree: -11

88 - Setbacks need to be required. At least 5 feet from all sides.

#611

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **12:57pm** [Comment ID: 1562] - [Link](#)

Agree: 1, Disagree: -2

89-90 - Not sure about this, please explain.

#612

Posted by **Deiter Hanbicki** on **09/22/2025** at **11:03am** [Comment ID: 1601] - [Link](#)

Suggestion

Agree: 6, Disagree: 0

Why do property owners need setbacks not next to streets?

#613

Posted by **Jonah** on **10/18/2025** at **8:47pm** [Comment ID: 2126] - [Link](#)

Agree: 0, Disagree: 0

This wording isn't clear. I am against increasing setbacks. We should be shrinking or removing setback requirements.

#614

Posted by **Tyler Richter** on **10/16/2025** at **4:54pm** [Comment ID: 2076] - [Link](#)

Agree: 1, Disagree: 0

Oppose. This reinforces sprawl. We need to build where we already have infrastructure.

#615

Posted by **Andy** on **10/17/2025** at **3:27pm** [Comment ID: 2086] - [Link](#)

Agree: 1, Disagree: 0

I favor more infill possibilities, which means I am against a proposal that would increase setbacks.

#616

Posted by **Luis Sutherlin** on **10/09/2025** at **8:31pm** [Comment ID: 1827] - [Link](#)

Agree: 2, Disagree: 0

reduce/remove setback requirements so we can have MORE house and less unused wasteful yards. I do not support.

#617

Posted by **Jordon McConnell** on **09/27/2025** at **9:15am** [Comment ID: 1650] - [Link](#)

Agree: 6, Disagree: -2

We should be working toward fewer setbacks, not more.

#618

Posted by **Brandi Thompson** on **10/11/2025** at **4:52pm** [Comment ID: 1921] - [Link](#)

Agree: 5, Disagree: 0

If this adds new setbacks, I do not support. This could potentially make infill harder, more expensive, and more limited. It also risks enforcing sprawl patterns and land inefficiency.

#619

Posted by **Carlos Michelen** on **10/11/2025** at **3:47pm** [Comment ID: 1893] - [Link](#)

Agree: 4, Disagree: 0

Would this increase setback requirements? If so, please don't. Bringing buildings and activity closer to the street creates safer, more walkable, and more engaging neighborhoods. Deep setbacks separate people from the places they want to go and make streets feel empty and unsafe. Walkable cities depend on proximity and good street frontage.

#620

Posted by **Michele Gaidelis** on **10/15/2025** at **6:55pm** [Comment ID: 2042] - [Link](#)

Agree: 1, Disagree: 0

Setbacks are a waste of land. If we want a more livable/walkable city with more housing, we need to get rid of these requirements. I support this.

Reply by **Michele Gaidelis** on **10/15/2025** at **6:57pm** [Comment ID: 2043] - [Link](#)

Agree: 1, Disagree: 0

Actually, it is hard to understand how this affects setback requirements. I support getting rid of setbacks to allow for more housing.

#621

Posted by **Westin** on **10/19/2025** at **10:06pm** [Comment ID: 2241] - [Link](#)

Agree: 0, Disagree: 0

Oppose. Many lots have unusual configurations where setbacks are the difference between increasing housing options and doing nothing. We need fewer setbacks.

#622

Posted by **Jane** on **09/30/2025** at **3:27pm** [Comment ID: 1665] - [Link](#)

Agree: 1, Disagree: -1

Ensure setbacks to comply with fire codes please.

#623

Posted by **Sara Collins** on **10/13/2025** at **4:59pm** [Comment ID: 1953] - [Link](#)

Agree: 1, Disagree: 0

I do not support adding additional setback requirements. We should be getting rid of setback requirements to support more infill deveopment.

#624

Posted by **Brian** on **10/19/2025** at **1:43pm** [Comment ID: 2182] - [Link](#)

Agree: 0, Disagree: 0

I do not support the addition of new setback requirements; this will make infill harder and limit the potential housing options

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
91	Multiple	Multiple	Multiple	NR-SU / Use Table and Use-specific Standards Revise to require a change of use to be reviewed and decided as a Zoning Map Amendment. Revise to allow any use listed in Table 4-2-1. Revise to specify that Conditional Use approvals are not required. Move relevant use-specific standards from 4-3 and parking requirements from 5-5. See Redline Exhibit for proposed changes. Remove NR-SU column, Sensitive Uses that require NR-SU 625, and related use-specific standards in 4-3.	Requires changes in allowable uses to be reviewed/decided as zone changes, as opposed to Site Plan - EPC. See related row for proposed changes to 4-1(A)(4)(b). Projects that require use changes and modifications to IDO development standards would require a 2-part request for a Zoning Map Amendment and a Site Plan - EPC. Clarifies that any use can be allowed if found to be compatible with or complementary to the NR-SU use. Establishes that Conditional Use approvals are not required for NR-SU zone districts because all uses are approved through the required Site Plan that is approved by the EPC, which can establish conditions of approval to mitigate potential impacts. See related changes in 4-1(A)(4)(b) for NR-SU and 2-6(A)(4)(b) for P 638 Leaves allowable uses in NR-SU subject to 2-5(E)(3). See related changes in 2-5(E)(3)(b)2 and 4-1(A)(4)(b) for NR-SU and 4-1(B) for Unlisted Uses.	642 Staff	Negotiable Zone Districts
92	Multiple	Multiple	Multiple	R-1 Dimensional Standards Remove R-1 subzones, replace 627 throughout the IDO, and keep R-1A standards. Table 2-3-3 3-4(D)(3)(b) Down 626 Neighborhood Area CPO-3 4-3(B)(4)(c)1.a Cottage Development 628 Table 5-1-1 5-8(G)(1) Lumen Allowance See Redline Exhibit.	Removes larger minimum lot sizes and setbacks that raise the cost of housing and exclude lower-income households. Contextual standards would still limit change to lot sizes and setbacks to require new development and redevelopment to match the character of the built environment. See related change in 5-1 629 630 631 632 633 634 635 636 637 638 639 640 641	Staff	Housing
93	Multiple	Multiple	Multiple	Infrastructure Improvement Agreement (IIA) -Move IIA definition out of Subdivision Definitions and into alphabetical order. Include cross-reference to IIA in Subdivision definitions. -Add cross-reference to 6-4(P) in Site Plan procedures (Admin and EPC). -Revise 6-4(P)(2) to refer to Site Plan and Subdivision. See Redline Exhibit for proposed amendment.	Revised to indicate that Infrastructure Improvement Agreements can be made during Site Plans or Subdivisions.	Staff	

#625

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **12:52pm** [Comment ID: 1561] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

91 - Please explain.

#626

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **12:51pm** [Comment ID: 1560] - [Link](#)

Suggestion

Agree: 0, Disagree: -12

92 - I do not understand R-1 Dimensional Standards. I disagree with the R-1 A to have duplex. It needs to be removed. The definition for R-1 is a single family dwelling. Duplex is allowed in the R-T.

Reply by **Bryan Dombrowski** on **10/08/2025** at **1:47pm** [Comment ID: 1749] - [Link](#)

Agree: 4, Disagree: 0

How is 1 property owner living with 3 roommates in a 'single family' dwelling any different than a duplex housing 4 people?

#627

Posted by **david day** on **10/16/2025** at **12:06pm** [Comment ID: 2062] - [Link](#)

Agree: 4, Disagree: 0

Support - Enables more entry-level homes and small-scale infill. And when you can - do us all a favor and talk to Bernalillo county planning to match these great design standards.

#628

Posted by **Tyler Richter** on **10/16/2025** at **4:55pm** [Comment ID: 2077] - [Link](#)

Agree: 3, Disagree: 0

Support. Lot size barriers are arbitrary, they need to be eliminated.

#629

Posted by **Bryan Dombrowski** on **10/08/2025** at **1:49pm** [Comment ID: 1750] - [Link](#)

Agree: 2, Disagree: 0

Minimum lot sizes drive lower income folks to live further away from jobs, and priced out of home ownership - this is a great change

#630

Posted by **Sara Collins** on **10/13/2025** at **5:02pm** [Comment ID: 1954] - [Link](#)

Agree: 5, Disagree: 0

Yes, let's reduce arbitrary lot size requirements! This allows for more infill and creativity around how to use and divide lots.

#631

Posted by **Luis Sutherlin** on **10/09/2025** at **8:32pm** [Comment ID: 1828] - [Link](#)

Agree: 4, Disagree: 0

allowing smaller lot sizes allows for more housing options. I support!

#632

Posted by **Jordon McConnell** on **09/27/2025** at **8:40am** [Comment ID: 1623] - [Link](#)

Agree: 9, Disagree: 0

Great amendment. Allowing diverse lot sizes allows for diverse housing types, allows awkward shaped lots to be usable, and induces more small-footprint homes that provide access to home ownership and homes. This is a great pro-homes amendment that should be retained. It also standardizes dimensions, a great step toward greater livability and positive outcomes. Please keep.

#633

Posted by **Bryan Dombrowski** on **10/08/2025** at **1:44pm** [Comment ID: 1748] - [Link](#)

Agree: 2, Disagree: 0

reducing red tape and burdens on getting development started sounds good

#634

Posted by **Jonah** on **10/18/2025** at **8:49pm** [Comment ID: 2127] - [Link](#)

Agree: 1, Disagree: 0

Good change! Get rid of minimum lot size requirements.

#635

Posted by **Brandi Thompson** on **10/11/2025** at **4:55pm** [Comment ID: 1923] - [Link](#)

Agree: 2, Disagree: 0

Great amendment. Smaller lot size allows for flexibility of building style, expands the number of buildable parcels citywide, enables more entry-level homes and small-scale infill, and moves toward ending arbitrary lot-size barriers. Thank you for including this!

#636

Posted by **Brandon Caudle** on **10/02/2025** at **3:59pm** [Comment ID: 1715] - [Link](#)

Agree: 4, Disagree: 0

If this is intended to fill in the Housing Missing Middle, this is a good idea. If not, please clarify.

#637

Posted by **Michele Gaidelis** on **10/15/2025** at **7:00pm** [Comment ID: 2044] - [Link](#)

Agree: 1, Disagree: 0

I support this. Smaller lot sizes and setbacks help with adding additional housing.

#638

Posted by **Jordon McConnell** on **10/16/2025** at **1:06pm** [Comment ID: 2063] - [Link](#)

Agree: 0, Disagree: 0

Love any movement toward streamlining and making uses and permissions clear and transparent. Relieving the public of EPC Siteplan Review sessions would be a great step and this sounds like a good amendment toward that goal.

#639

Posted by **Brian** on **10/19/2025** at **1:44pm** [Comment ID: 2183] - [Link](#)

Agree: 2, Disagree: 0

I support the reduction in minimum lot size; this provides a wider variety of potential lots and development options for housing

#640

Posted by **Michael Devin** on **10/19/2025** at **8:06pm** [Comment ID: 2219] - [Link](#)

Agree: 0, Disagree: 0

Strongly support. Making more efficient use of the land in the city with existing infrastructure by allowing smaller lots across the city does *so* much to provide more housing options in Albuquerque with very low impact on the existing communities.

#641

Posted by **Carlos Michelen** on **10/11/2025** at **3:53pm** [Comment ID: 1896] - [Link](#)

Agree: 2, Disagree: 0

Strongly support. Smaller lots allow gentle infill that welcomes more people while keeping the charm and character of our neighborhoods. Many of Albuquerque's most beautiful and walkable historic areas have that quality precisely because of their small lot sizes. Reducing minimums encourages flexibility, creativity, and human-scale design. The current standards are overly prescriptive and limit the organic, adaptable growth our city needs. We should eliminate minimum lot sizes altogether.

#642

Posted by **Jane** on **09/29/2025** at **11:49am** [Comment ID: 1654] - [Link](#)

Agree: 1, Disagree: 0

This represents another example of introducing inconsistency and unpredictability to zoning law.

It is also clearly written to remove public notice and early provisions for public comment, ie via the conditional use process, for zoning decisions in the NR-SU zone. It might be more accurate to call it the Special-interest use zone.

I repeat my previous comments about the expected role of zoning law in land use matters.

"Negotiable zone changes" qualifies as a classic oxymoron. Zoning laws are intended to provide predictability and consistency in the application of zoning provisions. Those arguing for the IDO rather than the previous zoning regulations argued that those were too inconsistent; clearly predictability and consistency in application were

considered desirable then. "Negotiable" means fungible and subject to the view of an individual office or commission.

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
94	Multiple	Multiple	Multiple	Subdivision - Major Preliminary Plat / Final Plat In 6-6(L): Move Sketch Plat subsection to 6-4(C) Pre-application Review by Staff Remove "preliminary plat" to make DHO decision the plat. Revise language about final plat to be administrative sign-off to check for compliance with standards and conditions of approval. See associated changes in Exhibit for 5-2(D), 5-4(N), Table 6-4-2, Table 6-4-3, 6-4(C)(2)[new], 6-4(P)(2), 6-4(P)(3), 6-4(T), 6-4(W)(4), 6-5(A), 6-6(J), 6-9(B)(7), 7-1	Clarifies that public notice, public hearing, and appeal happen for the DHO decision of the plat. Final plat is checked for compliance and signed off by staff from commenting agencies. Makes Subdivision - Major consistent with procedures for Site Plan - EPC, which also involves sign-off step after EPC approves.	Staff	
ZC-3	Zoning Map	Zoning Map	Zoning Map	Legislative Zoning Conversion in MT Areas Convert R-1 --> R-T in Major Transit Areas Convert R-T--> M Major Transit Areas Convert R-ML --> MX-L in Major Transit Areas See Exhibit for a map of affected properties.	This conversion would allow more housing options and services within Major Transit corridors (i.e., within 666 of the center of the right-of-way) in Activity Centers, where additional growth and development is appropriate. Additional density would support businesses and transit service, and additional housing in Major Transit corridors would benefit more households with good services and transit service.	Staff	Zoning Conversion
ZC-4	Zoning Map	Zoning Map	Zoning Map	Legislative Zoning Conversion in AC Areas Convert R-1 --> R-T in Activity Centers Convert R-T--> MX-T in Activity Centers Convert R-ML --> MX-L in Activity Centers See Exhibit for a map of affected properties.	This conversion would allow more housing options and services within Activity Centers, where additional growth and development is appropriate. Additional density would support businesses and transit service, and additional housing in Activity Centers would benefit more households with good services and transit service.	Staff	Conversion
ZC-5	Zoning Map	Zoning Map	Zoning Map	Legislative Zoning Conversion for Fire and Police Stations Legislative conversion for fire and police stations from NR-SU to MX-M or NR-C depending on surrounding zoning. See Exhibit for conversion rules and a map of affected properties.	Matches the zoning map to IDO changes made in 2023 moving fire and police stations from the NR-SU zone district. Fire and police stations with existing site plans approved by EPC would need to return to EPC for major amendments or request a new Site Plan - Administrative that complies with IDO standards.	Staff	Zoning Conversion

#643

Posted by **Carlos Michelen** on **10/11/2025** at **4:02pm** [Comment ID: 1902] - [Link](#)

Agree: 3, Disagree: 0

I love this! These updates simply clarify the changes already approved by recent legislation, making the IDO easier to understand and more transparent for everyone. Beyond that, this is exactly the kind of direction Albuquerque should be taking. Upzoning near major transit corridors is smart, sustainable, and aligns growth with the places best equipped to handle it. It encourages walkable, mixed-use development and helps make our transit investments more effective.

#644

Posted by **Deiter Hanbicki** on **09/22/2025** at **11:13am** [Comment ID: 1604] - [Link](#)

Agree: 4, Disagree: 0

We should be building more housing and services around the areas that people are already working and living instead of needing to commute to them. Good change!

#645

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **12:48pm** [Comment ID: 1558] - [Link](#)

Suggestion

Agree: 0, Disagree: -11

ZC-3 The City of Albuquerque zoned Martineztown Santa Barbara illegally heavy commercial in a predominant historic residential area now some of the the homes are MX-T or MX-L or MX-M. During the conversion, for the first time the homes were finally defined as R-1 zoning. Now the City wants to change it back to commercial. Stop the discrimination. These homes zoned R-1 in the historic neighborhoods are necessary to support our institutions and to protect and preserve the residential area.

#646

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **12:49pm** [Comment ID: 1559] - [Link](#)

Agree: 0, Disagree: -1

94 - I don't understand this section, please explain.

#647

Posted by **Bryan Dombrowski** on **10/08/2025** at **1:54pm** [Comment ID: 1751] - [Link](#)

Agree: 2, Disagree: 0

These changes support businesses, make our city more walkable, and will reduce river crossing traffic. Support!

#648

Posted by **Loretta Naranjo Lopez** on **09/18/2025** at **12:41pm** [Comment ID: 1557] - [Link](#)

Agree: 0, Disagree: -10

ZC-4 - I disagree with this zoning conversion. The historic neighborhoods want to preserve the R-1 as single family dwelling as defined. The neighborhoods need these homes to support our institutions such as Albuquerque High School and Longfellow. MX-L has uses that are detrimental to the neighborhood. The historic neighborhoods was to preserve the character.

#649

Posted by **Deiter Hanbicki** on **09/22/2025** at **11:10am** [Comment ID: 1602] - [Link](#)

Agree: 6, Disagree: 0

Excellent first steps to bringing down the cost of housing!

#650

Posted by **Westin** on **10/19/2025** at **10:09pm** [Comment ID: 2243] - [Link](#)

Agree: 0, Disagree: 0

This is a great idea. Fully support.

#651

Posted by **Brandi Thompson** on **10/11/2025** at **4:57pm** [Comment ID: 1924] - [Link](#)

Agree: 4, Disagree: 0

Providing clarity for builders, staff and residents will reduce headaches, demands on city staff, need for appeals, and accidental violations. It also ensures our zoning maps are reflective of recent changes. This amendment makes sense and should be implemented.

#652

Posted by **Bryan Dombrowski** on **10/08/2025** at **1:54pm** [Comment ID: 1752] - [Link](#)

Agree: 0, Disagree: 0

Neighborhoods and Activity centers rely on each other, let people live near them to reduce pollution, traffic, and cost of living. Support!

#653

Posted by **Jonah** on **10/18/2025** at **8:53pm** [Comment ID: 2129] - [Link](#)

Agree: 0, Disagree: 0

Support. Enabling more housing and servicing options near activity centers is good for the city and good for the communities

#654

Posted by **Westin** on **10/19/2025** at **10:09pm** [Comment ID: 2242] - [Link](#)

Agree: 0, Disagree: 0

Support!!!

#655

Posted by **Jonah** on **10/18/2025** at **8:53pm** [Comment ID: 2128] - [Link](#)

Agree: 0, Disagree: 0

Support. Enabling more housing and servicing options near transit corridors is good for the city and good for the communities

#656

Posted by **Eleanor Walther** on **10/19/2025** at **12:08pm** [Comment ID: 2132] - [Link](#)

Agree: 0, Disagree: -1

This amendment changes zoning in areas of consistency that are within AC areas. This would increase density within areas of consistency without notifying neighbors or giving neighbors any say in what gets built next to them. This mimics changes that were passed by City Council in O-24-69, which was passed without any public informational meetings. This ordinance is now being challenged in the courts. It seems inappropriate to allow this change before the

court case is settled.

#657

Posted by **Tyler Richter** on **10/16/2025** at **4:56pm** [Comment ID: 2078] - [Link](#)

Agree: 1, Disagree: 0

Support. Reinforces O24-69

#658

Posted by **Mark Bailon** on **09/18/2025** at **3:52pm** [Comment ID: 1596] - [Link](#)

Agree: 12, Disagree: 0

Land-use and transportation are intrinsically linked. Matching our land-use and transportation acknowledges this relationship and makes for better, more well-connected cities and happier populations.

#659

Posted by **Brian** on **10/19/2025** at **1:45pm** [Comment ID: 2186] - [Link](#)

Agree: 1, Disagree: 0

I support the changes to the zoning map as implemented in O-24-69; these changes reflect that change and make requirements clearer

#660

Posted by **Mark Bailon** on **09/18/2025** at **3:53pm** [Comment ID: 1597] - [Link](#)

Agree: 10, Disagree: 0

The basis for activity centers are that people use them. If we want people near/around/in our activity centers, we should have people living in them. Great idea and change. Keep.

#661

Posted by **Sara Collins** on **10/13/2025** at **5:04pm** [Comment ID: 1955] - [Link](#)

Agree: 1, Disagree: 0

Absolutely we should be updating these things to reflect legislative intent and make things clearer for community members!

#662

Posted by **Jordon McConnell** on **09/27/2025** at **8:38am** [Comment ID: 1622] - [Link](#)

Agree: 7, Disagree: 0

Love this. Please keep. Aligning land use and transit to support each other and allow more homes to be tucked into neighborhoods and corridors is a great step toward allowing more people to live near work, live in a community, and also access the housing ladder.

#663

Posted by **Tyler Richter** on **10/16/2025** at **4:56pm** [Comment ID: 2079] - [Link](#)

Agree: 1, Disagree: 0

Support. Reinforces O24-69

#664

Posted by **Deiter Hanbicki** on **09/22/2025** at **11:11am** [Comment ID: 1603] - [Link](#)

Agree: 7, Disagree: 0

More households near transit corridors means more people will be able to easily use the built infrastructure. Keep!

#665

Posted by **Michele Gaidelis** on **10/15/2025** at **7:01pm** [Comment ID: 2045] - [Link](#)

Agree: 2, Disagree: 0

Yes! Transit and housing go together like peanut butter and jelly. I support this.

#666

Posted by **Eleanor Walther** on **10/19/2025** at **12:00pm** [Comment ID: 2130] - [Link](#)

Agree: 0, Disagree: 0

This amendment changes zoning in areas of consistency that are within MT areas. This would increase density within areas of consistency without notifying neighbors or giving neighbors any say in what gets built next to them. Along with other amendments proposed this year it could allow 6 townhouses built next to a single family dwelling. This mimics changes that were passed by City Council in O-24-69, which was passed without any public informational meetings. This ordinance is now being challenged in the courts. It seems inappropriate to allow this change before the

court case is settled.

#667

Posted by **Jordon McConnell** on **10/16/2025** at **7:37am** [Comment ID: 2046] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

This amendment in and of itself is nice - it is good to make sure our zoning map matches IDO changes as this makes things more transparent for everyone. However, is there a way to begin streamlining siteplan approvals? Why do so many siteplans need to be subjected to lengthy EPC approval processes when surely most can be done administratively through the planning department. The comment is more a suggestion to encourage legislation to bring more of these decisions to ministerial approvals rather than subjecting them to unnecessary public input, hearings, and meetings.

#668

Posted by **Jordon McConnell** on **09/27/2025** at **8:36am** [Comment ID: 1621] - [Link](#)

Agree: 3, Disagree: 0

LOVE THIS! As a resident of a historical neighborhood decimated by urban renewal, we must rebuild our dense neighborhoods. Activity centers rely on residents to support commerce, transit, and safety. In the post-covid world, this is more true than ever. Love this amendment. Keep it!

#669

Posted by **Brian** on **10/19/2025** at **1:45pm** [Comment ID: 2184] - [Link](#)

Agree: 0, Disagree: 0

I support the changes to the zoning map as implemented in O-24-69; these changes reflect that change and make requirements clearer

#670

Posted by **Brian** on **10/19/2025** at **1:45pm** [Comment ID: 2185] - [Link](#)

Agree: 1, Disagree: 0

I support the changes to the zoning map as implemented in O-24-69; these changes reflect that change and make requirements clearer

#671

Posted by **Patricia** on **09/18/2025** at **8:58am** [Comment ID: 1552] - [Link](#)

Agree: 2, Disagree: -2

I have submitted letter to Council and Planning noting the number of properties--currently R-1, Areas of Consistency--that are affected by this change, just west of 12th Street. There are hundreds of property owners involved--what kind of notification did they receive?

#672

Posted by **Carlos Michelen** on **10/11/2025** at **4:03pm** [Comment ID: 1903] - [Link](#)

Agree: 3, Disagree: 0

I love this! These updates clarify recent legislative changes, making the IDO clearer and easier for everyone to understand. It also makes perfect sense to upzone in our activity centers. These are the places designed for growth: close to jobs, shops, and transit, where more people should be able to live and participate in city life. Allowing a bit more density here supports walkability, economic vitality, and a vibrant, sustainable Albuquerque.

#673

Posted by **Sal Perdomo** on **10/20/2025** at **8:54am** [Comment ID: 2278] - [Link](#)

Agree: 0, Disagree: 0

Support

#674

Posted by **Sal Perdomo** on **10/20/2025** at **8:54am** [Comment ID: 2279] - [Link](#)

Agree: 0, Disagree: 0

Support

#675

Posted by **Sal Perdomo** on **10/20/2025** at **8:54am** [Comment ID: 2280] - [Link](#)

Agree: 0, Disagree: 0

Support

#676

Posted by **Jane** on **09/30/2025** at **4:10pm** [Comment ID: 1666] - [Link](#)

Agree: 1, Disagree: -3

Legislative zoning conversions effectively void all of the following existing requirements of the EPC, Tribal Notification, Facilitated Meeting for ZMA-EPC and all 5 forms of required public notice including email and mailed notice, published notices, posted signs and web site notice. There is no reference in the IDO to a category of zone change defined as "legislative zoning conversion." This appears to be a construct newly developed and with no definition or basis in the current regulatory document, the existing IDO. As previously noted by Patty Wilson, this process intends to bypass any requirement of notice to existing property owners. Even IF the proposed increased density supports the planning goals of the city, it ignores any existing regulations and NM statute regarding notice. To be clear, as in Patty map of 12th St., the number of affected properties on Coors just between Ouray and Montano numbers in the hundreds.

#677

Posted by **Jane** on **09/30/2025** at **4:11pm** [Comment ID: 1667] - [Link](#)

Agree: 0, Disagree: -3

This comment applies here also.

Legislative zoning conversions effectively void all of the following existing requirements of the EPC, Tribal Notification, Facilitated Meeting for ZMA-EPC and all 5 forms of required public notice including email and mailed notice, published notices, posted signs and web site notice. There is no reference in the IDO to a category of zone change defined as "legislative zoning conversion." This appears to be a construct newly developed and with no definition or basis in the current regulatory document, the existing IDO. As previously noted by Patty Wilson, this process intends to bypass any requirement of notice to existing property owners. Even IF the proposed increased density supports the planning goals of the city, it ignores any existing regulations and NM statute regarding notice. To be clear, as in Patty's map of 12th St., the number of affected properties on Coors just between Ouray and Montano numbers in the hundreds.

October 20, 2025 9:00 a.m. Deadline

EPC Redline Exhibit

<https://abq-zone.com/2025-update-epc-redline-exhibit>

2-3(B) RESIDENTIAL – SINGLE-FAMILY ZONE DISTRICT (R-1)

2-3(B)(1) Purpose⁸

The purpose of the R-1 zone district is to provide for neighborhoods of single-family ~~dwelling~~ ~~homes~~ with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family ~~detached~~⁹ ~~dwelling~~ ~~homes~~ on individual lots, with limited civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.



2-3(B)(2) Use and Development Standards

Table 2-3-3: R-1 Zone District Dimensional Standards Summary¹⁰

See Table 5-1-1 for complete Dimensional Standards

R-1 Sub-zone		A	B	C	D
Site Standards					
A	Lot size, minimum	3,500 sq. ft.	5,000 sq. ft.	7,000 sq. ft.	10,000 sq. ft.
B	Lot width, minimum	25 ft.	35 ft.	50 ft.	70 ft.
C	Usable open space, minimum	N/A	N/A	N/A	N/A
Setback Standards					
D	Front, minimum	10 ft.	15 ft.	20 ft.	20 ft.
E	Side, minimum	Interior: 5 ft. Street side of corner lots: 10 ft.		10 ft.	10 ft.
F	Rear, minimum	10 ft.	15 ft.		
Building Height					
G	Building height, maximum	26 ft.			

Table 2-3-4: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Subdivision of Land	14-16-5-4
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor and Site Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10

⁸ IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistency to use defined term. [Spreadsheet Item #2]

⁹ IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete “detached” as unnecessary. [Spreadsheet Item #2]

¹⁰ IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. R-1 Dimensional Standards. Housing. [Spreadsheet Item #92].

#001

Posted by **Eleanor** on **10/19/2025** at **7:35pm** [Comment ID: 2211] - [Link](#)

Agree: 0, Disagree: 0

Oppose reducing the setbacks in this secyion

Part 14-16-6: Administration and Enforcement

6-1: Procedures Summary Table

Table 6-1-1: Summary of Development Review Procedures																
DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission																
ZHE = Zoning Hearing Examiner LUHO = Land Use Hearing Officer																
X = Required [] = Public Hearing < > = Quasi-judicial Hearing																
R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD = Appeal Review and Decide																
	Mtgs			Public Notice					Review and Decision-making Bodies							
Subsection	6-4(B)	6-4(C)	6-4(K)	6-4(J)(2)	6-4(J)(3)	6-4(J)(4)	6-4(J)(5)	6-4(J)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(J)	6-2(I)	6-2(A)	
Application Type	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting	City Staff ^[1]	DHO	EPC	LC	ZHE	LUHO	City Council ^[2]	Specific Procedures
Adoption or Amendment of Facility Plan				X	X		X	X	R		[R]				[D]	6-7(B)
Adoption or Amendment of Historic Designation ²⁸⁴		X	X	X	X	X	X	X	R			<D> <R>		<AR>	<D> <AD>	6-7(C)
Amendment to IDO Text – Citywide				X	X		X	X	R		[R]				[D]	6-7(D)
Amendment to IDO Text – Small Area ²⁸⁵				X	X		X	X	R		<D> <R>			<AR>	<D> <AD>	6-7(E)
Annexation of Land				X	X	X	X	X	R		<R>				<D>	6-7(F)
Zoning Map Amendment – EPC	X		X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-7(G)
Zoning Map Amendment – Council ^[11]	X			X	X	X	X	X	R		<R>				<D>	6-7(H)
[1] May include Planning Department staff, Historic Preservation Planner, Impact Fee Administrator, Floodplain Administrator, City Engineer, Parks and Recreation Department staff, or others, depending on the type of application involved and delegation of responsibilities granted. [2] When a LUHO decision on an appeal is reviewed by City Council, the City Council will only hold a hearing if it does not uphold the LUHO decision.																

²⁸⁴ IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Adoption or Amendment of Historic Designation. [Spreadsheet Item #M-3]

²⁸⁵ IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Amendment of IDO Text – Small Area. [Spreadsheet Item #M-3]



#002

Posted by **Patricia** on **09/21/2025** at **4:14pm** [Comment ID: 1599] - [Link](#)

Agree: 0, Disagree: 0

Both Applications footnoted as 284 and 285 (Mayor's amendment M-3) only serve to further remove public voice by allowing administrative Decisions rather than Recommendations.

October 20, 2025 9:00 a.m. Deadline

Proposed Council Amendments

<https://abq-zone.com/ido-updates-2025#paragraphs-item-421>

CITY COUNCIL
of the
CITY OF ALBUQUERQUE
September 16, 2025

FLOOR AMENDMENT NO. _____ TO ____

AMENDMENT SPONSORED BY COUNCILOR Brook Bassan

1-7(B)(2)(e) All infrastructure improvements, including but not limited to sidewalks, curb and gutter, pavement, storm drain system, water and sewer, and any other improvements required by the City Engineer, have been constructed within easements or in the public right-of-way [or have improvement construction agreements and/or financial guarantees recorded with the Bernalillo County Assessor].

5-3(D)(1) Sidewalks in Residential Development

Perimeter sidewalks shall be provided in accordance with the DPM, except as noted below [in Subsection (b) below].

5-3(D)(1)(a) [Property owners of platted lots zoned R-A or R-1 lots on blocks that meet both of the following conditions are exempt from the construction of sidewalk, curb and gutter, and the owners will have to record an agreement that these lots will be assessed for the cost of sidewalk, curb and gutter improvements when the City constructs these improvements in the future:

1. The block has sidewalk, curb and gutter constructed or have commitments to be constructed on less than 30 percent of the block perimeter.
2. At least 40 percent of the platted lots within the block have buildings constructed.]

5-3(D)(1)(b) In the Los Duranes – CPO-6, a sidewalk at least 4 feet wide shall be provided on at least 1 side of new public residential subdivision streets or on residential private ways that have been dedicated as public right-of-way. A sidewalk on such a street that serves 10 or fewer dwelling units may be accommodated within the minimum required roadway width.

001

#001

Posted by **Patricia** on **10/01/2025** at **11:41am** [Comment ID: 1677] - [Link](#)

Agree: 0, Disagree: 0

Is it safe to assume agreement stays with the property, so a new owner would also be bound by this? Might make it hard to sell a property if an unknown, future cost could be required.

5-4(H) STORMWATER MANAGEMENT

5-4(H)(1) The applicant shall install, at his/her own expense, all site features and infrastructure necessary to retain, detain, and/or infiltrate stormwater to ensure that the new subdivision does not result in surface flooding or unnecessary burden on the City's infrastructure [, except as noted in (2) below].

5-4(H)(2) [Property owners of platted lots zoned R-1 or R-A are allowed to develop prior to underground drainage improvements at their own risk and shall record an agreement that these lots will be assessed for the cost of underground drainage improvements when the City constructs these improvements in the future.]

[5-4(H)(3)] Stormwater management for all subdivisions shall comply with all of the following:

5-4(H)(1)(a) Applicable standards in the DPM.

5-4(H)(1)(b) Applicable standards in Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control).

5-4(H)(1)(c) The requirements of AMAFCA.

[5-4(H)(4)] The developer shall incorporate best management practices for low-impact development stormwater management to minimize stormwater runoff and increase on-site infiltration as described in the DPM.

Explanation:

This amendment looks to make exceptions for sidewalk and drainage improvements in R-1 and R-A zone districts where a certain percentage of the block has already been developed without sidewalk or drainage improvements and would be considered an unnecessary addition to the network at the time of permit submittal. There is language in the amendment that still requires a financial agreement in the case that the City, in the future, decides to construct the recommended sidewalk and drainage facilities.

**CITY COUNCIL
of the
CITY OF ALBUQUERQUE**

September 16, 2025

FLOOR AMENDMENT NO. _____ TO ____

AMENDMENT SPONSORED BY COUNCILOR Tammy Fiebelkorn

SECTION 1. The IDO Table 4-2-1 Allowable Uses is amended as follows:

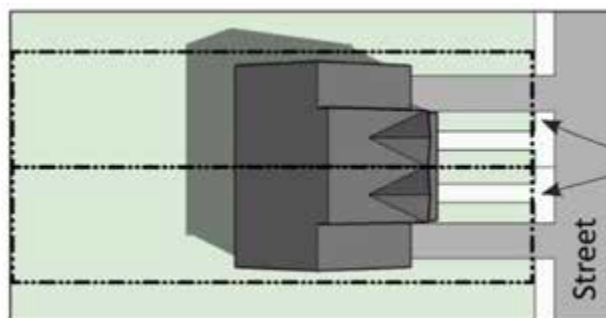
4-3(B)(5) Dwelling, Two-family ~~[Detached]~~ (Duplex)

003

4-3(B)(5)(a) Where this use is allowed and the 2 dwelling units are on separate lots, interior side setbacks required by the zone district shall not apply to any lot line where the 2 units share a common wall.

4-3(B)(5)(b) This use is prohibited in the R-A ~~[, R-1, and R-MC]~~ zone district ~~[s]~~ except in either of the following circumstances:

1. Within 1,320 feet (1/4 mile) of MS-PT areas.
2. Where 1 two-family detached dwelling is on 2 lots and the building straddles the lot line, with each dwelling unit on a separate lot (See figure below.)



004

Each dwelling unit on a separate lot

Explanation:

002

This amendment would make duplexes permissive within the R-1 and R-MC zone district, while keeping existing restrictions for the R-A district.

001

#001

Posted by **Patricia** on **10/01/2025** at **12:02pm** [Comment ID: 1680] - [Link](#)

Agree: 0, Disagree: 0

seems dumb to exclude R-A, aren't those often bigger lots?

#002

Posted by **Patricia** on **10/01/2025** at **11:55am** [Comment ID: 1678] - [Link](#)

Agree: 0, Disagree: 0

I thought the purpose of R-MC was "to accommodate manufactured home communities and to require this communities to incorporate high-quality planning and design."

By allowing SFH and now wanting to add duplexes, doesn't that potentially create risk for owners of mobile homes? Many mobile home communities are filled with residents who would not be able to move their homes if their park becomes 'bulldozer bait' for investment speculation.

#003

Posted by **Patricia** on **10/01/2025** at **12:00pm** [Comment ID: 1679] - [Link](#)

Agree: 0, Disagree: 0

agree that there should be no setback requirement (Obviously impossible) on common property line.

However, this can be architecturally complicated; for example, if two different owners, and roof repair is required, how is that handled?

#004

Posted by **Evelyn B. Feltner** on **09/30/2025** at **11:33am** [Comment ID: 1659] - [Link](#)

Agree: 1, Disagree: 0

This is another in a long line of efforts to undermine R-1 zoning. I thought when the LUPZ Committee voted 4-1 against letting multi-family housing go on R-1 corner lots, that the efforts would slow down. This amendment proposes wholesale permission for multi-family housing, with no height restrictions even, for R-1 zones everywhere. Ironically, it exempts R-A lots, which are, at least in the North Valley, usually large enough to accomodate multi-family housing with no problems.

**CITY COUNCIL
of the
CITY OF ALBUQUERQUE**

September 16, 2025

FLOOR AMENDMENT NO. _____ TO ____

AMENDMENT SPONSORED BY COUNCILOR Nichole Rogers

SECTION 1. On page 160, Section 4-3(B)(6)(d), revise the text as follows:

4-3(B)(6)(d) Except in or within 1,320 feet (1/4 mile) of MS-PT areas, this use is prohibited in the R-A~~[, R-1,]~~ and R-MC zone districts.

Explanation:

This amendment allows townhomes within R-1 zone districts, but keeps the limit of 3 townhomes, essentially allowing triplexes on R-1 properties.

002

001

003

#001

Posted by **Patricia** on **10/01/2025** at **12:05pm** [Comment ID: 1682] - [Link](#)

Agree: 0, Disagree: 0

oh, I see, this is the expansion of the foot in the door (O-24-69) to make townhomes permissive in R-1 EVERYWHERE

#002

Posted by **Patricia** on **10/01/2025** at **12:04pm** [Comment ID: 1681] - [Link](#)

Agree: 0, Disagree: 0

Didn't O-24-69 already make this permissive?

#003

Posted by **Evelyn B. Feltner** on **09/30/2025** at **11:38am** [Comment ID: 1660] - [Link](#)

Agree: 0, Disagree: 0

Another effort to allow multi-family housing within R-1 zones. Preceding effort to allow such on R-1 corner lots was voted against by Councilor Rogers in the LUPZ Committee hearing, so it seems very odd that she now wants to have 3 townhomes per neighborhood on any kind of R-1 lot. People buy in R-1 zones to live in neighborhoods that do not have multi-family housing; these kinds of amendments simply break the implied contract between the city and buyers with respect to zone designations. Doing that won't create enough new housing to make a difference in any claimed housing shortage; apartment blocks will do that, leave R-1 zones in peace.

**CITY COUNCIL
of the
CITY OF ALBUQUERQUE**

September 16, 2025

FLOOR AMENDMENT NO. _____ TO ____

AMENDMENT SPONSORED BY COUNCILOR **Tammy Fiebelkorn**

SECTION 1. Amend IDO Section 5-1(C)(2)(b) Lot Size as follows:

4-3(F)(6) Dwelling Unit, Accessory

4-3(F)(6)(a) Where this use is allowed, only 1 accessory dwelling unit is allowed per lot and is limited to 750 square feet of gross floor area. A garage attached to the accessory dwelling unit shall not count toward this size limit.

1. [In a Residential zone district, an accessory dwelling unit may be added as attached or detached from a building on a lot with a primary use.]
 - a. Where added ~~[as accessory to a single-family or two-family detached dwelling,]~~ [as a detached dwelling, this use shall comply with the provisions of Subsection 14-16-5-11(C)(4) (Accessory Buildings).] ~~[this use must be provided as an accessory building.]~~

002
 - b. A renovation to a single-family detached dwelling to create a second unit with a kitchen, a separate entrance, and no shared spaces [that is larger than 750 square feet] ~~[within the original dwelling]~~ is regulated separately as a two-family detached dwelling in Table 4-2-1.

001
 - [c.] A second kitchen within a single-family or two-family ~~[detached]~~ dwelling is regulated separately as an allowable accessory use in Table 4-2-1.
2. In a Mixed-use or Non-residential zone district, an accessory dwelling unit may be added for the caretaker of a primary non-residential use, either attached to or detached from the building with a

#001

Posted by **Patricia** on **10/01/2025** at **12:08pm** [Comment ID: 1684] - [Link](#)

Agree: 1, Disagree: 0

in other words, a duplex?

#002

Posted by **Patricia** on **10/01/2025** at **12:08pm** [Comment ID: 1683] - [Link](#)

Agree: 0, Disagree: 0

So, no setbacks?

primary use.

004

~~[4-3(F)(6)(b) A minimum 5-foot side or rear setback is required.]~~

4-3(F)(6)~~[(e)]~~**[(b)]** An accessory dwelling unit shall be no taller than the primary structure on the property.

4-3(F)(6)~~[(d)]~~**[(c)]** Building façades of an accessory dwelling unit shall be the same or similar in color to that of the primary building on the lot.

007

~~[4-3(F)(6)(e) A detached accessory dwelling unit shall comply with any applicable provisions of Subsection 14-16-5-11(C)(4) (Accessory Buildings).]~~

4-3(F)(6)~~[(f)]~~**[(d)]** In any Residential or Mixed-use zone district, a detached accessory dwelling unit shall **meet all of the following requirements.**

[1. The accessory dwelling unit shall] be located behind the rear wall of a primary building.

005

[2. A minimum 5-foot side or rear setback is required.]

006

[3.] On corner lots, the accessory dwelling unit shall have the same minimum street side setback requirement as the primary building.

4-3(F)(6)~~[(g)]~~**[(e)]** The following small areas have special regulations for accessory dwelling units in the R-1 zone district.

1. Downtown Neighborhood Area – CPO-3

- a. An accessory dwelling unit shall not exceed 650 square feet of gross floor area. A garage or shed attached to an accessory dwelling unit shall not count toward this size limit.
- b. A detached accessory dwelling unit shall not exceed the height of the primary dwelling or 18 feet, whichever is less.

2. Sawmill/Wells Park – CPO-12

Accessory dwelling units in the R-1 zone district are only allowed on lots with a minimum of 7,000 square feet in the Sawmill/Wells Park – CPO-12.

Explanation:

The purpose of this amendment is to allow attached accessory dwelling units to the primary structure, while also creating a way to distinguish attached ADUs and duplexes.

003

#003

Posted by **Patricia** on **10/01/2025** at **12:13pm** [Comment ID: 1688] - [Link](#)

Agree: 0, Disagree: 0

sorry, difference is not clear to me.

#004

Posted by **Patricia** on **10/01/2025** at **12:10pm** [Comment ID: 1685] - [Link](#)

Agree: 1, Disagree: 0

need to keep one or the other (side or rear). Every time you build right on a property line, it is an effective 'taking' of neighbor's property.

#005

Posted by **Jane** on **10/01/2025** at **3:30pm** [Comment ID: 1693] - [Link](#)

Agree: 0, Disagree: 0

Is this what distinguishes an "attached" ADU from a duplex? I am unclear about the rationale for introducing a separate definition. What Use-Specific standards govern an attached ADU but not a duplex?

#006

Posted by **Patricia** on **10/01/2025** at **12:12pm** [Comment ID: 1687] - [Link](#)

Agree: 0, Disagree: 0

OK, don't understand why this is here instead of in 4-3(F)(6)(b)

#007

Posted by **Patricia** on **10/01/2025** at **12:10pm** [Comment ID: 1686] - [Link](#)

Agree: 0, Disagree: 0

Why? IDO amendments should not be the design police...

**CITY COUNCIL
of the
CITY OF ALBUQUERQUE**

September 16, 2025

FLOOR AMENDMENT NO. _____ TO _____

AMENDMENT SPONSORED BY COUNCILOR Nichole Rogers

SECTION 1. The IDO Table 4-2-1 Allowable Uses is amended as follows:

- 4-3(G)(9)(a)** This use is limited to 2 years, and the permit – Temporary Use may be extended [every] [for an additional] 2 years [after an inspection for compliance]. ~~[A new permit – Temporary Use pursuant to Subsection 14-16-6-5(D) shall not be approved within 6 months of the last date that the use was allowed in a previous Permit – Temporary Use.]~~
- 4-3(G)(9)(b)** The maximum number of designated spaces shall be 40 per safe outdoor space development. One (1) tent, recreational vehicle, or light vehicle is allowed per designated space. The maximum number of occupants per safe outdoor space development is 50 people.
- 4-3(G)(9)(c)** Safe outdoor spaces with more than 10 designated spaces and 15 or more occupants are prohibited within 660 feet in any direction of a lot containing any other safe outdoor space with more than 10 designated spaces and 15 or more occupants.
- 4-3(G)(9)(d)** Any portion of a lot in use as a safe outdoor space shall be at least 330 feet in any direction from any property zoned R-A, R-1, R-MC, or R-T that contains low-density residential development.
- 4-3(G)(9)(e)** Toilets, hand washing stations, and showers shall be provided as follows.
~~[1. —Plumbed hand washing stations and water flush or composting toilets shall be provided within 2 years of the City approval of the safe outdoor space.]~~
[1][a]. One (1) ~~[water flush or composting]~~ toilet shall be provided for every 8 designated spaces.
[2][b]. One (1) hand washing station shall be provided for every 10 designated spaces.

~~[2. Prior to the installation of plumbed handwashing stations and water flush or composting toilets, portable toilets and hand washing stations may be provided to meet this requirement.]~~

~~a. Portable toilets and hand washing stations shall be provided at a ratio of 1 each per 8 designated spaces.~~

~~b. Portable toilets and hand washing stations shall be serviced at regular intervals.]~~

3. Toilets and hand washing stations shall not be located more than 300 feet in any direction of any designated space.

4. One (1) shower shall be provided for every 10 designated spaces.

001

~~[a. Portable showers may be provided to meet this requirement.]~~

~~b. Showers are not required to be plumbed within 2 years of the City approval of the safe outdoor space.]~~

4-3(G)(9)(f) Designated spaces, toilets, hand washing stations, and lavatories (i.e., facilities with toilets, showers, and sinks) shall be set back a minimum of 20 feet from each property line that abuts R-ML, RMH, or any Mixed-Use zone district and a minimum of 5 feet from any other property line.

4-3(G)(9)(g) The area containing designated spaces for tents shall be secured and screened on all sides by an opaque wall or fence ~~[or vegetative screen]~~ at least 6 feet high. Other requirements in Section 14-16-5-6 (Landscaping, Buffering, and Screening) do not apply.

4-3(G)(9)(h) Each safe outdoor space development shall include an operations and management plan or security agreement to ensure the safety of individuals occupying the designated spaces~~[-]~~ as follows.

1. For sites with 20 or fewer designated spaces, the applicant shall provide contact information for a maintenance person available between 8:00 am and 5:00pm Monday through Friday. Contact information shall be made available to the residents, the public and the Health Housing and Homelessness Department. After 30 days, the City may require expanded contact hours or on-site management based on the site conditions, safety considerations, and observed operational needs.]

2. For sites with more than 20 designated spaces, the management plan or agreement shall provide 24-hour on-call support. Contact information shall be made available to the residents, the public, and the Health Housing and Homelessness Department. After 30 days, the City may require on-site management based on the site conditions, safety considerations, and observed operational needs.]

~~[4.]~~[3. The applicant shall provide] ~~[Proof of]~~ the plan or agreement

#001

Posted by **Patricia** on **10/01/2025** at **12:17pm** [Comment ID: 1689] - [Link](#)

Agree: 0, Disagree: 0

If not portable showers, then what are they?

~~[shall be required with the application for a safe outdoor space and shall be]~~ **[that has been]** reviewed by the City's Department of ~~[Family and Community Services]~~ **[Health, Housing, and Homelessness]**.

~~2. The plan or agreement shall specify on-site support on a 24 hours a day, 7 days a week basis.]~~

~~[3.]~~ **[4.]** The management plan shall, at a minimum, include the following statement: "No person who is a registered sex offender shall be allowed to stay in a Safe Outdoor Space."

4-3(G)(9)(i) ~~[Each safe outdoor space shall offer social services and support facilities to its occupants, including but not limited to showers, education and job training, storage space for residents' belongings, recreational services, and activities for use by occupants to provide comprehensive livability options.]~~

[Each Safe Outdoor Space shall provide access to supportive services and facilities as follows.]

1. Required services may be delivered on-site, off-site, or through mobile providers.

2. At least 3 services must be made available within the first 90 days of operation. Acceptable services include, but are not limited to:

a. Behavioral health services;

b. Substance abuse services;

c. Case management;

d. Housing navigation;

e. Workforce development job training;

f. GED or adult education;

g. Medical care or health screenings;

h. Peer support or recovery groups;

i. Other services approved by the Health, Housing, and Homelessness

Department for fulfillment of this requirement.

4-3(G)(9)(j) This use is prohibited adjacent to Major Public Open.

4-3(G)(9)(k) The total number of safe outdoor spaces shall not exceed 2 in each City Council District.

Explanation:

This amendment looks at reducing the regulation around safe outdoor spaces. It eliminates language around renewal of the space pursuant to a previous location, but keeps the use limited to two years, with the requirement of an inspection every 2 years in order to stay in compliance and have the use extended for another 2 years. It also eliminates the permanent

#002

Posted by **nick kennedy** on **10/04/2025** at **7:37am** [Comment ID: 1744] - [Link](#)

Agree: 0, Disagree: 0

To the Mayor and all city councilors: City government is engaged in working out details aimed at control of blight that it plans to inflict upon the citizens of the city. Stated alternatively, working on how to allow a problem to perpetually exist rather than to eliminate the problem. You are working on wrong concerns, heading in the wrong direction .

plumbing requirement for SOS's and allows for temporary or portable toilets, showers and hand-washing stations.

The next major amendment in this item looks at security and management plans for Safe Outdoor spaces. With SOS's with 20 or fewer spaces, a person shall be available between the hours of 8am – 5pm, with a contact number made available to the public, residents and HHH. With SOS's with 20 or more spaces, there shall be someone available 24 hours a day and the City may require extra management strategies after the probation period of 30 days.

The last amendment looks at requiring services be available at the SOS's. The manager or operator of the space does not have to provide them, but they have to make them available on site, meaning that an outside provider may serve the SOS when called upon or on a scheduled visitation.

#003

Posted by **Patricia** on **10/01/2025** at **12:20pm** [Comment ID: 1690] - [Link](#)

Agree: 0, Disagree: 0

isn't the language allowing portable showers struck? I don't see anywhere a reference to portable showers added back in...

**CITY COUNCIL
of the
CITY OF ALBUQUERQUE**

September 16, 2025

FLOOR AMENDMENT NO. _____ TO ____

AMENDMENT SPONSORED BY COUNCILOR Tammy Fiebelkorn

SECTION 1. Amend IDO Section 4-3(G)(9)(e) as follows:

4-3(G)(9)(e) Toilets, hand washing stations, and showers shall be provided as follows.

1. ~~[Plumbed]~~ ~~[h]~~ **[H]** and washing stations and water-flush or composting toilets shall be provided within 2 years of the City approval of the safe outdoor space.
 - a. One (1) water-flush or composting toilet shall be provided for every 8 designated spaces.
 - b. One (1) hand washing station shall be provided for every 10 designated spaces.

~~[2. Prior to the installation of plumbed handwashing stations and water-flush or composting toilets, portable toilets and hand washing stations may be provided to meet this requirement.~~

- ~~a. Portable toilets and hand washing stations shall be provided at a ratio of 1 each per 8 designated spaces.~~
- ~~b. Portable toilets and hand washing stations shall be serviced at regular intervals.]~~

~~[3]~~ **[2]**. Toilets and hand washing stations shall not be located more than 300 feet in any direction of any designated space.

~~[4]~~ **[3]**. One (1) shower shall be provided for every 10 designated spaces.

- ~~[a. Portable showers may be provided to meet this requirement.~~
- ~~b. Showers are not required to be plumbed within 2 years of the City approval of the safe outdoor space.]~~

Explanation:

The purpose of this amendment is to eliminate “hard in” plumbing requirements for Safe Outdoor Spaces, allowing the use of temporary and/or portable bathroom amenities, such as porta potties, hand washing stations or portable showers.

#001

Posted by **Patricia** on **10/01/2025** at **12:26pm** [Comment ID: 1691] - [Link](#)

Agree: 0, Disagree: 0

if you are striking allowance for portable showers, how are they being provided? and why are there two separate amendments for this same issue (C-5 and C-6)

**CITY COUNCIL
of the
CITY OF ALBUQUERQUE**

September 16, 2025

FLOOR AMENDMENT NO. _____ TO _____

AMENDMENT SPONSORED BY COUNCILOR Nichole Rogers

SECTION 1. The IDO Table 4-2-1 Allowable Uses is amended as follows:

Table 4-2-1: Allowable Uses																			
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory																			
CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary																			
Blank Cell = Not Allowed																			
Zone District >>		Residential						Mixed-use				Non-residential						Use-specific Stan	
		R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO		
																	A	B	C
Land Uses																			
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Dwelling, live-work		[P]		[C]	[C]	P	P	P	P	P	CA	CA							4-3(B)(7)
General retail, small		[P]	[P]	A	[P]	[P]	[A]	P	P	P	P	P	P	P					4-3(D)(37)
Grocery Store		[P]	[P]		[P]	[P]	[P]	[P]	P	P	P	P		P	P				4-3(D)(38)

SECTION 2. On page 161, Section 4-3(B)(7), amend live-work, dwellings standards as follows:

4-3(B)(7) Dwelling, Live-work

- 4-3(B)(7)(a) The business operator must obtain and maintain in effect at all times any City or State permit or license required for the operation of this use, including a business registration permit from the City.
- 4-3(B)(7)(b) The building and lot may be used for both a residence and a business that does not qualify as a home occupation being conducted by a resident of the building.
- 4-3(B)(7)(c) The building and lot shall not be used for any of the following uses

identified in Table 4-2-1:

1. Any use in the Agricultural or Animal-related category.
2. Any use in the Food, Beverage, and Indoor Entertainment category [, except restaurant].
3. Any use in the Motor Vehicle-related category.
4. Any use in the Industrial Uses category except artisan manufacturing or outdoor storage.
5. Commercial services.
6. Construction contractor facility and yard.
7. Crematorium.
8. Mortuary.
9. Adult retail.
10. Liquor retail.

4-3(B)(7)(d) A wall sign is allowed that is no more than 8 square feet in size or as allowed by the underlying zoning, whichever is lesser, and that is located no higher than the top of the ground floor of the building.

4-3(B)(7)(e) Where this use is allowed in a Residential zone district, general retail, grocery store, and restaurant uses are limited to a total of 3,000 square feet or less.

4-3(B)(7)(f) In the R-T and R-ML zone districts, this use is permissive on corner lots that are a minimum of 5,000 square feet. In other locations in the R-T and R-ML zone districts, this use requires a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).

4-3(B)(7)(g) In the R-1 zone district, this use is only allowed on corner lots that are a minimum of 5,000 square feet. Only general retail, grocery store and restaurant uses are allowed.]

SECTION 3. On page 184, Section 4-3(D)(37)(c), amend General Retail standards as follows:

4-3(D)(37)(c) **Size Limitations in Zone Districts**

1. In the MX-T zone district, this use shall not exceed 10,000 square feet of gross floor area.
2. In the MX-L zone district, this use is limited to establishments of no more than 30,000 square feet of gross floor area.

[3. In Residential zone districts, small general retail use shall not exceed 5,000 square feet of gross floor area.]

#001

Posted by **Jane** on **10/08/2025** at **6:00pm** [Comment ID: 1757] - [Link](#)

Agree: 1, Disagree: 0

While a size limit of 3,000 sq ft is more reasonable than 5,000 sq ft, building footprint is not the only use specific standard that is relevant. Merely adding a use to 4-2-1 and specifying the geography it is allowed to occupy will not prevent significant adverse impacts on the surrounding area or mitigate material adverse effects that will follow including a commercial use in a residential area. At a minimum, any fundamentally different use from the underlying zoning category should only be a conditional use. Otherwise, this effectively changes R-1 to mixed-use.

#002

Posted by **Patricia** on **09/22/2025** at **9:59am** [Comment ID: 1600] - [Link](#)

Agree: 1, Disagree: 0

So a small general retail use would be permitted to be zero-lot line and cover the entire site?

#003

Posted by **Patricia** on **09/22/2025** at **1:23pm** [Comment ID: 1613] - [Link](#)

Agree: 1, Disagree: 0

General retail, grocery stores and restaurants typically require deliveries and big trash dumpsters. How does this fit into an R-1 neighborhood?

#004

Posted by **Jane** on **10/08/2025** at **6:07pm** [Comment ID: 1758] - [Link](#)

Agree: 0, Disagree: 0

In addition to deliveries and waste handling that Patty cited, the current IDO would consider these "allowed" uses and permit a freestanding sign, 6' tall and 24 sq. feet in area in a residential neighborhood. At a minimum, a use specific standard should prohibit all freestanding signs. Conditional use review and decision criteria should require any signage to comply with Table 5-12-2 standards for R-1 zoning.

4-3(D)(37)(d)

Allowances on Certain Streets

[1.] In the MX-T zone district, small general retail is allowed permissively on streets classified as collector, arterial, or interstate highway and conditionally on local streets, with the following exceptions.

~~[1.]~~ **[a.]** If accessory to another primary use, the use is considered a permissive accessory use regardless of street classification.

~~[2.]~~ **[b.]** In the Old Town – HPO-6, the use is allowed permissively regardless of street classification.

[2.] In Residential zone districts, small general retail is allowed as follows.

a. On corner lots abutting at least 1 collector or arterial street, this use is permissive.

b. On corner lots abutting at least 2 local streets, this use requires a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).

c. In other locations, this use is prohibited.

SECTION 4. On page 184, Section 4-3(D)(38), amend Grocery Store standards as follows:

4-3(D)(38)

Grocery Store

4-3(D)(38)(a) For grocery stores larger than 50,000 square feet of gross floor area, the Use-specific Standards in Subsection 14-16-4-3(D)(37)(b)(Large retail Facilities) also apply.

4-3(D)(38)(b) In the MX-L zone district, this use is limited to establishments of no more than 30,000 square feet of gross floor area.

4-3(D)(38)(c) In the MX-M zone district, this use is limited to establishments of no more than 70,000 square feet of gross floor area.

[4-3(D)(38)(d) In the MX-T zone district, this use is limited to establishments of no more than 10,000 square feet of gross floor area.

4-3(D)(38)(e) In Residential zone districts, this use is only allowed on corner lots abutting at least 1 collector or arterial street and is limited to establishments of no more than 5,000 square feet of gross floor area. In other locations in Residential zone districts, this use is prohibited.]

Explanation:

005

This amendment looks at allowing Dwelling, Live-work, General Retail, small and the Grocery store uses in a variety of new spaces, based on corner lots and size of establishments. It changes the use table to a greater permissiveness flexibility, as shown at the top of this document.

For dwelling, live-work, it allows for structures to have grocery stores and restaurants in residential zone districts if 3,000 sqft or less, when associated with a dwelling unit. It also allows dwelling live-work in the R-T and R-ML zone district on corner lots that are 5,000 sqft or larger. Other locations within these zone districts, this use would require a conditional use application. In the R-1 zone district, dwelling, live-work is only allowed on lots that are 5,000 sqft or larger and only allows general retail, restaurant and grocery store as a paired use. 006

For the general Retail use, the use shall not exceed 5,000 sqft of gross floor area in residential zone districts, in order to also meet the requirements of the dwelling, live-work amendments. Also, within residential districts, general retail will be allowed on corner lots abutting at least one arterial or collector street. On corner lots that abut two local streets, the use shall require a conditional use application.

For the grocery store use, it's amended to say, within the MX-T zone district, this use is limited to establishments of no more than 10,000 sqft of gross floor area. In residential zone districts, this use is only allowed on corner lots abutting at least one collector street and is limited to 5,000 sqft gross floor area.

#005

Posted by **Patricia** on **10/01/2025** at **12:39pm** [Comment ID: 1692] - [Link](#)

Agree: 0, Disagree: 0

The logistics of running a profitable general retail or grocery store out of a live-work situation is magical thinking! While there are many examples of 'corner stores' in years past--there was a store and a laundromat off the NW corner of Bandelier Elementary School--expecting that modality to work now is unrealistic.

#006

Posted by **Jane** on **09/30/2025** at **6:36pm** [Comment ID: 1673] - [Link](#)

Agree: 0, Disagree: 0

What is a paired use?

**CITY COUNCIL
of the
CITY OF ALBUQUERQUE**

September 16, 2025

FLOOR AMENDMENT NO. _____ TO _____

AMENDMENT SPONSORED BY COUNCILOR Tammy Fiebelkorn

SECTION 1. The IDO Table 4-2 Allowable Uses is amended as follows:

Table 4-2-1: Allowable Uses																				
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary Blank Cell = Not Allowed																				
Zone District >>		Residential						Mixed-use				Non-residential						Use-specific Standards		
		R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
																	A		B	C
Land Uses																				
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																				
RESIDENTIAL USES																				
Household Living																				
Overnight Shelter										[C] [P]	[C] [P]	[C] [P]	[C] [P]	[C] [P]	[C] [P]				4-3(B)(5)	

SECTION 2. On page 164, Section 4-3(C)(6), revise the text as follows:

- (a) This use is prohibited within 1,500 feet in any direction of a lot containing any other overnight shelter.
- (b) This use shall be conducted within fully enclosed portions of a building.
- (c) This use requires a Conditional Use approval pursuant to Subsection 14-16-6-6(A) for any of the following:
1. More than 10 beds in the MX-M, MX-H, NR-C, NR-BP, NR-LM and NR-GM zone districts.
- ~~[(c)] [(d)]~~ In the MX-M zone district, this use shall not exceed 25,000 square feet ~~[of gross floor area]~~.

Explanation:

This amendment would make overnight shelters with 10 or less beds permissive within the MX-M, MX-H, NR-C, NR-BP, NR-LM and NR-GM zone districts, but keep them conditional in those districts if they have more than 10 beds. 🗣️

#001

Posted by **Patricia** on **10/02/2025** at **2:46pm** [Comment ID: 1699] - [Link](#)

Agree: 0, Disagree: 0

Are there instances where residential zones across the street from any of these newly permissive zones would not have protection? Seems like any resident might what advance knowledge that 10 unhoused folks will be across the street...

**CITY COUNCIL
of the
CITY OF ALBUQUERQUE**

September 16, 2025

FLOOR AMENDMENT NO. _____ TO ____

AMENDMENT SPONSORED BY COUNCILOR Jaoquin Baca

SECTION 1. Amend IDO Section 5-1(C)(2)(b) Lot Size as follows:

5-1(C)(2)(b) Lot Size

In any Residential zone district in an Area of Consistency, the ~~[minimum and]~~ maximum lot sizes for construction of new low-density residential development shall be based on the size of the Bernalillo County Tax Assessor's lot, or a combination of adjacent Tax Assessor's lots, on the portions of the blocks fronting the same street as the lot where the new low-density residential development is to be constructed, rather than on the size of the individual subdivision lots shown on the existing subdivision plat.

~~[1. — New low-density residential development shall not be constructed on a Tax Assessor's lot, or combination of abutting Tax Assessor's lots, that is smaller than 75 percent of the average of the size of the Tax Assessor's lots, or combinations of adjacent Tax Assessor's lots, that contain a primary building on those blocks.~~

~~2. — Within UC-MS-PT areas or within 1,320 feet (¼ mile) of DT-UCMS-PT areas, new low-density residential development on a lot 10,000 square feet or larger shall not be constructed on a Tax Assessor's lot, or combination of abutting Tax Assessor's lots, that is smaller than 50 percent of the average of the size of the Tax Assessor's lots, or combinations of adjacent Tax Assessor's lots, that contain a primary building on those blocks.]~~

[3][1]. New low-density residential development shall not be constructed on a Tax Assessor's lot, or combination of abutting Tax Assessor's lots, that is larger than 125 percent of the average of the size of the Tax Assessor's lots, or combinations of adjacent Tax Assessor's lots, that contain a primary building on those blocks. On lots that include sensitive lands or are adjacent to sensitive lands or Major Public Open Space, the lot may be up to 150 percent larger.

- ~~[4]~~**[2]**. In making these calculations, the size of any Tax Assessor's lot or combination of adjacent tax assessor's lots containing primary buildings on that block that are not low-density residential development shall be ignored.
- ~~[5]~~**[3]**. In making the calculations in Subsections 1 ~~and 2~~**[and 2]**~~[through 4]~~ above, any lots owned by the applicant with existing site features that are to be preserved, including but not limited to areas of open space or existing structures, shall not be considered in the contextual standards calculations for lot size.

Explanation:

This amendment would allow for residential lots to not be required to conform with existing lot sizes on the same block that they reside, thus allowing lots less than the existing minimum standards of 75% and 50% (UC-MS-PT) of existing lot sizes on the block.

001

002

#001

Posted by **Patricia** on **10/02/2025** at **2:54pm** [Comment ID: 1701] - [Link](#)

Agree: 0, Disagree: 0

how do you continue to have access to the road; tripas (skinny) lots? Flagpole lots?

#002

Posted by **Patricia** on **10/02/2025** at **2:49pm** [Comment ID: 1700] - [Link](#)

Agree: 0, Disagree: 0

some diagrammatic examples would sure be nice!

**CITY COUNCIL
of the
CITY OF ALBUQUERQUE**

September 16, 2025

FLOOR AMENDMENT NO. _____ TO _____

AMENDMENT SPONSORED BY COUNCILOR Tammy Fiebelkorn

SECTION 1. The IDO Table 5-5-1 Off-street Parking Requirements is amended as follows:

Table 5-5-1: Minimum Off-street Parking Requirements	
UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area	
DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area	
Design Capacity = Maximum occupancy per building or fire codes, whichever is greater	
Use	IDO Parking Requirement
ACCESSORY AND TEMPORARY USES	
ACCESSORY USES	
Dwelling unit, accessory	[1 space / accessory dwelling unit] [No requirement]

001

Explanation:

This amendment eliminates the parking requirement for Accessory dwelling unit/casitas within the City of Albuquerque's IDO regulations.

002

#001

Posted by **Evelyn B. Feltner** on **09/30/2025** at **11:42am** [Comment ID: 1661] - [Link](#)

Agree: 0, Disagree: 0

Since, according to Councilor Dan Champine, there have been only 15 ADUs applied for, this amendment seems unnecessary. Unless one believes that a parking requirement is preventing someone from investing \$100k to build one. But for residential neighborhoods, parking onstreet is already a congestion problem; any added vehicles will just make that worse.

#002

Posted by **Patricia** on **10/02/2025** at **2:56pm** [Comment ID: 1702] - [Link](#)

Agree: 0, Disagree: 0

Why is there this consistent narrative that density means people don't have cars?

**CITY COUNCIL
of the
CITY OF ALBUQUERQUE**

September 16, 2025

FLOOR AMENDMENT NO. _____ TO _____

AMENDMENT SPONSORED BY COUNCILOR Tammy Fiebelkorn

**SECTION 1. The IDO Section 5-5(C)(7) Parking Maximums is amended as follows,
excluding Section(s) 5-5(C)(5)(b):**

5-5(C)(7) Parking Maximums

- 5-5(C)(7)(a) In UC-MS-PT areas the maximum number of off-street parking spaces provided shall be no more than ~~175~~**[140]**⁰⁰² percent of the off-street parking spaces required by Table 2-4-13 or Table 5-5-1, as applicable.
- 5-5(C)(7)(b) In areas exempt from minimum required off-street parking spaces pursuant to Subsection 14-16-5-5(B)(2)(a), the maximum number of off-street parking spaces provided shall be no more than ~~175~~**[140]** percent of the off-street parking spaces that would otherwise be required by Table 2-4-13 or Table 5-5-1, as applicable, for the proposed development.
- 5-5(C)(7)(c) Parking maximums apply to parking lots, not to spaces provided in parking structures, wrapped parking, or parking provided underground.
- 5-5(C)(7)(d) Within 330 feet of a transit facility, excluding park-and-ride lots and depots, the maximum number of off-street parking spaces provided shall be no more than 100 percent of the off-street parking spaced required by Table 2-4-13 or Table 5-5-1, as applicable.

Explanation:

This amendment decreases the maximum number of parking spaces by 20% within the areas that they're currently applicable, namely centers and corridors and near transit stops and facilities.

001

#001

Posted by **Patricia** on **10/02/2025** at **3:11pm** [Comment ID: 1703] - [Link](#)

Agree: 0, Disagree: 0

so the maximum number is limited?

#002

Posted by **Bryan Dombrowski** on **09/18/2025** at **1:25pm** [Comment ID: 1574] - [Link](#)

Agree: 0, Disagree: 0

Thank you, we need this to protect our city from over paving and excessive parking that will sit empty.

**CITY COUNCIL
of the
CITY OF ALBUQUERQUE**

September 16, 2025

FLOOR AMENDMENT NO. _____ TO _____

AMENDMENT SPONSORED BY COUNCILOR

Tammy Fiebelkorn

001

SECTION 1. The IDO Table 5-5-1 Off-street Parking Requirements is amended as follows:

Table 5-5-1: Minimum Off-street Parking Requirements	
UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area	
DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area	
Design Capacity = Maximum occupancy per building or fire codes, whichever is greater	
Use	IDO Parking Requirement
PERMISSIVE PRIMARY USES	
RESIDENTIAL	
Household Living	
Dwelling, single-family detached	1 space / DU up to 2 BR 2 spaces / DU with 3 or more BR
Dwelling, mobile home	{2} [1.6] spaces / mobile home
Dwelling, cluster development	{1} [0.8] space / DU up to 2 BR {2} [1.6] spaces / DU with 3 or more BR
Dwelling, cottage development	{1} [0.8] space / DU R-A and R-1: {2} [1.6] additional spaces / project for visitors
Dwelling, two-family detached (duplex)	{1} [0.8] space / DU up to 2 BR
Dwelling, townhouse	{2} [1.6] spaces / DU with 3 or more BR
Dwelling, live-work	{2} [1.6] spaces / DU UC-MS-PT: {1} [0.8] space / DU
Dwelling, multi-family	{1} [0.8] space / studio {1-2} [0.96] spaces / DU with 1 BR {1-6} [1.28] spaces / DU with 2 BR {1-8} [1.44] spaces / DU with 3 or more BR UC-MS-PT: {1} [0.8] space / DU
Group Living	
Assisted living facility or nursing home	Assisted living facility: {1} [0.8] space / 3 beds Nursing home: {1} [0.8] space / 5 residential care beds, but not less than 2 spaces
Community residential facility	{1} [0.8] space / 4 persons design capacity
Group home	
Dormitory	{1} [0.8] space / 3 persons design capacity
CIVIC AND INSTITUTIONAL USES	

#001

Posted by **Patricia** on **10/02/2025** at **3:28pm** [Comment ID: 1704] - [Link](#)

Agree: 0, Disagree: 0

great idea but I don't think it will change behaviors. I have a neighbor that has 7 vehicles--and that's when his trailer is parked somewhere else. I think this is a generational thing that ten or twenty years from now, people will have fewer and smaller vehicles.

Table 5-5-1: Minimum Off-street Parking Requirements

UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area

DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area

Design Capacity = Maximum occupancy per building or fire codes, whichever is greater

Use	IDO Parking Requirement
Adult or child day care facility	1 space / {400} [480] sq. ft. GFA UC-MS-PT: 1 space / {600} [720] sq. ft. GFA
BioPark	Per BioPark Master Plan
Cemetery	No requirement
Community center or library	2 spaces / {1,000} [1,200] sq. ft. GFA
Correctional facility	3 spaces / {1,000} [1,200] sq. ft. GFA
Elementary or middle school	{2} [1.6] spaces / classroom
Fire station or police station	2 spaces / {1,000} [1,200] sq. ft. GFA
High school	1 space / {4} [4.6] seats in main auditorium or {3} [2.4] spaces / classroom, whichever is greater
Hospital	{1} [0.8] space / 3 patient beds or 4 spaces / {1,000} [1,200] sq. ft. GFA, whichever is greater
Museum or art gallery	3 spaces / {1,000} [1,200] sq. ft. GFA, but not less than 2 spaces UC-MS-PT: 2 spaces / {1,000} [1,200] sq. ft. GFA, but not less than 2 spaces
Overnight shelter	No requirement
Parks and open space	
Religious institution	1 space / {1,000} [1,200] sq. ft. GFA or 1 space / {4} [4.6] seats in main assembly area, whichever is greater ^[1] UC-MS-PT: 1 space / {1,500} [1,800] sq. ft. GFA or 1 space / {6} [7.2] seats in main assembly area, whichever is greater ^[1]
Sports field	4 spaces / {1,000} [1,200] sq. ft. of site area where attendees circulate, participate, or watch the recreation
University or college	1 space / {500} [600] sq. ft. GFA of office, research, and library area plus 1 space / {200} [240] sq. ft. GFA of largest auditorium space
Vocational school	3 spaces / {1,000} [1,200] sq. ft. GFA UC-MS-PT: 2 spaces / {1,000} [1,200] sq. ft. GFA
COMMERCIAL USES	
Agriculture and Animal-related	
Community garden	No requirement
Equestrian facility	No requirement
General agriculture	No requirement
Kennel	2.5 spaces / {1,000} [1,200] sq. ft. GFA
Nursery	2 spaces / {1,000} [1,200] sq. ft. GFA
Veterinary hospital	2.5 spaces / {1,000} [1,200] sq. ft. GFA
Other pet services	
Food, Beverage, and Indoor Entertainment	
Adult entertainment	1 space / {1,000} [1,200] sq. ft. GFA or 1 space / {4} [4.6] seats in main assembly area, whichever is greater ^[1] UC-MS-PT: 1 space / {1,500} [1,800] sq. ft. GFA or 1 space / {6} [7.2] seats in main assembly area, whichever is greater ^[1]
Auditorium or theater	

Table 5-5-1: Minimum Off-street Parking Requirements

UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area

DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area

Design Capacity = Maximum occupancy per building or fire codes, whichever is greater

Use	IDO Parking Requirement
Bar	8 spaces / {1,000} [1,200] sq. ft. GFA UC-MS-PT: 5 spaces / {1,000} [1,200] sq. ft. GFA
Catering service	2 spaces / {1,000} [1,200] sq. ft. GFA
Health club or gym	2.5 spaces / {1,000} [1,200] sq. ft. GFA
Mobile food truck court	5 or more mobile food trucks on-site: {2} [1.6] parking spaces per mobile food truck
Nightclub	5.6 spaces / {1,000} [1,200] sq. ft. GFA UC-MS-PT: 3.5 spaces / {1,000} [1,200] sq. ft. GFA
Residential community amenity	3 spaces / {1,000} [1,200] sq. ft. GFA plus requirements in Table 5-5-2
Restaurant	5.6 spaces / {1,000} [1,200] sq. ft. GFA
Tap room or tasting room	UC-MS-PT: 3.5 spaces / {1,000} [1,200] sq. ft. GFA
Other indoor entertainment	1 space / {3} [4] persons design capacity, or per Table 5-5-2, whichever is greater
Lodging	
Bed and breakfast	1 space for manager plus {1} [0.8] space / guest room
Campground or recreational vehicle park	1 space / designated camping or RV spot
Hotel or motel	{1} [0.8] space / guest room or 1 space per 2 beds, whichever is greater UC-MS-PT: {2} [1.6] spaces / 3 guest rooms or 1 space per {4} [4.6] beds, whichever is greater
Motor Vehicle-related	
Car wash	2 spaces / {1,000} [1,200] sq. ft. GFA of retail, office, and waiting area
Heavy vehicle and equipment sales, rental, fueling, and repair	1 space / {1,000} [1,200] sq. ft. GFA
Light vehicle fueling station	4 spaces / {1,000} [1,200] sq. ft. GFA
Light vehicle repair	1 space / {1,000} [1,200] sq. ft. GFA
Light vehicle sales and rental	2 spaces / {1,000} [1,200] sq. ft. GFA
Outdoor vehicle storage	No requirement
Paid parking lot	
Parking structure	
Offices and Services	
Bank	3 spaces / {1,000} [1,200] sq. ft. GFA UC-MS-PT: 2 spaces / {1,000} [1,200] sq. ft. GFA
Blood services facility	4 spaces / {1,000} [1,200] sq. ft. GFA UC-MS-PT: 2.5 spaces / {1,000} [1,200] sq. ft. GFA
Club or event facility	1 space / {1,000} [1,200] sq. ft. GFA or 1 space / {4} [4.6] seats in main assembly area, whichever is greater ^[1] UC-MS-PT: 1 space / {1,500} [1,800] sq. ft. GFA or 1 space / {6} [7.2] seats in main assembly area, whichever is greater ^[1]
Commercial services	3 spaces / {1,000} [1,200] sq. ft. GFA
Construction contractor facility and yard	No requirement
Crematorium	1 space / {1,000} [1,200] sq. ft. GFA
Medical or dental clinic	5 spaces / {1,000} [1,200] sq. ft. GFA UC-MS-PT: 3 spaces / {1,000} [1,200] sq. ft. GFA

Table 5-5-1: Minimum Off-street Parking Requirements

UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area

DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area

Design Capacity = Maximum occupancy per building or fire codes, whichever is greater

Use	IDO Parking Requirement
Mortuary	1 space / {1,000} [1,200] sq. ft. GFA or 1 space / {4} [4.6] seats in main assembly area, whichever is greater ^[1]
Office	3.5 spaces / {1,000} [1,200] sq. ft. GFA UC-MS-PT: 2.5 spaces / {1,000} [1,200] sq. ft. GFA
Personal and business services, small	4 spaces / {1,000} [1,200] sq. ft. GFA
Personal and business services, large	UC-MS-PT: 2.5 spaces / {1,000} [1,200] sq. ft. GFA
Research or testing facility	1.5 space / {1,000} [1,200] sq. ft. GFA
Self-storage	1 space / {3,000} [3,600] sq. ft. GFA
Outdoor Recreation and Entertainment	
Amphitheater	1 space / {4} [4.6] seats in main assembly area ^[1]
Balloon Fiesta Park events and activities	Per parking study or adopted Master Plan
Drive-in theater	No requirement
Fairgrounds	4 spaces / {1,000} [1,200] sq. ft. of site area where attendees circulate, participate, or watch activities
Residential community amenity	3 spaces / {1,000} [1,200] sq. ft. GFA plus requirements in Table 5-5-2
Stadium or racetrack	1 space / {4} [4.6] seats in main assembly area ^[1]
Other outdoor entertainment	3 spaces / {1,000} [1,200] sq. ft. GFA plus requirements in Table 5-5-2
Retail Sales	
Adult retail	4 spaces / {1,000} [1,200] sq. ft. GFA
Bakery goods or confectionery shop	UC-MS-PT: 2.5 spaces / {1,000} [1,200] sq. ft. GFA
Building and home improvement materials store	2 spaces / {1,000} [1,200] sq. ft. GFA
Cannabis retail	4 spaces / {1,000} [1,200] sq. ft. GFA UC-MS-PT: 2.5 spaces / {1,000} [1,200] sq. ft. GFA
Farmers' market	No requirement
General retail	Establishments ≤ 10,000 sq. ft. GFA: 3.5 spaces / {1,000} [1,200] sq. ft. GFA Establishments > 10,000 sq. ft. – ≤50,000 sq. ft. GFA: 3 spaces / {1,000} [1,200] sq. ft. GFA
Grocery store	Establishments > 50,000 sq. ft. GFA: 2.3 spaces / {1,000} [1,200] sq. ft. GFA UC-MS-PT: 1.75 spaces / {1,000} [1,200] sq. ft. GFA
Liquor retail	4 spaces / {1,000} [1,200] sq. ft. GFA
Pawn shop	4 spaces / {1,000} [1,200] sq. ft. GFA
Transportation	
Airport	Determined by airport management
Freight terminal or dispatch center	No requirement
Helipad	No requirement
Park-and-ride lot	No requirement
Railroad yard	No requirement
Transit facility	Determined by transportation authority
INDUSTRIAL USES	
Manufacturing, Fabrication, and Assembly	
Artisan manufacturing	1 space / {1,000} [1,200] sq. ft. GFA

Table 5-5-1: Minimum Off-street Parking Requirements

UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area

DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area

Design Capacity = Maximum occupancy per building or fire codes, whichever is greater

Use	IDO Parking Requirement
Cannabis cultivation	1 space / [1,000] [1,200] sq. ft. GFA
Cannabis-derived products manufacturing	
Light manufacturing	
Heavy manufacturing	1 space / [5,000] [6,000] sq. ft. GFA
Natural resource extraction	No requirement
Special manufacturing	1 space / [1,000] [1,200] sq. ft. GFA
Telecommunications, Towers, and Utilities	
Electric utility	No requirement
Energy Storage Systems (ESS)	
Geothermal energy generation	
Major utility, other	
Solar energy generation	
Wind energy generation	
Wireless Telecommunications Facility (WTF)	
Waste and Recycling	
Recycling drop-off bin facility	No requirement
Solid waste convenience center	
Salvage yard	
Waste and/or recycling transfer station	
Wholesaling and Storage	
Above-ground storage of fuels or feed	No requirement
Outdoor storage	
Warehousing	
Wholesaling and distribution center	1 space / [2,000] [2,400] sq. ft. GFA

Table 5-5-1: Minimum Off-street Parking Requirements

UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area

DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area

Design Capacity = Maximum occupancy per building or fire codes, whichever is greater

Use	IDO Parking Requirement
ACCESSORY AND TEMPORARY USES	
ACCESSORY USES	
Agriculture sales stand	No requirement
Animal keeping	
Automated Teller Machine (ATM)	No requirement ^[2]
Drive-through or drive-up facility	No requirement ^[2]
Dwelling unit, accessory	1 space / accessory dwelling unit
Family care facility	No requirement
Family home day care	
Garden	
Hobby breeder	
Home occupation	
Independent living facility	{1} [0.8] space / DU
Mobile food truck	No requirement
Mobile vending cart	
Outdoor animal run	
Outdoor dining area	3 spaces / {1,000} [1,200] sq. ft. GFA outdoor seating space UC-AC-MS-PT: No requirement
Second kitchen in a dwelling	{1} [0.8] additional space required
Other use accessory to non-residential primary use	No requirement
Other use accessory to residential primary use	
TEMPORARY USES	
Circus	4 spaces / {1,000} [1,200] sq. ft. of site area where attendees circulate, participate, or watch activities
Construction staging area, trailer, or office	No requirement
Dwelling, temporary	1 space / DU
Fair, festival, or theatrical performance	4 spaces / {1,000} [1,200] sq. ft. of site area where attendees circulate, participate, or watch activities
Garage or yard sale	No requirement
Hot air balloon takeoff/landing	
Open air market	
Park-and-ride facility, temporary	
Real estate office or model home	2 spaces / {1,000} [1,200] sq. ft. GFA of office
Safe outdoor space	{2} [1] spaces / project site
Seasonal outdoor sales	{2} [1.6] parking spaces per vendor stall
^[1] 30 in. pew or bench space = 1 seat. If the minimum off-street parking requirement is for seats in a main assembly area, but the proposed main assembly area will not have seats, then the measurement shall be 1 space / 3 persons design capacity.	
^[2] Stacking space requirements in Subsection 14-16-5-5(I) apply if designed to be accessed from motor vehicles.	

**SECTION 2. The IDO Section 5-5(C)(5) Parking Reductions is amended as follows,
excluding Section(s) 5-5(C)(5)(b):**

5-5(C)(5) Parking Reductions

The minimum amounts of off-street automobile parking required by Table 5-5-1 and Table 5-5-2 above shall be adjusted by the factors in this Subsection 14-16-5-5(C)(5). These factors may be applied individually or in combination, with each reduction being calculated separately and subtracted from the parking requirement calculated based on Table 5-5-1 and Table 5-5-2. The cumulative reduction shall not exceed 50 percent of the off-street parking spaces required by Table 5-5-1 and Table 5-5-2 unless the applicant satisfies the requirements of Subsections 14-16-5-5(C)(5)(d) (Public Parking Reduction) or 14-16-5-5(C)(5)(e) (Parking Study Reduction).

5-5(C)(5)(a) General Reductions for Centers and Corridor Areas

In UC-AC-EC-MS areas or in MT areas in Areas of Change, where Table 5-5-1 and Table 5-5-2 do not specify a different parking requirement for the relevant Center or Corridor area, a ~~50~~60 percent reduction in required off-street parking spaces shall apply to properties in those areas.

5-5(C)(5)(c) Reduction for Proximity to a City Park or Trail

The minimum number of off-street parking spaces required may be reduced by ~~10~~12 percent if the proposed development is located within 330 feet in any direction of any City park or trail.

5-5(C)(5)(d) Reduction for Proximity to Transit

1. The minimum number of off-street parking spaces required may be reduced by ~~30~~36 percent if the proposed development is located within 1,320 feet (¼ mile) in any direction of any transit stop or transit station with a peak service frequency of 15 minutes or better.
2. The minimum number of off-street parking spaces required may be reduced by ~~10~~12 percent if the proposed development is located within 330 feet in any direction of any transit stop or transit station with a peak service frequency between 15 minutes and 45 minutes.
3. Where Table 5-5-1 and Table 5-5-2 do not specify a different parking requirement for PT areas, the minimum number of off-street parking spaces required may be

- reduced by ~~60~~72 percent if the proposed development is located within a PT area.
4. The minimum number of off-street parking spaces required for new development or redevelopment may be reduced by ~~5~~6 percent for projects that include, at the applicant's expense, transit rider shelters of a type and location acceptable to the City regardless of service frequency.
 5. No development approved with any of these parking reductions shall be considered nonconforming if the transit line, station, or stop is later relocated or if peak service frequency decreases, resulting in a number of parking spaces that does not meet the minimum requirements that would apply without the Proximity to Transit reduction.

Explanation:

This amendment reduces the number of required parking spaces for most uses by 20%. Uses that are exempt from this change are: Dwelling, single-family detached, Accessory dwelling unit, campground or recreational vehicle park and dwelling, temporary. Section 2 provides a 20% reduction in required parking spaces in relevant policy areas (centers, corridors, transit lines/stops).

October 20, 2025 9:00 a.m. Deadline

Proposed Mayor Amendments

<https://abq-zone.com/ido-updates-2025#paragraphs-item-421>

Reports for IDO 2025 Update - Mayor Amendments - Safe Outdoor Space

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Reports for IDO 2025 Update - Mayor Amendments - Bodega

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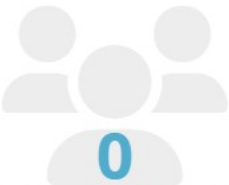
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October 20, 2025 9:00 a.m. Deadline

Proposed Legislative Zoning Conversions

<https://abq-zone.com/2025-update-proposed-legislative-zoning-conversions>

October 20, 2025 9:00 a.m. Deadline

Proposed Legislative Zoning Conversions

Interactive Map: Major Transit + Activity Centers

<https://abq-zone.com/2025-update-proposed-legislative-zoning-conversions-major-transit-activity-centers>

#001

Posted by **nick kennedy** on **09/17/2025** at **6:32am** [Comment ID: 1550] - [Link](#)
Map is hard to navigate, use.

#002

Posted by **Patricia** on **09/17/2025** at **3:10pm** [Comment ID: 1551] - [Link](#)
Is there a calculation on how many acres are within MT corridors? From 12th Street west and down Rio Grande, there are well over 200 properties that will upzone. How many property owners are aware of this?

October 20, 2025 9:00 a.m. Deadline

Proposed Legislative Zoning Conversions

Interactive Map: Police + Fire Stations

<https://abq-zone.com/2025-update-proposed-legislative-zoning-conversions-police-fire-stations>

Reports for 2025 Update: Proposed Legislative Zoning Conversions for Police & Fire Stations

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PUBLIC COMMENT LETTERS

Date: October 9, 2025

To: Environmental Planning Commission
Re: 2025 Integrated Development Ordinance Biennial Update

Commissioners:

A vacant seat on the EPC. A City Council with the potential for 5 completely new members in January 2026. Some current Councilors who have admitted that they don't really understand the IDO. Is this the ideal environment to receive, review, further amend, and potentially approve a tranche of over 150 substantive changes to our zoning code?

I am writing this letter 25 hours ahead of the deadline for written comments to be included in the Staff Report. I have already pinned dozens of comments on the Spreadsheet, the Redline IDO, the Council and Mayoral amendments. It is clear to me that Planning Staff is frustrated with huge increase of amendments proposed from the Pre-EPC Submittal (99 changes on July 11th) to the EPC Submittal (151 changes on Sept. 15th). I have done everything possible to help people understand the process and learn how to make comments. With tomorrow's impending deadline, I will not waste time commenting on specific amendments, but once again discuss **THIS BROKEN PROCESS**.

Since the IDO's first annual update in 2019, residents have been asking for a better process. We have continually asked Council to: **establish metrics** to determine whether a proposed amendment is technical (text) or substantive (zoning change); require that all **substantive amendments be addressed through the Community Planning Area Assessment Process**; and provide a **thorough analysis by the Planning Department** that includes impact & beneficiary statements, review of unintended consequences, examples using maps and diagrams, and all public comments—pro and con.

Prior to the current update (changed from Annual to Biennial by an amendment that I wrote), there have been at least 500 amendments to the IDO in a 5-year period. Austin's LDC (Land Development Code) has had only 65 amendments in a 4-year period. This year's update will bring the amendment total to 750+ changes!

The Planning Department has made a Herculean effort to explain the update—in both presentations and question & answer sessions. Most of the non-City Staff attendees are the same 8-10 folks that know and/or care about zoning. The general population is unaware until something happens in their neighborhood, on their street, on their block. People don't need control (we are not NIMBY's); we need information. We are aware of the national push to do away with R-1 zoning...and the seemingly magical narrative that if you remove zoning restrictions, the "housing crisis" will be over.

All Planning Department presentations include this slide about BALANCE. However, it seems that most of the amendments favor the **Incentivizing** side **over** the **Protecting** side, not exactly balanced. Many amendments reduce notification and allow more applications to be decided administratively. Once neighborhood protections are lost, you never get them back.



Please move slowly on this update: have at least two hearings and pay attention to the comments you are receiving from the residents of Albuquerque. Better yet, announce a moratorium on amendments until there is some data on already adopted changes (Housing Forward, Casitas). Though I am past president of the Victory Hills Neighborhood Association (VHNA), a District 6 Coalition officer and an Inter-Coalition Council (ICC) representative, these comments are my own.

Respectfully,

Patricia Willson

Date: October 9, 2025

To: Environmental Planning Commission

Re: 2025 IDO Biennial Review Proposals

Dear Chair Aragon and Commissioners,

I have already made multiple comments on the IDO spreadsheet of proposals, on the red-line draft and individual amendments. It is impossible to write in depth about 151 proposed changes. These proposals discussed here are specifically problematic.

A foundational principle of zoning is to provide stability in the rules of development, to ensure consistency and predictability in the application of zoning law. Proposals in the 2025 IDO Review turn this principle on its head.

The most egregious examples are proposals categorized as “Negotiable Zone Districts.” Item #9 on the IDO Spreadsheet allows the office of ZEO to determine on an ad hoc basis what may be considered an allowed use in the Non-residential - Sensitive Use zone. Allowed uses, development standards and administrative requirements such as conditional use determinations should not be subject to piecemeal or situational determinations.

A “Legislative Zoning Conversion” is functionally a zone map amendment, alters property rights and entitlements and should be subject to a quasi-judicial process which protects the rights of property owners to individual notice, to be heard and to appeal. ZC-3 and ZC-4 are not citywide changes even if they apply to a category of designated areas throughout the city. The areas in question cross individual property lines, divide neighborhoods and include “Areas of Consistency” “where development must reinforce the character and intensity of existing development.” (IDO pg. 562)

The argument in favor of the IDO when it was adopted on November 13, 2017 was that supporting development and growth in the city required consistency in zoning requirements. Since that time, IDO amendment reviews have included an increasingly larger number of proposed amendments, offered without evidence of likely effectiveness or explanation of impact. Multi-factorial social and economic issues are reduced to being the consequence of zoning provisions, particularly single-family zoning. Density is prescribed as the only and adequate answer. Public notice is removed and public comment is curbed.

I respectfully request that you accord the more than 150 substantive changes currently on the table the time and analysis required to consider their impact, costs and likely effectiveness. I recognize it represents an enormous commitment and appreciate your service.

Jane Baechle
Resident, ABQ and SFV

Peggy Neff
3025 Marble Ave. NE
Albuquerque, NM 87106
October 10, 2025 2:30 in the morning

Environmental Planning Commission
600 2nd Street NW
Albuquerque, NM 87102

Dear Daniel Aragon, EPC Chair and Commissioners,

In 2019, I was a victim of the IDO. 1. My request to retain my zoning was lost in the fray. 2. My neighbors built a two story, multi family home next to my single-family home. The developer, with an inside track to understanding the IDO amendments, exploited the situation and built into the 2nd floor easement of our shared side area. Now 4 balconies overlook my back yard. I approached an appeal of the plans and was told 6-4(U)(2) cannot be used to appeal harm to a property unless I sold my property. But even before I could appeal, it was built. The next year the Planning Department amended the amendment that allowed this incursion.

This is not how planning is supposed to work. Ad hoc, substantive changes need to be a thing of the past in Albuquerque. We need to evolve past this IDO amendment process. Please protect the people.

Long term substantive changes to our zone code need a better process, thorough documentation and comprehensive planning. At the onset of the first IDO amendment process, the public was confounded that textual and substantive amendments were mixed together. It had been explained, by planning staff, in public meetings introducing the IDO, that each year the EPC would review textual updates for clerical errors or mistakes. It was further explained, to the public, that after a cycle of area planning discussions, where citywide amendments would be discussed; where public impact and opinions would be shared, documented, investigated and reviewed; where a modicum of notification would transpire; the EPC would hear and discern the appropriateness of substantive changes to our zone code.

This did not happen.

Textual and substantive changes have been grouped together. With 500 amendments, more than 80% of these have been significant changes. My estimate, probably larger than reality, is that less than 2% of the affected population are aware of these changes. Albuquerque is the one city in the nation that abides with this unconscionable, unscrupulous and dishonorable practice. The law courts have been very busy these past years as time after time the legitimacy of the IDO has been struck down.

Last year we had a reprieve as everyone agreed an annual cycle was just not enough time to review serious changes to our property laws. I put it forward, that it is not only the timing of the review that points to the brokenness of the process, it is the lack of public discussions and the lack of data attached to each substantive amendment that is key to understanding the dissoluteness that is the IDO Amendment Process.

In 2022, the few who cared to comment on the calamity pointed out the need for a matrix to determine if an amendment is Textual or Substantive. We suggested that to divide the processes would produce a better outcome. Our recommendation was minimal. We held public safety important enough to extend the review process. We considered public discussions and notifications extremely necessary. We understood the conflicts that would ensue if a reference to the Bernalillo Comprehensive showed a decisive deviation.

This type of analysis of the amendments is still needed, only now, our list for the matrix includes a) is this a violation of state or federal law, b) is this a major loss for residents' investments, c) is this sure to be an environmental tragedy, d) does this amendment remove residents' protections. These are all things we have seen go forward under a plan that was meant to attend to clerical errors.

In addition, we pointed to 10 pieces of data that would improve the process.

We asked for simple things like a numbering system, proper references to the source of each amendment, names for each amendment, summary statements regarding beneficiaries and impacts, even just estimated numbers of those notified. Additionally, we asked for more involved data: summaries of public comments, risk analysis and lists of known unintended risk. The inclusion of this sort of data is a norm, a best practice, for most developed societies. The arbitrary and capricious nature of this year's ad hoc amendment list is unacceptable.

As in the past 4 years of IDO amendments, I have reviewed the worksheets, attended the Planning Departments' presentations, spoken at length with multiple colleagues in multiple arenas and have begun to submit comments. I send this note in the final hours before the record closes in order to support the advent of appeals that will come as you approach any approvals of this insidious attempt at wealth extraction.

I am genuinely dismayed. We have lost the numbering system.

The source documentation is worse than questionable, it borders on dubious.

Impact and beneficiary statements would be eye openers. They would maybe hold your approvals and likely force declarations and disclosures. But I argue that impact and beneficiary statements are vital pieces of the process in order to reach good decisions and keep our community forward thinking, ethically tethered, safe and preserved.

Proper examples and public comment summaries are further away than the ever.

Risk analysis and lists of known unintended consequences remain secreted, perhaps whispered about in closed door meetings. With the weight of this year's amendment list, even the intrepid citizenry hasn't been able to evaluate this piece. Which simply means more risk than ever for our community.

As I have in the past, as I hope not to do again and again, I must implore you to host a special EPC set of public meetings to fully discuss this broken IDO amendment process. As I understand, this right is in your EPC charter and the EPC has the authority to address the Planning Department with a new set of processes.

I beg you, protect the people.

Sincerely,

Peggy Neff

Date: October 10, 2025

To: Environmental Planning Commission
Re: 2025 Integrated Development Ordinance Biennial Update

Chair Aragon and Commissioners:

The following recent pieces of legislation have already made many substantive changes to the IDO:

ORDINANCE NUMBER	EFFECTIVE DATE	NAME	ALLOWS (IN PART):
O-24-69	1/28/25	AMEND IDO RE: APPLICABILITY, APPEALS...EASING RESTRICTIONS ON HOUSING DEVELOPMENT	Upzoning of residential in certain 1/4 mile corridors
O-24-13	8/3/24	2023 IDO ANNUAL UPDATE	Removal of certain facilitated meeting protections
O-22-54	7/27/23	HOUSING FORWARD	Allows 'casitas' permissively in R-1 zone citywide

There is no available data on what improvements to the housing shortage these changes have wrought. I believe there have been around 20 casitas permitted. True missing middle housing is stalled by cost of construction, available labor, available financing, permitting delays, etc. One example: the developer who did 20 units by Highland High School had planned to also do a 16-unit project on Garfield SE at the same time. He had hoped to do both projects concurrently to take advantage of scale, but his bank required he do one first ('let's see how that goes') before they would finance the second. The Garfield project is just now under construction (the Highland one completed and fully rented last year).

Continuous major changes to the IDO defeat its purpose of providing stability and predictability for development—hard for the major players and basically impossible for small, incremental developers

Please move slowly on this update: have at least two hearings and pay attention to the comments you are receiving from the residents of Albuquerque. Better yet, announce a moratorium on amendments until there is some data on changes made by the legislation listed above.

Though I am past president of the Victory Hills Neighborhood Association (VHNA), a District 6 Coalition officer and an Inter-Coalition Council (ICC) representative, these comments are my own.

Respectfully,



Patricia Willson

ps; another anecdote: We applied for a permit for a small (225 sf) addition and a detached garage for a client. Both permit applications were submitted Sept. 5th. Thirty-five days later, the contractor is still waiting to get started...

Dear EPC, Chair Aragon and fellow commissioners,

There is a lot of concern regarding the number of IDO proposed amendments (150 amendments) especially the significant zone changes that will negatively affect the Albuquerque's character and quality of life. It appears that the ROOT Research has a lot to do with these proposed changes.

Here are my thoughts on ROOT Research:

The Report recommends educating the neighbors. This did not happen. While it was mentioned, that there is a housing crisis or affordability issue, the Report was not fully presented to the public. There was no discussion on what the ROOT Report was proposing which could have led to more discussion to look at other options to resolve the affordability issue. While it has been presented to everyone that there is a housing crisis, giving the impression that Albuquerque needs 50,000 units immediately. The report is for a region of 5 Counties: Bernalillo, Sandoval, the southern part of Santa Fe County, Valencia, and Torrance, projecting a need in the next 2 decades, by 2045. It is not an immediate need. We should not jump to changing our zoning as a knee jerk reaction. While we do have an affordability issue with housing, the housing prices jumped up considerably during COVID when everything was on lock down. The affordability issue is a worldwide issue. It is not just an Albuquerque issue, nor a zoning issue. There are other things that are affecting the cost of housing that we need to consider.

ROOT Research: After reading the ROOT Research Report, my take away is that according to the report interest rates had a lot to do with increasing the housing prices. We should then lower the interest rates. It points to a decrease in household size from family households aging out and adult kids moving out. This will eventually change. The ROOT research recommends changing the zoning to prohibit doing anymore single family, but to do multifamily or mixed use instead. Albuquerque already changed the zoning in 2018 to allow zoning categories to allow for more multifamily and mixed use, with higher density, taller buildings, and less parking. This has not solved the problem, instead it has made things worse. Since the IDO was approved in 2018, numerous apartments have already been built by out-of-state developers. The rents for these new apartments have been extremely high. It has resulted in all our existing apartments raising their rents to match these new apartment rents. Home ownership provides more stability for individuals and families compared to paying rents for housing or apartments which keep increasing. The report also suggested that this will solve the homeless issue. Unfortunately, a lot of the homeless have addiction issues, due to drugs or alcohol, which makes it difficult for these individuals to function. These are social issues that needs to be addressed separately. Zone changes will not solve these issues. Also, the Report is coming out of Denver, Colorado. Denver has also increased their density significantly in the last few years, but their housing costs continue to rise making it one of the most expensive cities to live in. Therefore, zone changes have not solved their affordability issue.

Albuquerque as well as New Mexico has a limited amount of water due to its dry climate. We should not be changing the zoning to encourage more out-of-state investors to flood the market at a rapid rate, especially when we have a limited amount of water supply. Albuquerque and the region needs to be sustainable in its approach to incentivizing and attracting out of state investment, which will lead to more problems than they will solve. Therefore, I recommend that these proposed zone changes to eliminate R-1, increase density, allow for taller buildings, reduce the parking, do less attractive facades, etc. not be approved. It will not solve the affordability issues and will create more problems than solve. We need to do Good Planning not to do knee jerk reactions. Albuquerque needs to do Good Planning with a goal of maintaining quality of life by preserving its unique character and its assets, and actually solve the issues we are facing without relying on zone changes to solve these problems, which they will not.

Thank you,
Rene' Horvath

Dear EPC, Chair Aragon and fellow Commissioners,

There is a misconception that the housing crisis we keep hearing about is due to the lack of housing. It turns out that Albuquerque does have a significant number of homes for sale and rental vacancies on the market right now. Members from the community have sent me the following information to demonstrate this.

According to Realtor.com, there are 2,465 homes on the market right now. Here is a small sample.

Albuquerque, NM homes for sale & real estate

1,465 Homes Sort by **Relevant Listings** Popular filters New construction Min \$100K Hide pending / contingent Hide foreclosures Hide land Hide mobile homes

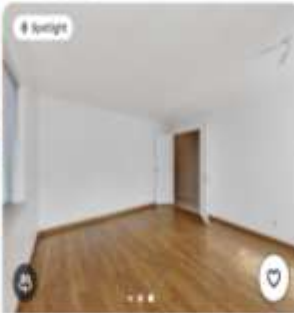
Recommended by Top Realty List Recommended by Owner Property Services Recommended by Top Realty List Advertisement



House for sale
\$309,500 + \$10.5K
3 bed 2 bath 1,900 sqft 4,306 sqft lot
8228 Pueblo Pl NW
Albuquerque, NM 87104
[Email Agent](#)



Multi-family home for sale
\$147,000
2 bed 1 bath 944 sqft 1,307 sqft lot
1871 Alameda Dr NE Unit B
Albuquerque, NM 87102
[Email Agent](#)



House for sale
\$529,900 + \$15K
4 bed 3 bath 2,981 sqft 0.26 acre lot
14210 Marquette Dr NE
Albuquerque, NM 87123
[Email Agent](#)



New Homes in from \$1,639/mo
Move-in Ready, Upgraded Homes in Rio Rancho. Playground, Basketball Court, Dog Park.
[Learn More](#)



Garden for sale
\$129,000 + \$1K
3 bed 2 bath 964 sqft 871 sqft lot
4801 Garden Rd NE Apt B1
Albuquerque, NM 87123
[Email Agent](#)



House for sale
\$169,000
3 bed 1 bath 860 sqft 6,870 sqft lot
127 Windsor Rd NE Unit 101
Albuquerque, NM 87108
[Email Agent](#)



House for sale
\$285,000
4 bed 3 bath 1,478 sqft 1,641 sqft lot
13821 Delaney Ave NE
Albuquerque, NM 87123
[Email Agent](#)



House for sale
\$170,000
2 bed 1.5 bath 1,058 sqft 6,870 sqft lot
3391 Alameda NE NE
Albuquerque, NM 87108
[Email Agent](#)



House for sale
\$318,000
4 bed 3 bath 1,901 sqft 7,405 sqft lot
[Email Agent](#)



New, Upgraded Homes from \$1,308/mo
All Upgrades Included: Builder's Profit, Closing Costs, No Down Payment.
[Email Agent](#)



House for sale
\$310,000
3 bed 3 bath 1,300 sqft 6,237 sqft lot
1401 Alameda NE NE
Albuquerque, NM 87108
[Email Agent](#)



Property for sale
\$279,500
3 bed 3 bath 2,628 sqft 0.28 acre lot
1401 Alameda NE NE
Albuquerque, NM 87108
[Email Agent](#)

There are also rental vacancies across the city. See below.

Rental Vacancy Rates for Albuquerque, NM Metropolitan Statistical Area: 2019 to 2024						
	2019	2020	2021	2022	2023	2024
Albuquerque, NM	6.5	5.4	6.4	5.5	6.1	6.7

Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, March 18, 2025.

Data based on 2010 metropolitan/nonmetropolitan definitions.

Source: [Census.gov/topics/housing.html](https://www.census.gov/topics/housing.html)

Here is more information that shows the population and the number of vacancies in the Albuquerque and Bernalillo. See below.

U.S. Census Bureau QuickFacts:	City of Albuquerque	Bernalillo County
Population Estimates July 1, 2024	560,326	671,474
Population % Change April 1, 2020 to July 1, 2024	-.7%	-.7%
Housing Units as of July 1, 2024		305,808
Owner-Occupied 64.3%		196,636
Rentals		109,172
Vacancy Rate Rental Units July 2024		6.7%
Vacant Units		7,315

<https://www.census.gov/quickfacts/fact/table/albuquerquecitynewmexico.bernalillocountynewmexico>

Since the adoption of the IDO in 2017, the night before Mayor Keller was elected, which was finalized May 2018, many multifamily developments have been built. Here is a small sample of some of the apartments that have been built on the west side along a couple on the eastside.

1.) Winter Green apartments: A four story apartment on Golf Course & Westside Blvd. near Rio Rancho boundary. 208 units. The adjacent neighbors asked that the building step down next to them, for privacy. The applicant refused. They appealed but their appeal was denied.

2.) Cibola Loop Apartments: Was recently approved in 2024, to build a three-story, 171 unit apartment along Cibola Loop road, across from Cibola High school, near the transit station. There are 4 other existing apartments nearby.

3.) Two apartment along Coors near Bluewater: La Serena: Three-Story, 74 Units, Senior Apartments. **San Roque:** Four Story Family Apartments, 117 Units,

4.) Coors and Western Trails: Three story apartments are going up on Coors and Western Trails west of the new Presbyterian Urgent Care.

5.) Sedona West: Three to four story Apt, 218 units, being built on Eagle Ranch Road near Paseo, adjacent to the former Hobby Lobby building. I have received several complaints that the building was built too close to the Eagle Ranch roadway. Looks awful.

6.) Universe View Apts: A two story, 175 unit apartment to be built along Rosa Parks & Universe Blvd. on the Mesa top. Neighbors were happy that it would only be 2 stories.

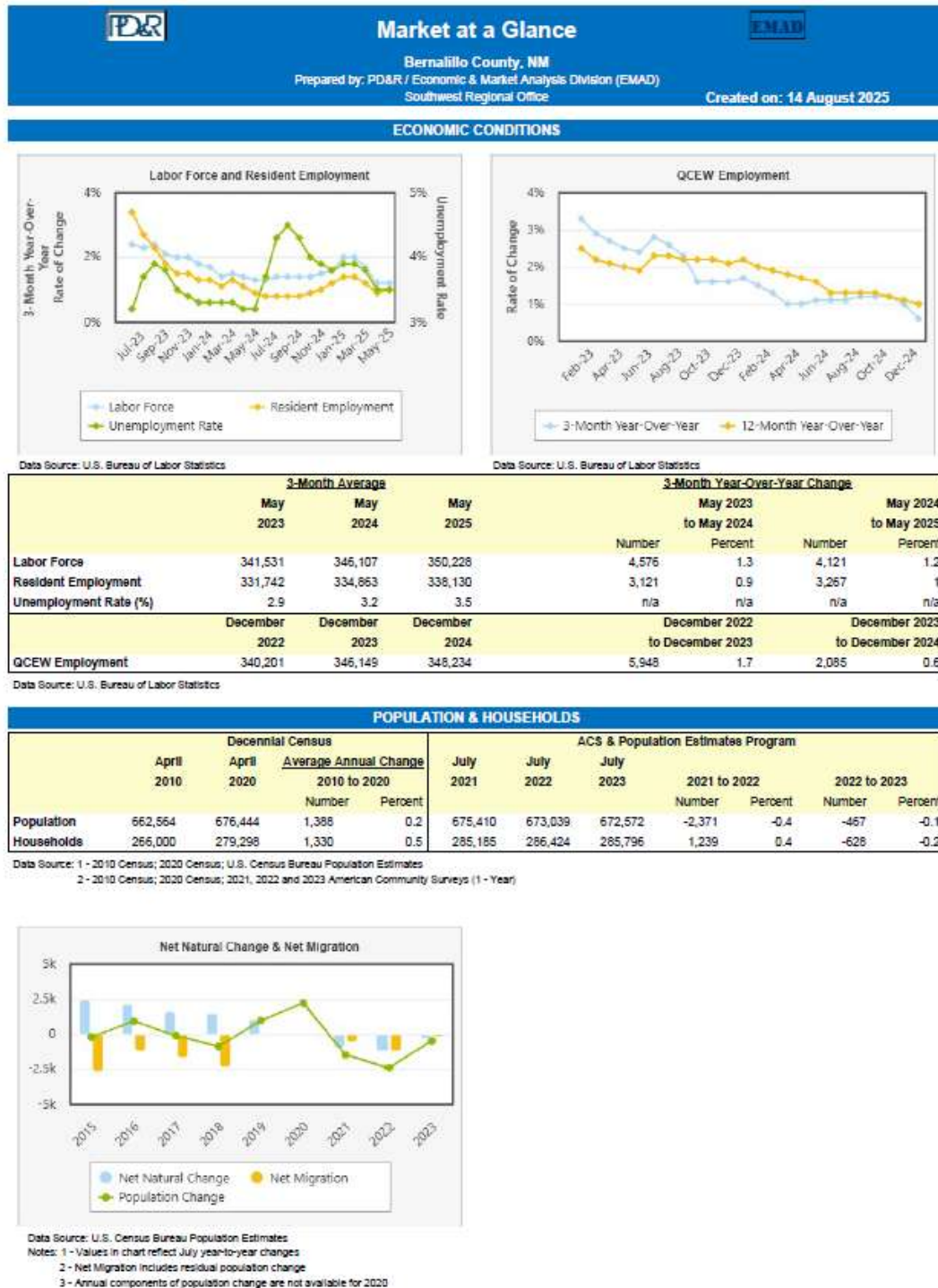
7.) Overture Andalusia Apts: Two to three story buildings near Sprouts. Received complaints that the rents are too high \$1300-\$2500, and that the 3 story blocks the views along Coors Blvd. Note: Coors Blvd. is a view corridor, with spectacular views the community values, that the Coors Sector Plans and now the Coors VPO overlay is to protect.

8.) Andalusia Villas Apts: Andalusia Villas is an existing 240 unit apt. complex located between the Overture Apts. and the Bosque. Everyone is happy that the building height is only two stories and does not block the views along Coors. The only complaint is, not enough parking space, for the residents, and their guests.

9.) 4th Street Apts: Several 4 story apts. have been built along 4th street. Two more apts. are currently being built: one at 4th & Candelaria, and the other is in Los Ranchos, at 4th & Osuna. This apartment complex was very controversial and was appealed. The building is three story, up to the roadway. The Community is still very angry, as the complex is out of scale and character with Los Ranchos' semi rural community.

10.) Highland Plaza: On Central in Nob Hill. Four story, 92 units.

I also received this from another Community member. This shows more information about the population growth and development in Albuquerque. It demonstrates there has been a lot of development despite the population in Albuquerque being stable.



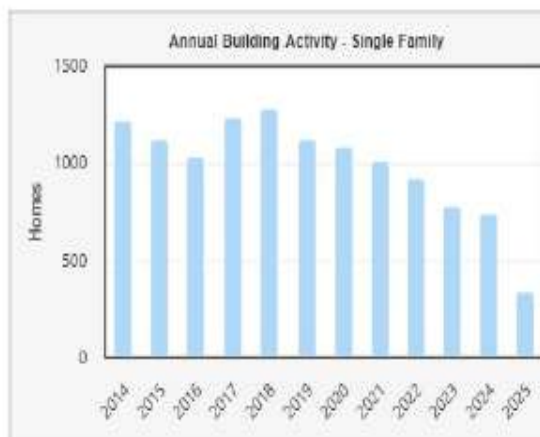
Below is a presentation showing building activity for single family and multi-family developments which have been constructed in Albuquerque. This is a 2025 report:

Bernalillo County, NM (continued)

HOUSING MARKET CONDITIONS



Data Source: 2020 Census; 2021, 2022 and 2023 American Community Surveys (1 - Year)

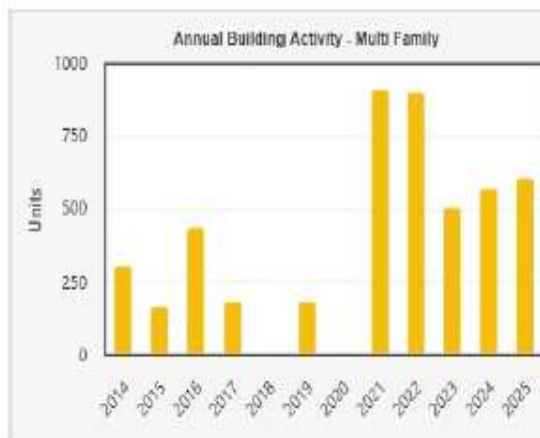


Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2025 is preliminary, through June 2025

Housing Inventory by Tenure				
	2020 Decennial	2021 ACS	2022 ACS	2023 ACS
Total Housing Units	299,451	300,796	302,768	304,522
Occupied	279,298	285,185	286,424	285,796
Owners	172,261	181,328	189,485	185,305
% Owners	61.7	63.6	66.2	64.8
Renters	107,017	103,857	96,939	100,491
% Renters	38.3	36.4	33.8	35.2
Total Vacant	20,153	15,611	16,344	18,726
Available for Sale	2,732	582	1,069	1,129
Available for Rent	9,201	3,713	4,795	5,462
Other Vacant	8,220	11,316	10,480	12,135

Data Source: 2020 Census; 2021, 2022 and 2023 American Community Surveys (1 - Year)



Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2025 is preliminary, through June 2025

Community members are shocked about the multitude of amendments being proposed that would eliminate the R-1 zoning to increase density, allow for taller buildings, and reduce parking. They wanted me to share with you this information to demonstrate that we already have a supply of homes for sale and vacancies for rent. There is no housing crisis in terms of supply. Albuquerque has built a lot of homes in the last few years with the current IDO regulations. There is no need to change the regulations to do more and upset the community even more with regulations that will change the character of their neighborhoods and eliminate the things they value.

Thank you,
Rene' Horvath



October 20, 2025

Via EPC Comment Portal and E-mail

Daniel Aragon, Chair
City of Albuquerque Environmental Planning Commission
E-mail: PlanningEPC@cabq.gov

Re: Proposed 2025 Integrated Development Ordinance Amendments

Dear Chair Aragon:

Thank you for the opportunity to offer our comments on the robust scope and substance of the proposed changes to the current Integrated Development Ordinance (IDO) during the 2025 Biennial Update cycle. We are encouraged by and support continued City efforts to reduce regulatory barriers and create predictability for developers who construct housing in Albuquerque.

We recognize and applaud earlier significant efforts to promote multifamily housing development, like City Council's R-24-22, which, in our experience, markedly reduced the Development Facilitation Team (DFT) approval time on our under-construction Somos community. We emphatically urge that those provisions be extended past April 2026 (which is when the two-year policy is set to expire by the terms of the Resolution). **We ask that you consider doing so through an IDO codification during this Biennial Update cycle.**

We also ask for your positive consideration of a handful of proposed amendments to the IDO appearing in the "Spreadsheet of Proposed Changes – Citywide" and the "EPC Redline Exhibit." These modest and specific proposals support the City's ongoing detailed refinement of planning and regulatory efforts to promote the expedited construction of housing in Albuquerque. They address inadvertent but remediable time delays or disproportionate costs in the provision of multifamily affordable housing communities.

Sol Housing supports many of the amendments increasing housing options throughout the city, reducing parking requirements and increasing allowable heights, and we urge you to recommend approvals on the following specific proposed changes appearing in three separate rows numbered 108 on Spreadsheet page 18 of 33:

- First Row 108 (IDO redline pg 376): Multi-Family Residential Development – General – Window Sills;
- Second Row 108 (IDO redline pg 377): Multi-Family Residential Development – UC-AC-MS-PT – Transparency for Workforce Housing; and
- Third Row 108 (IDO redline pg 379): Multi-Family Residential Development – UC-AC-MS-PT – Window Sills.

Sincerely,

Miriam J. Hicks
Director of Housing Development

Copy to (via e-mail):

Mikaela Renz-Whitmore Division Manager, Urban Design & Development, CABQ Planning Department
Felipe Rael, Executive Director, Sol Housing
Bob Sitkowski, Associate Director of Housing Development, Sol Housing
Jacqueline Fishman, Consensus Planning

Date: October 19, 2025

To: Chair Aragon and Commissioners

Re: 2025 IDO Review

There are more than 150 proposed amendments in the 2025 IDO Review, effectively precluding review and consideration by virtually everyone impacted by them. Many proposals attempt to codify and extend the efforts to “up zone” across the City included in O-24-69 and in the failed “Opt-in” zoning legislation R-25-167.

A principal objective of “up zoning” is ending single family zoning. Proponents, the administration and some Councilors assert that Albuquerque has a “housing crisis”, that increasing housing supply will reduce housing costs, that increasing housing density is both necessary and sufficient to increase transit service and that it will substantially solve the City’s struggle to address the needs of those unhoused.

This represents the “field of dreams” theory of planning; change the zoning code and every neighborhood will be filled with missing-middle housing, bodegas on corner lots and ABQ Ride will provide city-wide transit with timely service. The more likely outcome is that developers will continue to build what nets them the most profit, HOAs will continue to enforce restrictions and upper income neighborhoods will see no changes while underserved and low income neighborhoods are gentrified and housing costs increase. The struggle to help the unhoused will not be impacted. (“Zoning change: Upzonings, downzonings, and their impacts on residential construction, housing costs, and neighborhood demographics”, Yonah Freemark, Urban Institute)

The administration bases its projection of housing needs on the report of a consultant who used data from 2010-2022 across a five county region to extrapolate housing needs in the City of ABQ. Data from the U.S. Census Bureau and the U.S. Department of Labor Statistics for Bernalillo County and ABQ almost certainly represent a more accurate analysis.

The second objective of the 2025 IDO Review is to continue to constrain public notice, comment and individual property rights. The clearest examples of this are amendments proposed as “Legislative Zoning Conversions” (reprising “Opt-in” zoning) in which City Council creates zone map amendments by decree as long as the property is within a Major Transit Corridor or Activity Center. Gone are the IDO requirements for a ZMA; notice to affected property owners, analysis of review and decision criteria before approval and any right of appeal.

I echo those who ask that you devote at least two hearings to this matter. Further, I respectfully request that you review the merits of comments rather than a simple tally of support or opposition. Thank you for your time and service.

Jane Baechle
Resident ABQ and Santa Fe Village



October 2025

Environmental Planning Commission
Planning Department
600 2nd St NW
Albuquerque, NM 87102

Re: GENM Comment on IDO Biannual Update

Dear Members of the Environmental Planning Commission:

On behalf of the membership of Generation Elevate New Mexico ("GENM"), we are writing to urge your **general support** for the IDO Biannual Update.

GENM is a coalition of leaders committed to positively shaping the future of New Mexico by voicing our support for smart, sustainable, and resilient development projects and governmental policies. We champion projects and policies that promise to enhance the quality of life, bring a diversified job base, and create more opportunities for New Mexicans. We represent more than 250 members, many residents of or workers in Albuquerque city limits. Our entire Board of 10 members live within Albuquerque city limits.

We have performed a thorough and nuanced review of the proposed IDO updates under consideration. On the whole, we **support** the majority of the amendments proposed by both Staff and Council as written, without amendment, *with a few exceptions*. We believe these changes have the potential to urge our built environment in the direction of our collective vision for our community: ***a diverse and prosperous New Mexico where everyone enjoys economic opportunity, affordable living, and enriched quality of life in a beautiful, connected, and safe urban fabric.***

We would like to highlight a few Items in particular that we believe will help create a more vibrant, equitable, and prosperous Albuquerque by expanding housing options and improving our built environment: **#18, #C-2, #C-3 #30 #C-11, #C12, #36, #40 #C-4, #28, #29, #C-10, #32, #ZC-3, #ZC-4, #M-2, and #C-7.**

There are a few items we oppose, for the following reasons:

. #97 – Restricts multifamily dwelling to 6 units — There are already step-down requirements for neighborhood edges that protect R-A and R-1 districts. Restricting the total number of units of multifamily projects, without any context to the acreage size or the context of the site, would be detrimental to housing development along our corridors that are appropriate for growth. This would impact many large lots along San Mateo, Carlisle, Wyoming, and other arterials that are appropriate and useful for larger scale infill development projects.



- **#7 – Historic Frontage & Historic District Designation** — This process appears to empower planning staff and the Landmarks Commission to make historic designations without a clear process or evaluation metrics for determining what constitutes a historic district. In addition to creating a new Historic Frontage designation, it expands the powers the Landmarks Commission has over all types of historic districts (not just Historic Frontages) without sufficient public hearing on the matter. A Historic Frontage designation could be advocated for by neighbors to prevent the redevelopment of properties that may not have a clear historic value. Any kind of Historic Frontage designation would impact the future developability of lots designated by the Landmarks Commission.

- **#C-1 – Exemptions for sidewalk development** — Provides permission for developers not to construct sidewalks in certain cases (for example, where no sidewalk network currently exists). Property owners throughout Albuquerque are responsible for sidewalk development and maintenance and it is unfair to exempt some in underdeveloped areas while requiring it in others. Additionally, without gradual progress made to expanding our sidewalk network, our active transportation network will never reach its full potential.

We urge you to take these into consideration as you make your recommendation. We appreciate the work you do to guide and improve Albuquerque's built environment as a volunteer member of the EPC.

Thank you,

Generation Elevate New Mexico (GENM)

October 2025

Environmental Planning Commission
Planning Department
600 2nd St NW
Albuquerque, NM 87102

Re: Support for City of Albuquerque IDO Biannual Update

Dear Members of the Environmental Planning Commission,

I am writing to voice my general support for the majority of the amendments included in the City of Albuquerque's proposed biannual IDO update, with a few select exceptions.

This update has the potential to urge our built environment in a positive direction that matches a bold future vision for Albuquerque, one where everyone enjoys economic opportunity, affordable living, and enriched quality of life in a beautiful, connected, and safe urban fabric.

In particular, there are a few items included in the IDO update that I believe will help create a more vibrant, equitable, and prosperous Albuquerque, by expanding housing options and improving our built environment: **#18, #C-2, #C-3, #30, #C-11, #C12, #36, #40, #C-4, #28, #29, #C-10, #32, #ZC-3, #ZC-4, #M-2, and #C-7.**

In contrast, I would like to express my **opposition** to a few items for the following reasons:

- **#97 – Restricts multifamily dwelling to 6 units** — There are already step-down requirements for neighborhood edges that protect R-A and R-1 districts. Restricting the total number of units of multifamily projects, without any context to the acreage size or the context of the site, would be detrimental to housing development along our corridors that are appropriate for growth. This would impact many large lots along San Mateo, Carlisle, Wyoming, and other arterials that are appropriate and useful for larger scale infill development projects.
- **#7 – Historic Frontage & Historic District Designation** — This process appears to empower planning staff and the Landmarks Commission to make historic designations without a clear process or evaluation metrics for determining what constitutes a historic district. In addition to creating a new Historic Frontage designation, it expands the powers the Landmarks Commission has over all types of historic districts (not just Historic Frontages) without sufficient public hearing on the matter. A Historic Frontage designation could be advocated for by neighbors to prevent the redevelopment of properties that may not have a clear historic value. Any kind of Historic Frontage

designation would impact the future developability of lots designated by the Landmarks Commission.

- **#C-1 – Exemptions for sidewalk development** — Provides permission for developers not to construct sidewalks in certain cases (for example, where no sidewalk network currently exists). Property owners throughout Albuquerque are responsible for sidewalk development and maintenance and it is unfair to exempt some in underdeveloped areas while requiring it in others. Additionally, without gradual progress made to expanding our sidewalk network, our active transportation network will never reach its full potential.

I urge you to take these into consideration as you make your recommendations.

We appreciate the work you do to guide and improve Albuquerque's built environment as a volunteer member of the EPC.

Thank you,
Ciaran Lithgow

Date: October 19, 2025

To: Chair Aragon and Commissioners

From: Eleanor Walther, Vice President, Rio Grande Blvd Neighborhood Association

Re: 2025 IDO Review

The 2025 IDO Review contains more than 150 proposed amendments—an overwhelming number that makes genuine public review and informed participation nearly impossible. This volume of changes effectively shuts out residents, neighborhood associations, and even commissioners from providing meaningful input.

Many of these amendments appear designed to **codify and expand the “upzoning” agenda** embedded in O-24-69 and the rejected “Opt-in” zoning bill, R-25-167. O-24-69 is currently under legal challenge in District Court. It is entirely inappropriate—and potentially irresponsible—for the City to advance IDO changes that overlap with a pending lawsuit. Any such amendments must be **deferred until the court rules**.

Let’s be honest: **how much have you heard about these amendments in the public domain?** How many of you were aware of them before the last EPC meeting? If commissioners and highly engaged residents are struggling to keep up, what chance does the average citizen have? The City has created a process so opaque and cumbersome that it **excludes the very people whose neighborhoods will be most affected**.

Many of the proposed amendments would **increase residential density citywide while reducing parking requirements**. Proponents claim these changes will solve housing shortages and lower costs. In reality, they will **erode single-family neighborhoods, undermine property rights, and accelerate gentrification** in lower-income areas.

Even the EPC’s own actions contradict this agenda. You recently removed housing development from the 35-acre **UNM Lobo Crossing Project (ZMA-2025-00014)**. If housing density is such a priority, why eliminate that opportunity while pushing to convert R-1 zones to R-T elsewhere? This inconsistency raises serious questions about the integrity of the planning process.

Let’s be clear: **increasing density will not solve homelessness**. The unhoused crisis stems from complex social, economic, and behavioral factors that cannot be solved by rewriting zoning codes.

This plan rests on a **“Field of Dreams”** theory of urban planning—change the zoning and assume affordable housing, corner markets, and efficient transit will somehow appear. The far more likely outcome is that **developers will continue to build for maximum profit, HOAs will enforce exclusionary rules, and wealthier neighborhoods will remain untouched while low-income areas bear the burden of “increased density.”**

Past IDO changes have already failed to deliver. Only **14 accessory dwelling units** have been built. Instead of doubling down on failed strategies, the City should investigate **why these measures did not work** and address the systemic barriers that block true housing diversity and affordability.

The City's own materials make thorough review nearly impossible. Many amendments conflict with one another or create **cascading effects** that are not disclosed. I have spent hours entering comments into the official spreadsheets, cross-checking redline documents and amendment lists—only to find that my pre-EPC comments were not carried forward. This has added significant, unnecessary time to the review process.

I urge the Commission to **recommend “Do Not Pass”** on any amendments that mirror the legislative changes in O-24-69 until the court case is resolved. The total number of amendments must be **reduced to a manageable level**, and the public must be given a **real opportunity** to understand and comment on the proposals. Anything less undermines transparency, accountability, and public trust.

Respectfully,

Eleanor Walther

Vice President, Rio Grande Blvd Neighborhood Association

Hello,

I'm writing in support of several proposed IDO updates that expand housing choice, reduce car dependency, and create a more inclusive, urban Albuquerque.

I support the following items:

#18, C-2, and C-3 – Legalizing cottage developments, duplexes, and townhomes in more zones. These are key “missing middle” housing types that increase affordability and make walkable, mixed-income neighborhoods possible.

#C-4, 28, 29, and C-10 – Accessory Dwelling Unit (casita) reforms that allow two-story designs and remove parking requirements. This gives homeowners flexibility while creating smaller, more attainable housing options.

#C-11, C-12, 36, and 40 – Parking maximums and reduced minimums. These reduce unnecessary construction costs, mitigate urban heat island effects, and support walkable infill development.

#32 and #33 – Height bonuses for multi-family and mixed-use projects in Activity Centers and Major Transit Corridors, which direct density to the right places and promote transit-oriented growth.

I conditionally support #ZC-3 and ZC-4 (legislative upzoning) — but only if paired with anti-displacement protections or inclusionary housing mechanisms to ensure the benefits of added capacity are equitably shared.

I oppose/recommend revision to the following:

#30 – Prohibiting single-family housing in MX-T zones. This restricts flexibility and does little to advance equity or affordability.

Infrastructure exemptions under Council Amendment Bassan – A (sidewalks and drainage) – These undermine walkability and shift long-term costs back onto the public, particularly in R-1 and R-A areas.

Overall, I urge the City to focus implementation of these reforms around inclusivity, affordability, and long-term sustainability, not just density metrics. Done right, this update could be a turning point toward a more vibrant, equitable Albuquerque.

Thank you,

JT Mitchell

Date: October 19, 2025

To: Chair Aragon and Commissioners
Re: 2025 IDO Review

The absurdity of the IDO review process cannot be overstated. Since completely rewriting the City of Albuquerque's zoning ordinances in 2017, and going into effect in 2018, the City has passed over 600 amendments, averaging 100 per year. No other municipality in the country has engaged in such a chaotic and thoughtless churning of its regulations. Now we are again forced to consider another 150.

The time allotted for an individual to speak publicly on this issue (if actually given the full two minutes) would be 1.25 seconds per amendment. Apparently that is a feature, not a bug, as the City is not really interested in thoughtful analysis of the ramifications of these proposed changes. Most of these proposals would degrade the quality of life for Albuquerque's residents. And yet they are based upon a false justification that they will lead to housing affordability. In every other jurisdiction where similar up zoning pushes have occurred, the results have actually led to making those cities less affordable, destroying the character of historic and disadvantaged neighborhoods, and leading only to wealth extraction by land speculators.

For several years the City has been a bad faith actor in planning and zoning, doing the bidding of land speculators in violation of the already watered-down regulations. The recent rulings in the Court of Appeals validating WSCONA's lawsuits against the City's unlawful behavior bears this out. When will this end?



The City claims we must build baby build to keep up with Albuquerque's population growth. Yet for the past few years Albuquerque's population has declined. And where will we get the water to support this growth? I walked across the Rio Grande south of Montañito this summer, bank to bank, and it was nothing but dried and curling clay. The rapidly changing climate is exacerbating our already precarious

position in terms of water security. While ballooning over the San Juan-Chama Drinking Water Project Treatment Facility during Fiesta two weeks ago, I could see that the facility was off-line due to lack of water in the river. See for yourself. If not for the recent intense thunderstorms, the mud at the bottom would not have even been damp.



At one time, the Environmental Planning Commission actually considered the environment and sustainability when making recommendations. Rather than rubber-stamping the wish-list of a land speculator no-zoning-restriction free-for-all, reject this proposal as a dangerous affront to a city facing serious challenges in a fragile setting in a rapidly changing climate.

Use your discretion to return the City to being a thoughtful partner focused on well considered projects that meet the needs of those living and working in Albuquerque, not just those making a quick buck at the expense of it's people and environment.

Please recommend denial of the entire IDO amendment package.

Sincerely,
Mike T. Voorhees

October 2025

Environmental Planning Commission
Planning Department
600 2nd St NW
Albuquerque, NM 87102

Re: Support for City of Albuquerque IDO Biannual Update

Dear Members of the Environmental Planning Commission,

I am writing to voice my general support for the majority of the amendments included in the City of Albuquerque's proposed biannual IDO update, with a few select exceptions.

This update has the potential to urge our built environment in a positive direction that matches a bold future vision for Albuquerque, one where everyone enjoys economic opportunity, affordable living, and enriched quality of life in a beautiful, connected, and safe urban fabric.

In particular, there are a few items included in the IDO update that I believe will help create a more vibrant, equitable, and prosperous Albuquerque, by expanding housing options and improving our built environment: **#18, #C-2, #C-3 #30 #C-11, #C12, #36, #40 #C-4, #28, #29, #C-10, #32, #ZC-3, #ZC-4, #M-2, and #C-7.**

In contrast, I would like to express my **opposition** to a few items for the following reasons:

- **#97 – Restricts multifamily dwelling to 6 units** — There are already step-down requirements for neighborhood edges that protect R-A and R-1 districts. Restricting the total number of units of multifamily projects, without any context to the acreage size or the context of the site, would be detrimental to housing development along our corridors that are appropriate for growth. This would impact many large lots along San Mateo, Carlisle, Wyoming, and other arterials that are appropriate and useful for larger scale infill development projects.
- **#7 – Historic Frontage & Historic District Designation** — This process appears to empower planning staff and the Landmarks Commission to make historic designations without a clear process or evaluation metrics for determining what constitutes a historic district. In addition to creating a new Historic Frontage designation, it expands the powers the Landmarks Commission has over all types of historic districts (not just Historic Frontages) without sufficient public hearing on the matter. A Historic Frontage designation could be advocated for by neighbors to prevent the redevelopment of properties that may not have a clear historic value. Any kind of Historic Frontage

designation would impact the future developability of lots designated by the Landmarks Commission.

- **#C-1 – Exemptions for sidewalk development** — Provides permission for developers not to construct sidewalks in certain cases (for example, where no sidewalk network currently exists). Property owners throughout Albuquerque are responsible for sidewalk development and maintenance and it is unfair to exempt some in underdeveloped areas while requiring it in others. Additionally, without gradual progress made to expanding our sidewalk network, our active transportation network will never reach its full potential.

I urge you to take these into consideration as you make your recommendations.

We appreciate the work you do to guide and improve Albuquerque's built environment as a volunteer member of the EPC.

Thank you,

Jacob Maranda



STRONG TOWNS

Albuquerque

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To Chair Aragon and Members of the Environmental Planning Commission,

Strong Towns Albuquerque is a volunteer, nonpartisan group of residents working to make our city safer, more financially resilient, and more people-centered. Our members come from every corner and ZIP code of Albuquerque. We are homeowners and renters, cyclists and drivers, business owners and students, all united by a shared belief that a strong city grows incrementally, builds lasting value, and creates opportunities for everyone to thrive.

We write today to express our enthusiastic support for the proposed package of amendments to the Integrated Development Ordinance. This package represents a remarkable step forward for Albuquerque's future—one that strengthens our fiscal and environmental sustainability while opening doors for more residents to live, work, and build community here.

By legalizing gentle density such as duplexes, cottage courts, and townhomes, this update helps address our city's critical shortage of homes and restores pathways for people to access the housing ladder. The changes that encourage commercial-to-residential reuse, reduce or eliminate inflexible and wasteful parking minimums, and modestly increase building flexibility will make it possible for small builders, families, and entrepreneurs to reinvest in existing neighborhoods rather than expanding outward in fiscally unsustainable ways. We are excited to see changes that make casitas easier to build. We also support the updates that bring the city's zoning maps into alignment with previously approved corridor plans. This ensures consistency between policy and practice, giving residents, planners, and homebuilders a clearer understanding of where homes and mixed-use projects belong.

We also strongly support provisions that allow tienditas and family daycares, uses that bring daily life and walkability back into neighborhoods and build social as well as economic resilience. We're equally encouraged by the thoughtful inclusion of small shelters and changes to safe outdoor spaces, which recognize that stable housing and safety are essential parts of a complete community.

However, we oppose any additions that would impose new setback requirements or arbitrarily limit the number of homes allowed on a lot. The IDO already provides clear and effective rules for determining what can be built based on lot size, form, and context. Adding further restrictions would create unnecessary barriers to housing, contradict the goals of the Comprehensive Plan, and undermine the intent of these otherwise positive reforms.

Collectively, these IDO amendments reflect the best of the Strong Towns approach: growing in ways that strengthen neighborhood character through gradual, context-sensitive change. They do so by:

- Building from the inside out, using what we have before expanding further.
- Supporting small-scale, financially productive growth that pays for itself.
- Focusing on human connection, safety, and accessibility rather than car dependency.

Albuquerque's future depends on bold yet practical steps like these. We thank staff and commissioners for advancing a comprehensive package that supports our city's evolution toward a more walkable, affordable, and enduring community.

With appreciation,

Strong Towns Albuquerque

Jordon McConnell	I support the 2025 IDO amendments because they make Albuquerque a more livable, sustainable, and affordable city. Legalizing duplexes, townhomes, and cottage courts gives people more options to live and invest in existing neighborhoods, while reducing parking mandates and allowing small businesses like tienditas helps create vibrant, walkable communities. I also support changes allowing for small, neighborhood shelters and making safe outdoor spaces easier to form and operate. We need to help our unhoused neighbors while we work to legalize (and then construct!) more homes. These are common-sense, pro-homes changes that will help Albuquerque grow stronger and more equitable for everyone.
Nina Simon	We need more housing in downtown. I moved out of downtown in 2020 and have not been able to afford to move back, despite being in the middle income bracket.
Elijah Borowsky	I'm a student at UNM and I plan on settling in Albuquerque for a while with my long-time girlfriend. It is important to me that there are affordable housing options for us in the future that are close to school, work, groceries, etc.
Reina Owen DeMartino	We need infill and affordable housing.
Carlos Michelen	I want a city where young professionals can afford to buy a home, where everyone has access to stable housing, and where kids can safely walk or bike to school. Achieving this depends on how we shape our built environment, and that starts by removing outdated, arbitrary land use regulations that make it hard for our city to grow and adapt. This legislative package is an important step toward creating a more sustainable, equitable city where people can thrive and build the future we all deserve.
Robert Hembach	Albuquerque is an amazing town with a lot of potential. This change will create new life into the area, provide attainable housing, and attract new residents. Albuquerque deserves better and this is a great step towards that.
Brian Ehrhart	
Meg Peralta-Silva	Affordable and mixed use housing is the only path to safety, security, and sustainability.
Bryan Dombrowski	Housing and Transit are intricately linked and this package does so much to improve the quality of life for the average burqueno by tackling both. High housing costs on over sized lots, lack of starter home stock and affordable rentals like duplexes, over-paved parking requirements increasing car dependency, businesses and amenities are too far from housing to walk, and so many more problems are being addressed with this package. Most of all it shows we are taking the housing affordability crisis seriously, and if we do not make the city affordable and accessible to a younger generation it is ripe for collapse.

Amy Skorheim	A more walkable and livable Albuquerque is a better Albuquerque. Density is people friendly and community friendly. I live in one of the few walkable neighborhoods in the city and it's great. Let's make more places where daily life happens together, where you see your neighbors and can get many of your daily needs met without having to leave your neighborhood. I truly believe changes like these proposed here will be the difference between a unique and vibrant Albuquerque that draws people in and an Albuquerque that's just another boring suburban sprawl big box town.
Lilli-Ahne Michel	This legislative package gives me hope as a college student coming from another state, who's looking to settle down in New Mexico post grad. The proposals give me hope that one day I'll be able to afford my own home when I can no longer stay in dorms.
Brandi Thompson	
Caitlin Belta	I love Albuquerque - I want to see it grow in a way that supports all incomes, all family shapes and sizes. The best part about this city is the strong sense of community and shared identity in spite of our diverse backgrounds. Individuals in our society do so by living those community-based values. Because we live our values as individuals, as a collective we are uniquely positioned to maintain and enhance what makes us special while creating more diverse housing opportunities to support our growing population.
Jonathan Verduzco Cardenas	I want to zoning laws to change so that I can have walkable neighborhoods!
Jesse Armijo	It will help with walkable neighborhoods and allow for safer and fun neighborhoods for all our families. It will unite and create affordable housing and community in our neighborhoods
Victoria Varela	Updating the zoning laws will help address the housing shortage in Albuquerque and bring a new sense of vibrancy to communities. I've lived in a 4-plex before in a wonderful residential neighborhood, it was walkable and I knew all of my neighbors. Expanding that model in Albuquerque will allow others to experience the same. They are more affordable, especially in a market where buying a home is out of the question for many people. Higher density can also lead to improved safety, where more people living and going out in the neighborhood offers some extra safeguards by showing that it is not empty. I can only see the benefits and positives in restructuring zoning laws and allowing for this kind of thing to take place. If we want to compete with larger cities like Denver, we need to make the necessary changes that make housing accesible, affordable, and comfortable.
Aline Brandauer	Albuquerque needs housing and vibrancy.
Sean Smith	I currently rent but would like to purchase a townhouse or condo in a walkable community.

Clayton Rabourn	We need to legalize housing
Rashad Mahmood	More flexible zoning is low hanging fruit of affordable housing. It allows the private sector to step in and help the housing crisis, rather than forcing them to sit on the sidelines.
Lucy Wang	The key to solving social issues (which stem from material conditions) such as crime and homelessness is by providing housing, healthcare and all resources necessary for human survival to our communities. This can be done by allocating existing resources to communities rather than giving billions of dollars to Isr*el. When zoning laws allow for homes to be built and communities to be walkable and safe, we not only survive but are able to live and connect with one another. Neighborhood design should encourage the self determination of its residents rather than complete isolation and car dependency.
Dorian Suggs	I am a new resident to Albuquerque and love being able to walk to my job Downtown, and get around using the ART system. There are so many beautiful areas of Albuquerque with potential to develop into sensibly-zoned, walkable communities that embrace the city's identity instead of losing it. The city's most beloved areas are already walkable (Old Town, Nob Hill) — we should embrace it in many other parts of the city.
Logan Wunglueck	We need the greater housing supply to allow prices to lower, get people options that let them get off the street, and support different price ranges for different people
Tyler Richter	Housing
Darrah Short	I'm a current renter looking to move up the housing ladder but that means sacrificing certain locations closer to downtown and old town, it's incredibly out of my price range, I have to move farther away from my friends and family and work, and I want to live in a place that's not so filled with concrete parking lots and rock-filled yards - I want people and green spaces and walkability/bikeability/bus-ability
William Indelicato	We need more and a variety of housing, and increased public transit. These changes are needed for my children to have a future worth fighting for.
Steve Miller	Many of these amendments can help to remove ABQ's obstacles in adding more, high quality homes and increasing quality of life.
Cesar Marquez	I love walkable cities and I want that for New Mexico. My organization is working to pass Ranked Choice Voting which I believe would help elect candidates who support Strong Towns vision.

Tonya Iseminger	High density and missing middle housing has been shown again and again to be the key to a thriving city with high quality of life and affordability for all. Albuquerque has an opportunity to be a leader among southwestern cities—a region lagging behind other areas of the country in housing diversity—by adopting zoning that allows for a wide range of housing types in ALL areas of the city. I live in townhouse in the patio district of Sandia Heights, an area where, in the 1960s-80s, developers reserved a significant portion of the development for multifamily housing. Today, this diverse part of Sandia Heights offers reasonable affordability (you can still find a high-quality 2-3 bedroom for \$350,000 here), high quality of life, and a strong sense of community. There IS NO DOWNSIDE to housing diversity. Let's do this, Albuquerque.
Adrian Anzaldua	It's a big step
Elizabeth Parsons	I want to see the city grow in ways that allow everyone to thrive. This package can increase housing supply, walkability, and overall quality of life for everyone!
Jim Brewster	It focuses on safety without being car centric. It encourages reasonable infill growth rather than further sprawl.
Christopher Campe	It is hard to overstate the degree to which my age cohort has been impacted by the housing crisis in our state. Housing costs in Albuquerque have decoupled from wages since the pandemic and I have seen my peers systematically locked out of the housing market. Many have left, taking their skills and dynamism with them. The median home price in Albuquerque is currently around 350K, up around 55% from the 224K median home price in 2019. Entrenched interests and incumbent homeowners, represented by NIMBY groups, have seen immense benefit from this increase in home values. These groups have a vested interest in maintaining the status quo and they have leisure time, organizing resources, and capacity for public input that are vastly disproportionate to the dispossessed younger generation. The housing crisis is an existential crisis for younger New Mexicans and the only way to alleviate it is to remove arbitrary legal barriers to housing construction and allow the market to equilibrate. The best way to give working people in our city a raise is to allow housing costs to normalize to sane, pre-covid levels. NIMBY groups representing incumbent homeowners will argue that for the sake of "neighborhood character" only 1990's style single family home sprawl developments should be legal in most of our city. Tienditas, cottage courts, casitas, townhomes, plazas, walled courtyards and charming alleyways are an integral part of New Mexican historical culture and yet we have made them illegal to build. Old Town or the Santa Fe plaza neighborhoods would be illegal to build in the modern day under

	the harsh and arbitrary zoning restrictions favored by NIMBY interests. Given the scale of the housing crisis and its impacts to Albuquerque's ability to retain its young professional class, we should be legalizing housing construction to the greatest extent possible, including housing in the historical forms native to our region.
Michael Bouchey	
Zachary Mekus	I support legalizing building more housing and small stores in all neighborhoods of Albuquerque
Susan Hering	If we don't encourage more options for housing in central ABQ, the city will collapse. You can't have a hollow center
Hayley Davidson	We need our cities to have the maneuverability to change and meet today's needs. We need to prioritize function and community, walkability, and policies that increase density, like the changes to the IDO would.
Leila Salim	I think more walkable and transit-oriented neighborhoods lowers cost of living with less dependence on cars, and makes for stronger connections with neighbors which builds community resilience.
Tawnya Mullen	Housing supply, rent prices, dignified SOS options, improved sanitation access, improved composting access, pedestrian & bike safety.
Chris Schlechter	Density and strong urbanism are essentials for Albuquerque's future as a thriving city and community!
Mark Ehrhart	
Kysa Meyerer	I am a single woman who purchased a four bedroom home in 2021 for no reason other than the incredible lack of housing diversity available in this city. Growth and sustainability depend on providing a more options that allow individuals and families access to housing that works for them throughout the phases of life, and zoning that encourages density, walk ability and access to amenities rather than continuing outdated modalities that require reliance on personal vehicles and encourage yet more sprawl.
Michael Devin	Albuquerque has tremendous potential to be a destination where long-time residents and newcomers alike can find abundant housing by picking low-hanging fruit in the IDO, and these changes do that and much more. These proposed changes, if instituted, would make me the most optimistic I've been about Albuquerque's future in a long time.
Kelsey Martin	

Marissa Brown	Dear members of the EPC. My name is Marissa and I have lived in Albuquerque all of my life. As a resident who cares about our city's future, I support the IDO changes that make it easier for people to live, work, and belong in our city. These updates open the door for more housing options—duplexes, cottage courts, casitas, and townhomes—so that families of all kinds can find a place to call home. They also make space for local businesses like tienditas and daycares that bring daily life back to our neighborhoods. Reducing parking mandates and modestly increasing height limits help make housing more affordable. Finally, expanding allowances for safe outdoor spaces and small shelters will help our unhoused neighbors find stability and connection while we continue building the homes our community needs. These are smart, balanced steps toward a more welcoming, resilient Albuquerque. Sincerely, Marissa Brown
Danielle Griego	I want to live in a walkable city, with affordable house, and where we take care of our unhoused neighbors! I think the proposed legislative package is a great start to achieve these goals.
Rajkumar Bhakta	As someone who has actively been looking to purchase an affordable housing option, this amendment directly incentivizes the construction of the very homes that I would like to live in (rowhouse).
Zachary Bittner	I would like to see the city improve walkability and housing availability.
David Cdebaca	I want to have more living options so that my essentials are closer to me, and so there are more common places and people-oriented space that doesn't have so much car traffic, or large amounts of unshaded asphalt right outside your door. Long term I hope it stays affordable so me, my friends, and family have a better chance to stay here, and the city can grow the culture, communities, and business it deserves.
Eric Biedermann	The IDO will help Albuquerque become safer, more pleasant, and more prosperous to live in.



October 9, 2025

Mr. Daniel Aragon
Chair of the Environmental Planning Commission
600 2nd Street NW
Albuquerque, NM 87102

RE: Response to Proposed 2025 IDO Amendments

Dear Members of the Environmental Planning Commission:

Thank you for your service on the Environmental Planning Commission and for your work to review and vet the proposed IDO Changes. After careful review of the 2025 IDO Update proposed changes, we have outlined our concerns to certain changes with rationale as to why these changes are detrimental to the growth and vitality of Albuquerque:

1. Support:
 - a. The following items are supported by Titan:
 - i. C-1, 36, 37, 52, 54, 66, ZC-3, ZC-4, ZC-5
2. Item #7: Historic Protection Overlay Zones – Frontages – 3-5
 - a. Albuquerque has many older buildings, many of which are historic and should be preserved, and others that are just old and need to be demolished. This provision allows for unilateral discretion for the Planning Department to designate a property as historic, even if it's not necessarily historic. The HPO's are already in place to protect historic buildings in our key historic districts around Albuquerque. We do not need additional historic protections piecemealed around the City for small portions of certain sites. This just puts additional burden on property owners trying to revitalize their property and buildings. This change should not be approved.
3. Item #97: Dwelling, Multi-Family – 4-3(B)(8)
 - a. Albuquerque is in a housing crisis and undergoing significant sprawl with residents having to live in the far reaches of the City to find affordably priced homes. There is not enough housing within key infill areas of our City. The City should be promoting infill development and growth, such as Titan's property behind Natural Grocers at Wyoming and Montgomery. Not only does this provision directly conflict with the City's goal to incentivize more housing for our residents, but it also directly conflicts with Section 9: Housing of the City's Comprehensive Plan, which generally states that the supply and density of housing should be increased. This change should not be approved.
4. Item #30: Dwelling, Single-family in MX-T – 4
 - a. This would create non-conforming uses across the City and would have a direct negative impact on property owners. Creating non-conforming uses is not a strong precedent to set. This would unknowingly hamstring property owners looking to maximize the value

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- of their property through additions, renovations, and improvements. This change should not be approved.
5. Item #34: Cumulative Impacts – Requirements – 5-2(E)(2)(c)
 - a. This adds another layer of paperwork to an already burdensome entitlement and permitting process. Traffic Scoping Forms are required in accordance with the requirements in the DPM. The DPM requirements are enforced for a reason and the zoning code should not counteract these requirements in an effort to add more paperwork, time, and burden to the entitlement and permitting process. This change should not be approved.
 6. Item #35 Stormwater Management
 - a. The Bernalillo County Green Stormwater Infrastructure Low-impact Development Standards has already been folded into the Development Process Manual in 5-4(H)(1)(a)
 7. Parking Maximums
 - a. Item #C-11: Parking Maximums – 5-5(C)(7)
 - i. Parking Maximums are an unnecessary provision in the zoning code already and should not further reduced. Parking counts are tailored to the specific use and business operating on a property. Developers and property owners will not provide excess parking unless absolutely necessary. Parking fields require excess land and additional construction costs that would dissuade a property owner from providing and constructing extra parking. The code should focus on reducing parking minimums and not implementing parking maximums. This change should not be approved.
 - b. Item #40: Parking Maximums in UC-AC-MS-PT-MT – 5-5
 - i. We are supportive of all changes within Item #36, #37, and #40, except for the provision reducing Parking Maximums for non-residential development within Centers & Corridors. The Parking Maximums for non-residential development is significantly low and could hamper potential investment along the City's important corridors. The market should dictate the amount of parking needed, within reason, and the stated maximum should remain at 175% and this specific change should be reverted back to the original.
 8. Item 41 Stormwater Management Features
 - a. The Bernalillo County Green Stormwater Infrastructure Low-impact Development Standards has already been folded into the Development Process Manual in 5-4(H)(1)(a)
 9. Item #99 to 107: Landscaping Changes
 - a. Generally, Titan is opposed to Items #99 to 107 as they add additional cost, unnecessary oversight, and/or complexity to landscape design process. With that said, Titan supports Items #102 and 105 as they allow for easier execution of strong landscape design.
 10. Item #M-3: Who Can Submit CPO/HPO Application
 - a. This provision should not be changed, or at the very least, increase the percentage to 75%. This could create undue burden on property owners not in favor of establishing a HPO/CPO for their neighborhood. The City has implemented HPO's and CPO's

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strategically around the City based on existing neighborhood characteristics. There is no need to allow every neighborhood to submit for a HPO/CPO designation by having 51% of property owners. This could move the City back to the sector plan structure, which the City has moved away from with the IDO. This change should not be approved.

11. Item #63: Demolition Outside of an HPO – 6-6(B)(1)

- a. This change should not be approved. Albuquerque already has an image problem with several old buildings that are falling apart due to lack of maintenance. The City should not make it more challenging to demolish an old building. Just because a building is old, does not mean it is historic. The State has processes and procedures in place to identify a building as historic already, the IDO does not need to counter this.

12. Item #71: Waiver – DHO – 6

- a. This change should not be approved. It adds unnecessary notification requirements for items that do not impact adjacent neighbors and the community.

13. Other

- a. There are several instances of referencing both height and stories. The IDO should reference height only and remove references to stories.

Thank you for taking the time to review our concerns and we look forward to discussing these changes at the upcoming EPC hearing.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JR', followed by a long horizontal flourish.

Josh Rogers, Partner

CC: Ian Robertson, Director, Titan Development
Sal Perdomo, Vice President, Titan Development

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October 20, 2025

Environmental Planning Commission
c/o Mr. Daniel Aragon, Chair
600 2nd Street NW
Albuquerque, NM 87102

SUBJECT: NAIOP New Mexico Comments on 2025 CABQ Staff Integrated Development Revisions

Dear Environmental Planning Commissioners,

Thank you for your service on the Environmental Planning Commission (EPC) and for your work to carefully review the proposed Integrated Development Ordinance (IDO) changes submitted to you by City staff. NAIOP New Mexico represents the commercial real estate development industry, including developers, owners, investors, and professionals who are committed to building a stronger, more vibrant Albuquerque. Our members are actively engaged in shaping the built environment—from infill housing to mixed-use centers—that supports economic growth, enhances quality of life, and reflects the city's evolving needs. As partners in this progress, we care deeply about policies that promote responsible development while removing unnecessary barriers to investment and revitalization.

After careful review of the 2025 IDO Update proposed changes, NAIOP has outlined our concerns to certain changes with rationale as to why these changes are detrimental to the growth and vitality of Albuquerque:

1. Support:
 - a. The following items are supported by NAIOP:
 - i. C-1, C-2, C-3, C-4, 36, 37, 45, C-12, 51, 52, 54,56, 58, 65, 66, 68, ZC-3, ZC-4, ZC-5, 109, 110, 46, 84
2. Oppose:
 - a. Item #7: Historic Protection Overlay Zones – Frontages – 3-5
 - i. Albuquerque has many older buildings, many of which are historic and should be preserved, and others that are simply old and need to be demolished. This provision allows for unilateral discretion for someone to designate a property as historic for their own sentimental conjecture towards a property, even if it's not necessarily historic to the community at large. The Historic

NAIOP New Mexico 2025

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Dennis Towne - Bradbury Stamm

Oscar Urias - Bridgers & Paxton

Rebecca Velarde - Palindrome

Protection Overlays (HPO's) are already in place to protect historic buildings in our key historic districts around Albuquerque. We do not need additional historic protections piecemealed around the City for small portions of certain sites. This revision puts additional burden on property owners trying to revitalize their property and buildings. This change should not be approved.

- b. Item #12 to 14: Commercial Uses / Motor Vehicle Related Uses – Table 4-2-1
 - i. These changes should be removed. The market will dictate where these uses should be located. The MX zones are intended to promote these types of uses as they are neighborhood serving. These uses should remain permissive in the MX-H and MX-L zone.
- c. Item #97: Dwelling, Multi-Family – 4-3(B)(8)
 - i. Albuquerque is in a housing crisis and undergoing significant sprawl with residents having to live in the far reaches of the city to find affordably priced homes. There is not enough housing within key infill areas of Albuquerque. The City's zoning code should promote infill development and growth. Not only does this provision directly conflict with the City's goal to incentivize more housing for our residents, but it also directly conflicts with Section 9: Housing of the City's Comprehensive Plan, which generally states that the supply and density of housing should be increased. This change should not be approved.
- d. Item #24: Light Vehicle Fueling Station – 4-3(D)(19)
 - i. This change should be removed. Gas stations serve neighborhoods often times need to co-locate with residential uses. These changes would make gas stations uses incredibly difficult to locate around the City.
- e. Item #30: Dwelling, Single-family in MX-T – 4
 - i. This would create non-conforming uses across the City and would have a direct negative impact on property owners. Creating non-conforming uses is not a strong precedent to set. This would unknowingly restrict property owners looking to maximize the value of their property through additions, renovations, and improvements.
- f. Item #34: Cumulative Impacts – Requirements – 5-2(E)(2)(c)
 - i. This adds another layer of paperwork to an already burdensome entitlement and permitting process. Traffic Scoping Forms are required in accordance with the requirements in the Development Process Manual (DPM). The DPM requirements are enforced for a reason and the zoning code should not contradict or duplicate these requirements in an effort to add more paperwork, time, and burden to the entitlement and permitting process.

- g. Item #35 Stormwater Management
 - i. The Bernalillo County Green Stormwater Infrastructure Low-impact Development Standards has already been folded into the Development Process Manual in 5-4(H)(1)(a)
- h. Item #C-11: Parking Maximums – 5-5(C)(7)
 - i. Parking Maximums are an unnecessary provision in the zoning code already and should not be further reduced. Parking counts are tailored to the specific use and business operating on a property. Developers and property owners will not provide excess parking unless necessary. Parking fields require excess land and additional construction costs that would dissuade a property owner from providing and constructing extra parking. The code should focus on reducing parking minimums and not implementing parking maximums. This change should not be approved.
- i. Item 41 Stormwater Management Features
 - i. The Bernalillo County Green Stormwater Infrastructure Low-impact Development Standards has already been folded into the Development Process Manual in 5-4(H)(1)(a)
- j. Item #99 to 107: Landscaping Changes
 - i. Generally, NAIOP is opposed to Items #99 to 107 as they add additional cost, unnecessary oversight, and/or complexity to landscape design process. With that said, NAIOP supports Items #102 and 105 as they allow for easier execution of strong landscape design.
- k. Item #M-3: Who Can Submit CPO/HPO Application
 - i. This provision should not be changed, or at the very least, increase the percentage to 75%. This could create undue burden on property owners not in favor of establishing a HPO/CPO for their neighborhood. The City has implemented HPO's and CPO's strategically around the City based on existing neighborhood characteristics. There is no need to allow every neighborhood to submit for a HPO/CPO designation by having 51% of property owners. This could move the City back to the sector plan structure, which the City has moved away from with the IDO. This change should not be approved.
- l. Item #63: Demolition Outside of an HPO – 6-6(B)(1)
 - i. This change should not be approved. Albuquerque already has challenge with many old buildings that are falling apart due to lack of maintenance. The City should not make it more challenging to demolish an old building. Just because a building is old, does not mean it is historic. The State has processes and procedures in place

to identify a building as historic already, the IDO does not need to counter this.

m. Item #68 Waiver – DHO

- i. Ground mounted electrical transformers should be included for waiver of sidewalk dimensions for small sections so long as they meet ADA.

n. Item #71: Waiver – DHO – 6

- i. It adds unnecessary notification requirements for items that do not impact adjacent neighbors and the community.

3. Revision needed:

a. Item #40: Parking Maximums in UC-AC-MS-PT-MT – 5-5

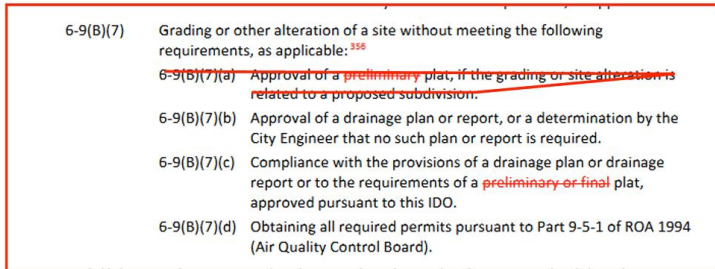
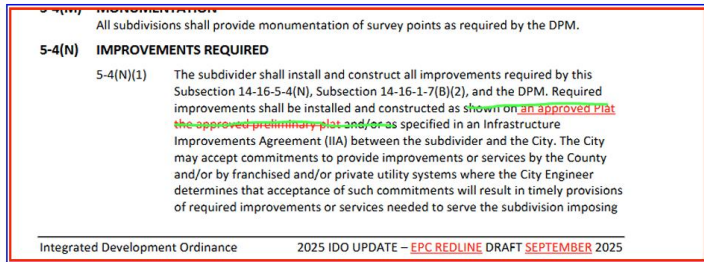
- i. We are supportive of all changes within Item #36, #37, and #40, except for the provision reducing Parking Maximums for non-residential development within Centers & Corridors. The Parking Maximums for non-residential development is significantly low and could hamper potential investment along the City's important corridors. The market should dictate the amount of parking needed, within reason, and the stated maximum should remain at 175% and this specific change should be reverted back to the original.

b. Item #93 Infrastructure Improvement Agreement (IIA)

- i. Recommended change: to the Applicant provide an IIA and construction plans and specification for all required infrastructure conforming to the approved Site Plan, pursuant to Subsection 14-16-6-4(P)

c. Item #94 Subdivision- Major Preliminary Plat /Final Plat

- i. Revision proposed:



4. Other

- a. Item #6 PC/ Framework Plan
 - i. Isn't this already a requirement?
- b. There are several instances of referencing both height and stories. The IDO should reference the height only and remove all references to stories for consistency and clarity.

Thank you for your leadership and consideration of NAIOP's recommendations. We look forward to discussing these changes at the upcoming EPC hearing.

Respectfully submitted,

Rhannon Samuel
Executive Director
NAIOP New Mexico

CC: Adam Silverman, NAIOP New Mexico, Board President
Sal Perdomo, NAIOP New Mexico, Chair of the Governing Affairs Committee

Date: October 19, 2025

To: Chair Aragon and Commissioners

Re: 2025 IDO Review

There are more than 150 proposed amendments in the 2025 IDO Review, effectively precluding review and consideration by virtually everyone impacted by them. Many proposals attempt to codify and extend the efforts to “up zone” across the City included in O-24-69 and in the failed “Opt-in” zoning legislation R-25-167.

A principal objective of “up zoning” is ending single family zoning. Proponents, the administration and some Councilors assert that Albuquerque has a “housing crisis”, that increasing housing supply will reduce housing costs, that increasing housing density is both necessary and sufficient to increase transit service and that it will substantially solve the City’s struggle to address the needs of those unhoused.

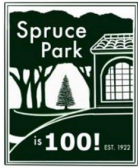
This represents the “field of dreams” theory of planning; change the zoning code and every neighborhood will be filled with missing-middle housing, bodegas on corner lots and ABQ Ride will provide city-wide transit with timely service. The more likely outcome is that developers will continue to build what nets them the most profit, HOAs will continue to enforce restrictions and upper income neighborhoods will see no changes while underserved and low income neighborhoods are gentrified and housing costs increase. The struggle to help the unhoused will not be impacted. (“Zoning change: Upzonings, downzonings, and their impacts on residential construction, housing costs, and neighborhood demographics”, Yonah Freemark, Urban Institute)

The administration bases its projection of housing needs on the report of a consultant who used data from 2010-2022 across a five county region to extrapolate housing needs in the City of ABQ. Data from the U.S. Census Bureau and the U.S. Department of Labor Statistics for Bernalillo County and ABQ almost certainly represent a more accurate analysis.

The second objective of the 2025 IDO Review is to continue to constrain public notice, comment and individual property rights. The clearest examples of this are amendments proposed as “Legislative Zoning Conversions” (reprising “Opt-in” zoning) in which City Council creates zone map amendments by decree as long as the property is within a Major Transit Corridor or Activity Center. Gone are the IDO requirements for a ZMA; notice to affected property owners, analysis of review and decision criteria before approval and any right of appeal.

I echo those who ask that you devote at least two hearings to this matter. Further, I respectfully request that you review the merits of comments rather than a simple tally of support or opposition. Thank you for your time and service.

Jane Baechle
Resident ABQ and Santa Fe Village



Spruce Park Neighborhood Association
1603 Sigma Chi Road, NE
Albuquerque, NM 87106

October 1, 2025

Dear Chairman Aragón and Members of the EPC,

On behalf of Spruce Park Neighborhood Association, I write to ask you to help preserve our community during the current IDO revision. Our area is now over 100 years old, and most properties are listed on the National Register of Historic Places and/or the New Mexico Register of Cultural Properties. The designs reflect early European architectural styles that were commonly revived between the two world wars as well as those of the 1950s and early 1960s. In addition to the single-family homes, approximately forty percent of our dwelling units are already multifamily. Because of the platting practices of 1922, when Spruce Park was developed,¹ the lot sizes are typically smaller than modern standards would allow. While location near the A. R. T line has been cited as a rationale for densifying housing in our area, private vehicles are still necessary for medical appointments, grocery shopping, etc. The streets are too narrow and curving to allow vehicles to pass from opposite directions if cars are parked on both sides, and overburdening us beyond our originally planned carrying capacity will seriously impede normal services. These include access by fire engines and other emergency vehicles, trash collection, mail delivery, and parking for guests at social functions. Albuquerque is perennially ranked nationally among cities with the highest auto theft rates, which is facilitated by overnight parking on streets. The overloading of the old electrical power and sewer systems is another major concern.

The extreme land use changes that are proposed generally make existing structures obsolete by shifting property values entirely to the land, which would damage both the financial and emotional investments of Spruce Park property owners and residents. Most homes, whether they be contributing structures to the historic listings or more recent constructions, are carefully maintained. This is an expensive and time-consuming labor of love. We see the destruction of our neighborhood as a violation of our property ownership rights. To support the stated goals of the Comprehensive Plan and the IDO that emphasize keeping important components of our cultural history and not converting our city into a blandly uniform mass, we ask that you exempt neighborhoods that are listed on state and national historic registers from over-densification and the above-mentioned problems created by it. We further ask you to vote against reduction of allowable R-1 lot sizes from 10,000 square feet to 3,500 SF (amendment, Table 2-3-3, page 48), the elimination of height limits for multi-family residential dwellings in or within $\frac{1}{4}$ (1,320 ft. of MS-PT) (Table 5-5-1, page 541) and elimination of the distinctions among residential zoning types (also Table 5-5-1). We would ask your support for the part of mayoral amendment M3 that would shift approval of Historic Protection Overlays to the Landmarks Commission. If it can be revised to stipulate that new constructions will from the street view be consistent in scale and general appearance with the original dwelling, we support amendment (3-5(G), pages 128-129), which creates a new type of HPO to preserve the first twenty-five feet of the property. We also support demolition review of properties over fifty years old. We would further comment that the currently proposed amendments to the IDO encompass too many major changes, which cannot be understood without specialized knowledge. They should be presented for explanation and discussion at Community Planning Area assessments or other extensive community meetings before they reach this stage of implementation.

¹ Spruce Park is located between University Boulevard and I-25 and Sigma Chi Road and Dr. Martin Luther King Jr. Avenue.

The guiding directives of the IDO and the Comprehensive Plan are to protect the health, welfare, and safety of the public,² and you are now deciding whether you will decrease the safety and health of Albuquerque residents. One health and safety problem that will result from the extreme residential densification proposed here is imposition of the same conditions that have been identified as major causal factors in the devastation of the Los Angeles firestorms. The landscaping in Spruce Park and neighborhoods like it help mitigate the Urban Heat Island effect. Replacing landscape with heat-absorbing structures in LA contributed to the extreme dryness of flammable materials that were brought into too close proximity by the residential densification.³ Here as in LA, there are high winds to overwhelm firefighters. Moreover, encouraging housing densification along corridors and near urban centers would create detrimental health consequences for nearby residents. These places are designed to attract high volumes of vehicle traffic and accordingly bring high levels of exhaust pollutants.⁴ Referred to collectively as Traffic-Related Air-Pollution (TRAP), they are relatable to numerous illnesses.⁵

The decisions that you are now making will have major impacts on the health, safety, and quality of life in Albuquerque for decades. As you consider them, please remember that the densification of R-1 areas and other residential zones to supply 30,000 new units has been characterized as urgently needed to increase affordable housing and end homelessness in Albuquerque. While the supporting data for this number of new constructions have never been subjected to public debate, the underlying justifications are also questionable. None of the legislative remedies discussed to date by the city council have had specific provisions to assure affordability, nor have measures to maintain existing affordable housing been considered. Homelessness is a complex problem with numerous causes, including mental health issues, drug addiction, and the need for better job training and education. Blaming current residential zoning will not lead to a panacea. The solution may well lie in intensive revitalization of our abandoned and dilapidated commercial corridors.

Not all land-use efficiency gains justify the loss of irreplaceable cultural and physical heritage. Given Spruce Park's proximity to UNM, restricting potentially aggressive redevelopment will help avoid increased property speculation and displacement of long-term residents for short-term student housing.

Sincerely,

Heidi Brown, President
Spruce Park Neighborhood Association

² See the purposes of the IDO (section 1-3(I): Protect the health, safety, and general welfare of the public) and the criteria for decisions regarding its amendment (6-7(D)(3)(c): The proposed amendment promotes public health, safety, and welfare). Another of the three decision criteria is (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). The criteria for approval of amendments to the Comp Plan specify that the change "will protect the public health, safety, or welfare better than the retention of [or?] continued application of the existing Comprehensive Plan (IDO section 6-7(A)(3)(b)).

³ [Weathered | Weathered: Inside the LA Firestorm | Season 6 | Episode 4 | PBS](#)

⁴ These include ground-level ozone, various forms of carbon, nitrogen oxides, sulfur oxides, volatile organic compounds, polycyclic aromatic hydrocarbons, and fine particulate matter.

⁵ Some examples are asthma among children, cancer, cardiovascular disease, respiratory diseases, diabetes mellitus, obesity, and reproductive, neurological, and immune system disorders. [National Institute of Environmental Health Sciences: Air Pollution and Your Health \(nih.gov\)](#),

October 20, 2025

Chair Aragon and Environmental Planning Commissioners,

In support of our mission to make homeownership accessible, Homewise is on the front lines of assisting low to moderate income homebuyers in navigating today's difficult housing market, as well as navigating the challenges to developing new housing. We have seen firsthand how zoning can have a powerful limiting effect on the availability of housing and the vitality of neighborhoods.

We are pleased to see proposed changes to the IDO that will help to provide more avenues for increasing housing options for people at many different stations in life and income levels, while maintaining the character of our city.

Homewise supports the following proposed changes, listed by item number on the EPC Spreadsheet of Proposed Changes.

C-10, C-11, 36, 40, C-12 – Parking minimum and maximum modifications. Reducing parking requirements helps to relieve financial burdens and site constraints that make the development of housing more difficult.

10 – Dormitory Use. Allowing Dormitories provides another flexible housing option for affordable housing units. This use was commonplace until the mid-20th century when it was zoned out of existence for discriminatory reasons. Dormitories/Single Resident Occupancies are a great way to provide housing for folks who would otherwise be vulnerable to homelessness.

18 – Cottage Development. Allowing cottage development on smaller lots will open this innovative and more accessible style of living to many more people.

C-2, C-3 – Duplexes and Townhouses. Allowing these uses throughout residential districts is a commonsense change that will help provide more options for homeownership.

C-4, 28, 29, C-10 – Casitas (Accessory Dwelling Units). Removing arbitrary limitations on building casitas will unlock the potential of this wonderful way to provide more housing at a scale that fits in existing neighborhoods and allows existing homeowners to build wealth or provide for multigenerational living situations.

M-2, C-7 – Tienditas (Bodegas). Allowing neighborhood corner stores strengthens neighborhoods, and like the Dormitory use, brings back a practice that was once seen everywhere. This encourages walking and biking and connecting with neighbors.

32, 33 – Maximum Building Height – R-ML/R-MH/MX. This change encourages more density in the areas best suited for it. This will unlock more housing.

C-9 – Contextual Residential Development – Lot Size. Making small-scale development possible will help allow more housing to be added on a wider variety of unique lots throughout the city.

54 – Standing to Appeal. Neighborhood Associations are too often captured by a small number of highly opinionated people who do not represent the neighborhood as a whole and stand in the way of beneficial developments. Raising the bar for standing honors the intention of the appeals process and requires appellants to prove that they actually have neighborhood support.

92 – R-1 Dimensional Standards. This change allows more flexibility in adding homes to R-1 lots, which make up the vast majority of land in the city where residential uses are allowed. This will help lower the cost of housing and expand housing opportunities to lower-income households.

ZC-3, ZC-4 – Legislative Zoning Conversions. This is an excellent proposal and will contribute to the development of vital, connected neighborhoods in the network of areas that are best served by transit and best positioned to increase housing.

We oppose item #97, which unnecessarily and arbitrarily restricts housing where it could be most impactful.

We appreciate your consideration of these proposed changes and ask that you support them, to help unlock the potential of our city and assist more of our neighbors to build wealth and raise families.

Sincerely,



Johanna Gilligan
Deputy CEO

Maher, Nichole

From: Kufre Mclver <kmciver@nmvoices.org>
Sent: Monday, October 20, 2025 1:06 PM
To: PlanningEPC
Subject: Comment In Support of Upcoming IDO Update

This Message Is From an External Sender

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Dear Chair Aragon and Environmental Planning Commissioners,

The rising cost of housing is one of the biggest worries on the minds of tens of thousands of families across Albuquerque. Data collected over the past decade shows Albuquerque's rent costs [rising more than 30 percentage points](#) faster than the national average and this is reflected by the rapid increase in homelessness especially among our youth. Too often families have to make difficult choices just to keep a roof over their head. This could mean delaying that doctor's visit a few months while still being in pain, taking out loans to pay for car repairs or school supplies, or even picking up a second or third job just to barely keep your head above water. Following the examples of other cities who have been faced with rising housing costs and have created informed, well crafted policies to help renters and homeowners stay sheltered is common sense.

Implementing changes like reducing parking minimums for new construction, increasing density, and allowing various housing unit options to support the varied needs of individuals and families in our community are much needed to help bring more housing units on the market and reduce housing costs. We at New Mexico Voices for Children support these changes as part of the upcoming Integrated Development Ordinance update.

Kind Regards,

- Kufre

Policy Fellow
New Mexico Voices for Children
625 Silver Ave, SW Suite 195
Albuquerque, NM 87102
505-244-9505



Spruce Park Neighborhood Association
1603 Sigma Chi Road, NE
Albuquerque, NM 87106

October 20, 2025

Dear Chairman Aragón and Members of the EPC,

On behalf of Spruce Park Neighborhood Association, I write to ask you to help preserve our community during the current IDO revision. Our area is now over 100 years old, and most properties are listed on the National Register of Historic Places and/or the New Mexico Register of Cultural Properties. The designs reflect early European architectural styles that were commonly revived between the two world wars as well as those of the 1950s and early 1960s. In addition to the single-family homes, approximately forty percent of our dwelling units are already multifamily. Because of the platting practices of 1922, when Spruce Park was developed,¹ the lot sizes are typically smaller than modern standards would allow. While location near the A. R. T. line has been cited as a rationale for densifying housing in our area, private vehicles are still necessary for medical appointments, grocery shopping, etc. The streets are too narrow and curving to allow vehicles to pass from opposite directions if cars are parked on both sides, and overburdening us beyond our originally planned carrying capacity will seriously impede normal services. These include access by fire engines and other emergency vehicles, trash collection, mail delivery, and parking for guests at social functions. Albuquerque is perennially ranked nationally among cities with the highest auto theft rates, which is facilitated by overnight parking on streets. The overloading of the old electrical power and sewer systems is another major concern.

The extreme land use changes that are proposed generally make existing structures obsolete by shifting property values entirely to the land, which would damage both the financial and emotional investments of Spruce Park property owners and residents. Most homes, whether they be contributing structures to the historic listings or more recent constructions, are carefully maintained. This is an expensive and time-consuming labor of love. We see the destruction of our neighborhood as a violation of our property ownership rights. We support the stated goals of the Comprehensive Plan and the IDO that emphasize keeping important components of our cultural history and not converting our city into a blandly uniform mass. These have been cited in recent Planning Department overviews of the current IDO amendments. Accordingly, we ask that you exempt neighborhoods that are listed on national and/or historic registers from over-densification and the above-mentioned problems created by it. This would not be prohibitively detrimental because, as explained during the October 14 PD overview, a legal taking means that the property has become devoid of *all* use, and all Spruce Park properties are now in active use.

We further ask you to vote against reduction of allowable R-1 lot sizes from 10,000 square feet to 3,500 SF (amendment, Table 2-3-3, page 48), the elimination of height limits for multi-family residential dwellings in or within ¼ mile (1,320 ft.) of MS-PT (Table 5-5-1, page 541). We would ask your support for the part of mayoral amendment M3 that would shift approval of Historic Protection Overlays to the Landmarks Commission. If it can be revised to stipulate that new constructions will from the street view be consistent in scale and general appearance with the original dwelling, we support amendment (3-5(G), pages 128-129), which creates a new type of HPO to preserve the first twenty-five feet of the property. We also support demolition review of properties over fifty years old. We oppose city-wide additions of small stores on residential neighborhood corners. We would further comment that the currently proposed amendments to the IDO encompass too many major changes, which cannot be understood without

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specialized knowledge. They should be presented for explanation and discussion at Community Planning Area assessments or other extensive community meetings before they reach this stage of implementation.

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Sincerely,

Heidi Brown, President
Spruce Park Neighborhood Association

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⁵ Some examples are asthma among children, cancer, cardiovascular disease, respiratory diseases, diabetes mellitus, obesity, and reproductive, neurological, and immune system disorders. [National Institute of Environmental Health Sciences: Air Pollution and Your Health \(nih.gov\)](#).



ALBUQUERQUE AFFORDABLE HOUSING COALITION

October 16, 2025

Dear Chair Aragon and Environmental Planning Commissioners,

The Albuquerque Affordable Housing Coalition submits these comments in support of the IDO updates to make it easier to provide the range of housing Albuquerque needs. We hear the stories. The retiree whose home health aide lives in the casita, giving her affordable care and both the autonomy they seek. The homeowner who entered the market through buying a duplex and renting one unit. The high rents that make it impossible for teachers and nurses to save for emergencies or homeownership. The mid-career professional for whom homeownership is still out of reach. The high housing costs that prevent countless Burqueños from making ends meet no matter how hard they work. We see our neighbors living in their cars and sleeping on the sidewalks.

We appreciate the subtle changes proposed for the IDO that can increase the types and number of housing units in ways that preserve the character of the city we love. AAHC supports, without modifications, the following changes to the IDO related to housing to streamline regulations and provide a range of housing options.

Item #10 – Table 4-2-1 – Dormitory uses

Item #18 – 4-3(B)(4)(3) – Dwelling, Cottage Development –

Item #C-2 – 4-3(B)(5)(b) – Dwelling, Two-family Detached, Duplex

Item #C-3 – 4-3(B)(6)(d)[new] – Dwelling, Townhouse

Items #28 and 29 – 4-3(F)(6)(a) and (c) – Dwelling Unit, Accessory size limit and height limit

Item #32 – Table 5-1-1 – Maximum Building Height R-ML/R-MH

Item #33 – Table 5-1-2 – Maximum Building Height – Mixed-use zone districts

Item #M-2 – Table 4-2-1 – Dwelling, Live-Work; General Retail; Small Grocery Store Item #36 – Table 5-5-1 – Minimum Parking Requirement for Multi-Family Dwelling

Item #40 – Subsection 5-5 - Parking Maximums in UC-AC-MS-PT-MT Item#92 – multiple pages - R-1 Dimensional Standards

Items #ZC-3 and ZC-4 – Zoning Map Amendments – Legislative Zoning Conversions in MT and AC areas

Item #95 and Item #96 – Table 2-4-13 – MX-FB Off-street and Bicycle Parking, Minimum

We ask that you support these changes to increase housing and invest in our shared prosperity. When appropriate, we encourage greater parking reductions to lower construction and land costs. For example, we encourage higher reductions along Major Transit Corridors.

Item #97 is unnecessary given the existing requirements that guide height and setbacks and is too restrictive. We recommend denial.

We enthusiastically support these changes to increase housing options and ensure everyone has a home of their choice. We recognize that we are in a housing emergency. We recommend approval of proposed changes to make it possible for more entities to provide safe outdoor spaces as an emergency measure.

Sincerely, The Board of the Albuquerque Affordable Housing Coalition

AlbuquerqueAffordableHousingCoalition.org

PO Box 27612 Albuquerque, NM 87125-7612

Maher, Nichole

From: Renia Ehrenfeucht <rehrenfeucht@gmail.com>
Sent: Sunday, October 19, 2025 10:32 PM
To: PlanningEPC
Subject: Message in support of the IDO updates to increase housing

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Aragon, Chair of the Environmental Planning Commission,

I write to support the proposed IDO updates that will gently increase the number of and types of housing units while maintaining our city's distinct neighborhoods. I also support reducing parking minimums for multifamily housing to reduce land and construction costs and the amount of land dedicated to underutilized parking spots.

In particular, I support items 10, 18, C-2, C-3, 28, 29, 32, 33, M-2, 36, 40, 92, ZC-3, ZC-4, 95 and 96.

I do not support item 97.

We need more housing and more variety of housing. I live in South Broadway and a family lives in their car on our street. Others live in the alleys and are sleeping on the sidewalks. My students at UNM work long hours to pay high rent, taking important time away from their classes and families.

We can solve the housing crisis, I am grateful for the City's leadership to get to the point that everyone has a home of their choice. Until we get there, I also support changes to make it easier to provide safe outdoor spaces.

Sincerely,

Renia Ehrenfeucht
607 Edith Blvd SE
Albuquerque

Protection Overlays (HPO's) are already in place to protect historic buildings in our key historic districts around Albuquerque. We do not need additional historic protections piecemealed around the City for small portions of certain sites. This revision puts additional burden on property owners trying to revitalize their property and buildings. This change should not be approved.

- b. Item #12 to 14: Commercial Uses / Motor Vehicle Related Uses – Table 4-2-1
 - i. These changes should be removed. The market will dictate where these uses should be located. The MX zones are intended to promote these types of uses as they are neighborhood serving. These uses should remain permissive in the MX-H and MX-L zone.
- c. Item #97: Dwelling, Multi-Family – 4-3(B)(8)
 - i. Albuquerque is in a housing crisis and undergoing significant sprawl with residents having to live in the far reaches of the city to find affordably priced homes. There is not enough housing within key infill areas of Albuquerque. The City's zoning code should promote infill development and growth. Not only does this provision directly conflict with the City's goal to incentivize more housing for our residents, but it also directly conflicts with Section 9: Housing of the City's Comprehensive Plan, which generally states that the supply and density of housing should be increased. This change should not be approved.
- d. Item #24: Light Vehicle Fueling Station – 4-3(D)(19)
 - i. This change should be removed. Gas stations serve neighborhoods often times need to co-locate with residential uses. These changes would make gas stations uses incredibly difficult to locate around the City.
- e. Item #30: Dwelling, Single-family in MX-T – 4
 - i. This would create non-conforming uses across the City and would have a direct negative impact on property owners. Creating non-conforming uses is not a strong precedent to set. This would unknowingly restrict property owners looking to maximize the value of their property through additions, renovations, and improvements.
- f. Item #34: Cumulative Impacts – Requirements – 5-2(E)(2)(c)
 - i. This adds another layer of paperwork to an already burdensome entitlement and permitting process. Traffic Scoping Forms are required in accordance with the requirements in the Development Process Manual (DPM). The DPM requirements are enforced for a reason and the zoning code should not contradict or duplicate these requirements in an effort to add more paperwork, time, and burden to the entitlement and permitting process.

- g. Item #35 Stormwater Management
 - i. The Bernalillo County Green Stormwater Infrastructure Low-impact Development Standards has already been folded into the Development Process Manual in 5-4(H)(1)(a)
- h. Item #C-11: Parking Maximums – 5-5(C)(7)
 - i. Parking Maximums are an unnecessary provision in the zoning code already and should not be further reduced. Parking counts are tailored to the specific use and business operating on a property. Developers and property owners will not provide excess parking unless necessary. Parking fields require excess land and additional construction costs that would dissuade a property owner from providing and constructing extra parking. The code should focus on reducing parking minimums and not implementing parking maximums. This change should not be approved.
- i. Item 41 Stormwater Management Features
 - i. The Bernalillo County Green Stormwater Infrastructure Low-impact Development Standards has already been folded into the Development Process Manual in 5-4(H)(1)(a)
- j. Item #99 to 107: Landscaping Changes
 - i. Generally, NAIOP is opposed to Items #99 to 107 as they add additional cost, unnecessary oversight, and/or complexity to landscape design process. With that said, NAIOP supports Items #102 and 105 as they allow for easier execution of strong landscape design.
- k. Item #M-3: Who Can Submit CPO/HPO Application
 - i. This provision should not be changed, or at the very least, increase the percentage to 75%. This could create undue burden on property owners not in favor of establishing a HPO/CPO for their neighborhood. The City has implemented HPO's and CPO's strategically around the City based on existing neighborhood characteristics. There is no need to allow every neighborhood to submit for a HPO/CPO designation by having 51% of property owners. This could move the City back to the sector plan structure, which the City has moved away from with the IDO. This change should not be approved.
- l. Item #63: Demolition Outside of an HPO – 6-6(B)(1)
 - i. This change should not be approved. Albuquerque already has challenge with many old buildings that are falling apart due to lack of maintenance. The City should not make it more challenging to demolish an old building. Just because a building is old, does not mean it is historic. The State has processes and procedures in place

to identify a building as historic already, the IDO does not need to counter this.

m. Item #68 Waiver – DHO

- i. Ground mounted electrical transformers should be included for waiver of sidewalk dimensions for small sections so long as they meet ADA.

n. Item #71: Waiver – DHO – 6

- i. It adds unnecessary notification requirements for items that do not impact adjacent neighbors and the community.

3. Revision needed:

a. Item #40: Parking Maximums in UC-AC-MS-PT-MT – 5-5

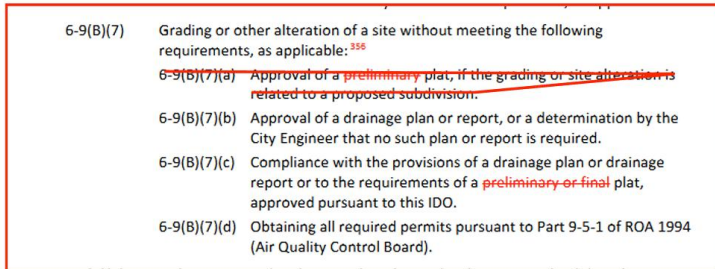
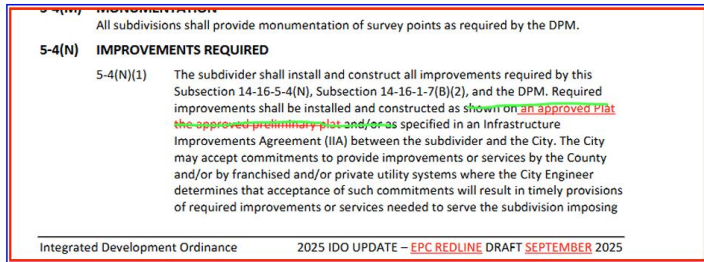
- i. We are supportive of all changes within Item #36, #37, and #40, except for the provision reducing Parking Maximums for non-residential development within Centers & Corridors. The Parking Maximums for non-residential development is significantly low and could hamper potential investment along the City's important corridors. The market should dictate the amount of parking needed, within reason, and the stated maximum should remain at 175% and this specific change should be reverted back to the original.

b. Item #93 Infrastructure Improvement Agreement (IIA)

- i. Recommended change: to the Applicant provide an IIA and construction plans and specification for all required infrastructure conforming to the approved Site Plan, pursuant to Subsection 14-16-6-4(P)

c. Item #94 Subdivision- Major Preliminary Plat /Final Plat

- i. Revision proposed:



4. Other

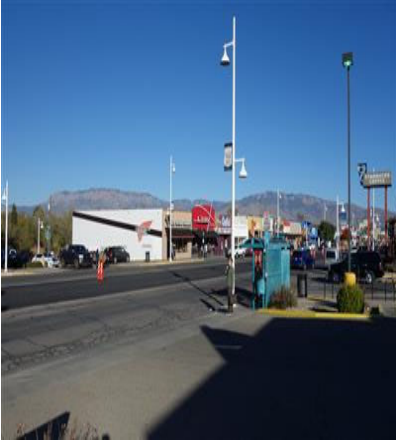
- a. Item #6 PC/ Framework Plan
 - i. Isn't this already a requirement?
- b. There are several instances of referencing both height and stories. The IDO should reference the height only and remove all references to stories for consistency and clarity.

Thank you for your leadership and consideration of NAIOP's recommendations. We look forward to discussing these changes at the upcoming EPC hearing.

Respectfully submitted,

Rhannon Samuel
Executive Director
NAIOP New Mexico

CC: Adam Silverman, NAIOP New Mexico, Board President
Sal Perdomo, NAIOP New Mexico, Chair of the Governing Affairs Committee

First Name	Last Name	Interested Party	Comment	Do you wish to submit an image?
Patricia	Willson	Local business owner	This is a comment for the 2025 IDO Biennial Update	No
Jane	Baechle	Resident	Please find attached my individual letter re: the 2025 IDO Biennial Review proposals.	Yes
Peggy	Neff	Local business owner	Please return receipt of this comment to [REDACTED]	No
Patricia	Willson	Local business owner	Please see the attached letter. I do not know the Project Number or Case Number for the 2025 IDO Biennial Update.	No
Rene'	Horvath	Neighborhood Association Repres	I am submitting a PDF file below.	No
Rene'	Horvath	Neighborhood Association Repres	Thank you. Please see attached PDF document: Oct-17-2025 Comments for Oct 28 EPC IDO Update.pdf	No
Leanne	Yanabu	Resident	As an Albuquerque resident, business owner, property owner/manager, volunteer and taxpayer aligned with the Albuquerque Affordable Housing Coalition, I thank the Environmental Planning Commission for the proposed Integrated Development Ordinance updates. I've become more and more concerned for my fellow residents in terms of housing, public transportation, and food security. These proposed changes are a positive step to improving our lives. Thank you!	Yes 
Miriam	Hicks	other	Please see attached comment letter.	
Jane	Baechle	Resident	Please find written comments attached for your review. Thank you for your review and consideration.	No
Generation Elevate	New Mexico	other	GENM generally supports the proposed IDO updates. We specifically support, without modification: #18, #C-2, #C-3 #30 #C-11, #C12, #36, #40 #C-4, #28, #29, #C-10, #32, #ZC-3, #ZC-4, #M-2, and #C-7. We specifically oppose: #97, #7, and #C-1	No

First Name	Last Name	Interested Party	Comment	Do you wish to submit an image?
Ciaran	Lithgow	Resident	I generally support the IDO updates. I specifically support, without modification: #18, #C-2, #C-3 #30 #C-11, #C12, #36, #40 #C-4, #28, #29, #C-10, #32, #ZC-3, #ZC-4, #M-2, and #C-7. I specifically oppose: #97, #7, and #C-1	No
Eleanor	Walther	Neighborhood Association Repres	I have submitted a pdf file below	No
JT	Mitchell	Resident	PDF	No
Raj	Bhakta	Resident	I strongly support the proposed zoning changes in the IDO update. Lifting the ban on the construction of townhomes, duplexes, and triplexes in certain areas will have a huge impact on the supply of affordable housing options. I've lived in Albuquerque for 6 years and haven't purchased a home because the type of home that I want to live in (townhouse) is difficult to find in my district, district 9. The primary reason is it is illegal to do so! These amendments work to remove that barrier, allowing developers to build alternative options outside of just single family homes. Additionally, the removal of parking mandates will have a huge impact on the quality of life in our city. It will enable the startup of new businesses and lead to improved walking and cycling capabilities while reducing wasteful city spending on roads that serve a limited number of people in sparsely populated areas.	No
Mike	Voorhees	Neighborhood Association Repres	Please see pdf submitted below.	
Brent	Morris	Resident	Dear Environmental Planning Commission, As a resident of Barelás, I'm writing in support of the IDO changes, in particular items 10, 18, C-2, C-3, 28, 29, 32 and 33. We need more housing and housing choices in Albuquerque. My son, who is a UNM graduate with a full time job, wants to live in a walkable neighborhood but rents are too high. We see our neighbors sleeping in cars and on the sidewalks. Please support the IDO updates that support gentle density for Albuquerque. We need more housing now. Until we have housing for everyone, we also need to make it easier for churches and other businesses to provide safe outdoor spaces. Please support this also. Sincerely, Brent Morris.	No
Jacob	Maranda	other	I generally support the IDO updates. I specifically support, without modification: #18, #C-2, #C-3 #30 #C-11, #C12, #36, #40 #C-4, #28, #29, #C-10, #32, #ZC-3, #ZC-4, #M-2, and #C-7. I specifically oppose: #97, #7, and #C-1	No
Jordon	McConnell	other	Please find attached the letter of support from Strong Towns ABQ for the IDO 2025 Amendment Proposal Package.	
Sal	Perdomo	Property owner within 100 feet	See attached letter	

First Name	Last Name	Interested Party	Comment	Do you wish to submit an image?
Rene'	Horvath	Neighborhood Association Repres	Resending a more clear letter	No
Jay	Rembe	Local business owner	I strongly oppose this proposed change to the IDO. It introduces unnecessary constraints and fails to consider several important zoning nuances. Specifically, I question why M-XM zoning and other classifications that are intended to support higher densities are not included among the proposed exclusions. These areas are exactly where the City has encouraged more compact and sustainable development patterns. We have a project at Westside Blvd and Golf Course, zoned M-XM. The property backs up to the Black Arroyo, which is also zoned M-XM. Under the proposed change, our 144-unit build-for-rent project would not be allowed, despite being entirely consistent with surrounding development and policy goals. I do not believe this type of development is what the City intends to discourage.	No
Rhiannon	Samuel	other	Submitted below. I have already emailed this to the abcto2 email address but doing it here as well.	No
Max	Gruner	Resident	The City of Albuquerque's Economic Development Department supports the proposed IDO changes, which we consider essential for the City's continued economic growth. Additional comments are provided in the attached letter.	No