



Environmental Planning Commission

***Agenda Number: 01
Project Number: 1001620
Case #: 16EPC-40082
April 06, 2017***

Staff Report

Applicant City of Albuquerque Planning Department

Request **Adoption of the Integrated Development Ordinance (IDO) to replace the Zoning Code, Subdivision Ordinance, Airport Zone Ordinance, and Landmarks & Urban Conservation Ordinance and include portions of the Planning Ordinance and the Development Process Manual (DPM)**

Location citywide

Zoning See Zoning Conversion Map

Staff Recommendation

CONTINUANCE of 16EPC-40082, to the April 10, 2017 hearing, based on the findings beginning on Page 79.

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Summary of Analysis

In April 2014, the City Council adopted Resolution 14-46 (Enactment No. R-2014-022), which directed the Planning Department to update the Albuquerque/Bernalillo County Comprehensive Plan (Comp Plan) and the City's development regulation framework, a planning effort now known as ABC-Z.

This request is for a repeal and replacement of the City of Albuquerque Comprehensive Zoning Code (the "Zoning Code") with the Integrated Development Ordinance, or IDO. The request was deferred at the February 2, 2017 Environmental Planning Commission (EPC) hearing to allow time for Council to discuss the updated Comp Plan, a closely related document (see below), which the Council adopted on March 20, 2017.

The IDO includes a revised Zoning Code (§14-16-1-1 et seq.) that incorporates the Subdivision Ordinance (§14-14-1-1 et seq.), the Airport Zone Ordinance (§14-15-1 et seq.), and Landmarks & Urban Conservation Ordinance (§14-12-1 et seq.). Portions of the Planning Ordinance (§14-13-1-1 et seq.) and the Development Process Manual (DPM) are also included. All are consolidated into a single document. Other regulations, currently adopted in many separate standalone documents, are also incorporated.

The ABC-Z project included extensive public engagement from February 2015 through January 2017. Draft documents have been available on the project website and at public libraries in hard-copy format. Notice of the April 2017 hearing for the IDO was published in the Albuquerque Journal, the Neighborhood News, and on the Planning Department website. Letters were sent to neighborhood organization contacts. Staff is in the process of carefully considering and addressing written comments that have been received since submittal on December 29, 2016 in a response matrix appended to this report.

Staff recommends that the request be continued to April 10, 2017 to hear more public comment. A supplemental staff report will be prepared for the subsequent EPC hearing on April 24, 2017 to respond to written comments and testimony and recommend Conditions of Approval.

Comments received before March 21, 2017 at 1 pm are attached to, and addressed in, the Staff report. Comments received up to March 30 are attached but not addressed. Comments received before April 4 at 1 pm (after publication of this report and more than 48 hours before the hearing) were made available to the EPC but are not attached to this report.

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I. INTRODUCTION

Request

This request relates to the second part of Resolution 14-46 to replace the City Zoning Code with an Integrated Development Ordinance (IDO). The IDO includes zoning and subdivision regulations and the procedural elements of the Development Process Manual (DPM). The IDO is the regulatory tool to implement the Centers and Corridors vision in the Comp Plan in a coordinated way throughout the City. Existing communities are expected to benefit from additional jobs and services in Centers and along Corridors, while being protected from potential adverse effects by adequate buffers and transitions to lower-density residential areas.

The EPC heard the updated Comp Plan in August and September 2016 and forwarded a recommendation of approval with conditions to the City Council. On January 18, 2017, the City Council deferred hearings to March 6, 2016 to allow time for additional public engagement with the Spanish-speaking community. The IDO was first scheduled for the February 6, 2017 EPC hearing but was deferred because the documents are so closely related. After hearing public comments on March 6, 2017, Council continued the Comp Plan to consider potential floor amendments. At its March 20, 2017 meeting, the City Council adopted the updated Comp Plan.

The IDO modernizes the City of Albuquerque's development standards and processes, incorporates best practices, and integrates regulations from over 40 adopted Sector Development Plans in order to implement the updated Comp Plan vision for growth and development in Albuquerque. The IDO will also make the Zoning Code and Subdivision Regulations clearer and easier to use.

Scope

Council Bill No. R-14-46 (Enactment R-2014-022, see attachment) became effective on May 7, 2014. R-14-46 directed the City Planning Department to: (1) update the Comp Plan to ensure that it reflects a community vision for long-term growth and development, and (2) update land development regulations and processes in order to implement the updated 2017 Comp Plan.

The Planning Department was tasked with evaluating the current system, including regulations in the Zoning Code, the Subdivision Ordinance, the Planning Ordinance, and the technical standards in the Development Process Manual (DPM). Other adopted land use and transportation plans, such as the regulatory portions of the Rank 3 Sector Development Plans and the Futures 2040 Metropolitan Transportation Plan, were considered in the process of consolidating existing regulations into a new IDO.

The ABC-Z Project

The Comp Plan update was the first part of the City's ABC-Z project to confirm the Centers & Corridors vision, update goals and policies, and incorporate policies from adopted Rank 2 Area Plans and Rank 3 Sector Development Plans, Corridors Plans, and Arroyo Corridor Plans.

The second part of the ABC-Z Project was to draft a new IDO to implement the vision, goals, and policies of the updated Comp Plan. For example, the IDO will strengthen protections for neighborhoods, recognize distinct and historic patterns of single-family residential development in a

new range of R-1 zones, and allow increased density and intensity in Centers and along appropriate Corridors.

Applicability

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

Environmental Planning Commission (EPC) Role

The EPC's task is to make a recommendation to the City Council regarding the proposed IDO. As the City's Planning and Zoning Authority, the City Council will make the final decision. The EPC is the Council's recommending body with review authority for the Comp Plan update and the IDO effort. Both are legislative matters.

Staff anticipates that the EPC will hear the IDO on at least three days. The first two hearings (April 6 and 10) will focus on providing an overview of the EPC Submittal Draft and taking public testimony. The third hearing, tentatively scheduled for April 24, will focus on staff responses to comments and recommended Conditions of Approval. The Supplemental Staff Report for April 24 will include additional analysis of key issues and recommended Conditions of Approval to address public and staff comments.

II. BACKGROUND

Zoning Code History

The City first adopted a zoning code in 1959, which was replaced in 1975. Since then, the zoning code has been amended piecemeal countless times to address issues and new uses as the need arose. The 27 "base" or "straight" zones established in the existing Zoning Code were based on a Euclidean approach to separate residential and non-residential uses, which at the time was believed to be the best way to protect public health, safety, and welfare by not allowing commercial activity in areas where single-family residential uses were allowed. The 1970s code was largely an auto-oriented code, based on the assumption that the private automobile would be the primary mode of transportation to move people from their homes in residential areas to their jobs and services in commercial and/or industrial districts elsewhere.

Impetus for Overhauling the Zoning Code

Since the 1970s, several trends have challenged the assumptions upon which the 1970s zoning code was written. The first is a recognition that some areas, namely walkable urban districts, benefit from the careful mixing of land uses, including higher-density residential uses and non-residential uses such as office and retail. These urban districts are accessible by viable transportation alternatives, such as walking, biking, and transit. In turn, these active transportation choices support healthy lifestyles and contribute to community health, which has become more important as obesity, cancer, asthma, and diabetes rates – all now believed to be inextricably linked to daily exercise – have risen exponentially.

Second, new land uses, such as microbreweries and “maker spaces,” continue to challenge the existing Zoning Code structure that lists each use in fine-grained detail, requiring a text amendment for each new idea as it comes along.

The third and perhaps biggest challenge to the existing Zoning Code was present from its adoption. As a 300-year old city, Albuquerque includes areas developed and inhabited for hundreds of years before zoning was even invented. The 1970s Zoning Code was adopted “off the shelf,” similar to zoning codes adopted by cities throughout the United States. Because it was never tailored specifically for Albuquerque, many of our most distinct and vibrant places were immediately non-conforming when the Zoning Code was first adopted.

In response, the City began adopting Sector Development Plans in the 1970s for small areas, such as Old Town, where it was important to maintain and protect existing, built character by tailoring customized rules to legalize what had been there all along. Over the next four decades, over 60 Sector Development Plans were adopted, 40 of which included specialized zoning to address the needs of small areas that differed from the standard citywide regulations. In the most recent Sector Development Plans, the City had the opportunity to include the latest best practices for protecting single-family neighborhoods, regulating mixed-use districts, and ensuring context-sensitive design adjacent to Major Public Open Space. Because these plans are for small areas, such regulations were established only for certain parts of the City. Many other areas, which could benefit from such rules, did not benefit from the sector planning process.

The existing land use regulatory system, consisting of the Zoning Code, Subdivision Ordinance, DPM, Sector Development Plans, Corridor Plans, and Overlay Zones, introduces many opportunities for confusion, errors, and inconsistent decision-making over time due to boundaries that sometimes overlap, regulations that sometimes conflict, tacked-on amendments buried in resolutions and not integrated into the documents, and a mix of policies and regulations, with language that makes it unclear as to whether it is a policy or a regulation.

Half of the properties in Albuquerque are regulated by a mesh of Area Plans, Sector Development Plans, Corridor Plans, and Arroyo Corridor Plans, as well as the citywide Zoning Code, Subdivision Ordinance, and Development Process Manual (DPM). Some properties are governed by up to five different standalone documents, some of which include both policy and regulation. Even with very clear distinctions between policy and regulatory language (which is often not the case, particularly in older Sector Development Plans), the possibility of conflict between the plans and zoning regulations, written at different times and found in different documents, makes the existing system untenable as the City grows and changes.

The Zoning Code and the DPM documents sometimes conflict, since various sections have been updated at different times and with varying levels of coordination. Not only do Sector Development Plans include both policy and regulation, which can create confusion and misunderstandings about what the City can require and enforce, they also include review and approval processes that sometimes differ by zone, by project size, or by location. Some Sector Development Plans have been amended multiple times over the years. This introduces the potential for errors as Staff, property owners, neighbors, and other stakeholders look at different versions of the document.

Some Sector Development Plans have never been updated, even as they approach forty years old. Recent efforts to update several Sector Development Plans, including West Route 66, Martineztown, and the Coors Corridor Plan, have met with resistance from various stakeholders. The updates, despite much public involvement, public investment, and Staff time, have failed – leaving these areas with known issues and challenges that their out-of-date sector plans do not address. Multiply these issues by 60 documents and factor in that they only cover half the City, and the result is a system that is all but impossible to administer consistently and keep up-to-date, which is only expected to worsen over time.

Benefits of a New Zoning System

The new zoning system proposed in the Integrated Development Ordinance (IDO) has several important benefits.

First, the IDO includes a new category of zones for walkable, urban areas that allow for the careful mixing of residential and non-residential uses. These zones build in “Neighborhood Edge” provisions to protect nearby residential neighborhoods with building height limitations, setback and buffer areas, and lighting controls. Development standards associated with these zones help implement the Comp Plan policies, including regulations for Centers and Corridors, which are coordinated with transportation needs to make walking, biking, and transit safer and more viable in these areas.

Second, the new set of “base” or “zone districts” have been tailored for a 21st-century, southwestern city of our size, both in the uses allowed in each zone and the development standards tied to each zone. The structure of the proposed IDO – with a Permitted Use Table, illustrated zone summaries, tables for dimensional standards, and a table of review and approval procedures – represents a significant improvement over the existing Zoning Code in terms of clarity, organization, and ease-of-use for property owners, neighbors, stakeholders, Staff, and the general public.

Third, the IDO includes many tools within a flexible system to address the needs of small areas that may differ from the rest of the city. Four kinds of Overlay Zones – Airport Protection, Character Protection, Historic Protection, and View Protection – as well as Use Specific Standards, Development Standards, and Administration/Enforcement processes for mapped areas, are all available both to integrate protections currently adopted in Sector Development Plans as well as to address future needs as they arise.

Fourth, the proposed IDO integrates regulations for small areas from the City’s adopted Sector Development Plans, either extending a good rule for one area to all areas as a new citywide rule, keeping a regulation for the mapped area established by the Sector Development Plan, or updating outdated regulations with more stringent best practices in citywide regulations. The IDO footnotes the circumstances in which a regulation from an adopted Sector Development Plan was extended citywide as a best practice or where tailored approaches in an adopted Sector Development Plan were replaced by a new citywide standard based on updated best practices. It is important to note that the intent is to move important character-protecting regulations from the standalone plans into a single regulatory document that can be kept up-to-date over time and that have flexible tools to add regulatory protections for small areas as needs arise. The separation of policy and regulations from the Sector Development Plans into the Comp Plan (policy document) and the IDO (regulatory document) is

intended to clarify what the City can implement (policy) and what the City can require (regulation) of private property owners over time.

Fifth, the proposed IDO has been coordinated with updates to the DPM to reflect the updated Comp Plan; remove conflicts between zoning regulations and technical standards; provide clearer direction to staff, property owners, neighbors, and other stakeholders; and fully integrate requirements intended to make walking, biking, and transit safer and more viable throughout the City.

III. THE 2017 COMP PLAN UPDATE – FRAMEWORK

The updated Comp Plan establishes a framework for the new IDO; the two are mutually supportive. The following section contains a discussion of how key elements of the Comp Plan, such updated Centers and Corridors designations and updated Development Areas (i.e. Areas of Change and Areas of Consistency) relate to the IDO.

Policy vs. Regulation

The Comp Plan includes policies to guide decision-makers as they consider requests for zone changes, requests to adopt or amend regulations (including text changes to the Zoning Code), and requests to adopt or amend new plans (such as Facility Plans, Master Plans, Resource Management Plans, or Metropolitan Redevelopment Area Plans).

Regulations in the IDO are used by decision-makers as they consider requests for approval of site plans for individual development projects. In other words, policies are used to guide the development of regulations, and regulations are used to decide the approval or denial of individual development projects.

Updated Centers

The 2017 Comp Plan downgraded many former Major Activity Centers – which previously were described as the most urban, walkable areas – to Activity Centers. Activity Centers are still expected to include a mix of moderate-density residential uses with non-residential services and employment opportunities, but these are described in the latest Comp Plan update as less urban and therefore more suburban than their previous designation.

The Comp Plan designates Downtown as its own Center type, described as the most urban, most walkable, and most mixed-use of all the designated Centers. Two Urban Centers are identified – Uptown and Volcano Heights (one on each side of the river) – to focus walkable, mixed-use development in these areas, as opposed to encouraging that type of development in many Major Activity Centers throughout the City, as did the 2013 Comp Plan.

Based on these updates, the IDO regulations for Downtown and Urban Centers are intended to result in urban, pedestrian-oriented, mixed-use development, allowing additional building height and residential density and requiring maximum building setbacks to ensure a pedestrian-oriented street edge.

The Comp Plan also introduces a new Center type – the Employment Center. These Centers focus on prioritizing employment opportunities, particularly west of the Rio Grande, where residences far outnumber job opportunities. The proposed conversion of existing non-residential zones to new IDO zones was guided by Employment Centers, as well as policies related to improving the balance of jobs and housing on the West Side. While the existing C-1, C-2, and C-3 zones are proposed to convert to Mixed-use zones on East Side, the IDO proposes a new Non-residential zone (NR-C) to convert C-2 and C-3 zones on the West Side. Together with new zones that convert M-1 and M-2 zoned properties (i.e. NR-LM and NR-GM), the new NR-C zone will help ensure adequate land for employment-related uses in the future.

Updated Corridors

The 2017 Comp Plan introduces two new Corridor types: (1) Premium Transit (PT) Corridors that prioritize high-frequency, high-capacity transit service such as Bus Rapid Transit and (2) Main Street (MS) Corridors that prioritize pedestrian-oriented urban areas.

For both of these Corridors, the IDO allows additional building height, additional residential density, and maximum building setbacks to ensure pedestrian-oriented street edges (see provisions for PT and MS throughout the IDO).

The Premium Transit Corridor designation also guided the zoning conversion of property within 660 feet (i.e. one-eighth of a mile) of identified transit station areas along Central Avenue. Properties currently zoned C-3 within this walking distance from transit station areas were converted to MX-H, whereas other C-3 properties east and west of the river were converted to NR-C to ensure land available for employment opportunities.

Areas of Change and Areas of Consistency

The 2017 Comp Plan replaces the City’s previous Development Area designations with two types of areas that are intended to work as a complementary system. Areas of Change include areas where growth and development is expected and encouraged, including relevant designated Centers and Corridors, relevant Metropolitan Redevelopment Areas, and relevant adopted Master Plans and Business/Industrial Parks. Areas of Consistency include areas where additional growth and development is not expected or encouraged, including single-family residential areas, parks, Major Public Open Space, cemeteries, golf courses, etc. New Comp Plan policies for Areas of Consistency and Areas of Change that abut Areas of Consistency seek to ensure that proposed development is consistent in scale, intensity, and character to existing development.

First, the IDO gives teeth to this policy through Neighborhood Edge provisions, which limit building heights, lighting, screening and buffering, and circulation patterns for non-residential development abutting single-family residential zones (R-A, R-1, R-MC, and R-T) and single-family residential uses in the Downtown area (see Section 4-8).

Second, the IDO incorporates an additional requirement to justify zone change requests for property within Areas of Consistency. The zone change justification requirement policy, formerly adopted as Resolution 270-1980, has been incorporated into the IDO as the regulatory criteria for zone changes (see Sections 5-5.3B.3 and 5-5.3C.3 in the draft IDO). Currently, an applicant requesting a zone

change must show that the existing zoning is inappropriate for one of three reasons – (1) an error was made, (2) there has been significant change in neighborhood or community conditions, or (3) a different zone is more advantageous to the community. In the IDO, lands within Areas of Consistency will be required to demonstrate two of the three reasons to justify a zone change request, which raises the bar for zone changes in residential areas.

Coordination with Comp Plan

Improved coordination with regional planning efforts is one of the reasons for undertaking the Comp Plan update (see Section II of this report). Therefore, a key purpose of the update is to coordinate with the Mid-Region Metropolitan Planning Organization (MRMPO) and its regional long-range transportation plan, the Metropolitan Transportation Plan (MTP). The current MTP, called Futures 2040, was adopted by the Metropolitan Transportation Board in April 2015. It includes a new growth forecast to 2040 and a preferred scenario for growth.

Coordination with the Development Process Manual (DPM)

The third major document that the City uses for land development is the Development Process Manual (DPM). Currently, this document consists of two volumes – the first is about the land development process, and the second contains technical standards and application requirements. This is an administratively adopted document that was created by the DPM Executive Committee, which consists of private-sector and staff engineers and planners and is co-chaired by the Directors of the Department of Municipal Development and the Planning Department. Over time, Volume I has become out of date, so Planning Department staff created a Summary of Land Development Procedures – a short document that can be updated administratively – to provide the most current information about the land development application, review, and approval process. Portions of the Zoning Code also provide regulations about the land development process, which over time have come to conflict with the DPM as one or the other was updated.

The City's existing framework is unusual in placing only substantive standards in the Zoning Code, while all procedural and technical materials appear in the DPM. As a result, both the administrative section of the Zoning Ordinance and the entire Subdivision Ordinance use extensive cross-references to the DPM, requiring mastery of several long documents in order to know how a proposed development will be reviewed. In contrast, most new Zoning Codes include substantive standards, procedural steps, and decision-making criteria necessary to advise citizens, property owners, and investors about what they can do with their property, how to get a variance for development standards, who will make the decision, and what criteria will be used to make the decision.

The proposed IDO incorporates the DPM Volume I content as the approval procedures into Section 14-16-5, Administration and Enforcement. The IDO provides a summary table of land development procedures and information about the review and decision-making bodies, general procedures, and specific approvals that may be administrative, decided at a meeting or hearing, or policy decisions.

Most other process-related content from the DPM, such as the application checklists, hearing schedules, and informational handouts will be updated administratively and placed online.

Technical design and engineering standards for development, now included in the DPM as Volume II, will remain in the updated DPM. This third component of the ABC-Z project is moving on a parallel track to the Comp Plan and IDO. City Staff and the consultant team are reviewing the content and providing updates as needed to modernize the standards, match new designations in the Comp Plan, and complement new regulations in the IDO. Key updates include new street design and drainage requirements for development in designated Centers (where greater density is anticipated) and along Transit and Main Street Corridors to prioritize the pedestrian realm and slow vehicle travel speeds. After the DPM Executive Committee adopts updated technical content, the DPM will be reformatted into an online document to make the content more accessible to designers, engineers, and members of the public.

Planning System

The updated Comp Plan maps 12 Community Planning Areas (CPAs) in the City and proposes an ongoing cycle of assessments for each area, with three areas assessed per year over four years, followed in the 5th year with an update to the Comp Plan.

As noted above, the updated Comp Plan integrated policies from adopted Rank 2 Area Plans and Rank 3 Sector Development Plans, Corridor Plans, and Arroyo Corridor Plans. The IDO integrates regulations from adopted Rank 3 Plans.

Because Rank 2 Area Plans and Rank 3 plans are integrated into the Comp Plan and IDO, the planning system codified in the IDO includes just two levels of plans. (See Section 5-3 in the IDO Draft.)

- The Comp Plan establishes a community vision and long-range policies for growth and development.
- Facility and Metropolitan Redevelopment Plans are required to be consistent with the Comp Plan.
 - Facility Plans cover one type of natural resource or one type of public facility or utility for the entire City.
 - Metropolitan Redevelopment Area Plans outline strategies for catalytic public investment and economic development in targeted areas.

The IDO also codifies the five-year cycle of Community Planning Area assessments. This program will use existing staff and resources to work with area stakeholders to analyze each CPA at least once every five years.

CPA assessments will be coordinated with the Office of Neighborhood Coordination, other City Departments, and outside agencies for outreach, interaction, and analysis of the data and input collected by the Planning Department's Long Range Planning section.

Long range staff will spend four months in each CPA and will provide opportunities for walking tours, surveys, workshops, presentations, office hours, and social interactions with the community's residents, neighborhood associations, businesses, and other stakeholders at locations in the community

during the day, evenings, and on weekends to provide multiple venues for citizen participation. Relevant sector plan narratives, descriptions, and capital priorities will be revisited and used to inform the assessment reports.

CPA assessment reports, with data, analysis, and recommendations will be presented to the Environmental Planning Commission for their review and recommendation to the City Council. The CPA assessments are intended to give the City Council a status report on the conditions in each CPA and recommend capital and program priorities, discretionary zone changes for small areas, and changes to IDO regulatory standards to accomplish the goals and implement the vision for each area.

Each CPA assessment cycle of twelve CPA assessments in four years will result in recommendations for updates, adjustments, and amendments to the Comp Plan, Facility Plans, Metropolitan Redevelopment Plans, and/or the IDO in the fifth year of the CPA assessment process. The public and the City Council can expect these recommendations for changes every five years, but this does not preclude the City's planning and zoning authority from acting on changes as necessary to protect the health safety and general welfare of the populace on a more frequent basis.

Once a full CPA assessment cycle is complete, the process will begin again.

IV. THE NEW IDO – CHAPTER CONTENT

General Provisions (Chapter 1), §14-16-1

This chapter of the IDO carries forward the provisions of current §14-16-1 (General Provisions). The content is generally consistent with the content in the existing Zoning Code, with the exception that the definitions are moved to the end of the IDO. The Purpose section consolidates additional content from other sections of the City's Code of Ordinances related to zoning intent, subdivision purpose, planning ordinance purposes, neighborhood recognition purposes, infrastructure and growth plan intent, and the landmarks and urban conservation intent.

This section describes the legal foundations for adopting the IDO and the City's authority to do so, the purpose of the IDO, its applicability to all lands within the city limits, and establishment of the Official Zoning Map to identify the locations of the zone districts and overlay zones. It sets forth when compliance with the IDO is required, its relationship to other regulations, its relationship to private agreements and covenants, and the requirements for transitions from previous regulations.

Zone Districts (Chapter 2), §14-16-2

This chapter of the IDO carries forward the provisions of current §14-16-2 (Zoning Districts). This section includes Table 2-2-1 Summary Table of Zones, which is a cross-walk between existing zones and new IDO zone districts. In a major change from the existing Zoning Ordinance, each section of the IDO describing a zoning district will not list all of the Permitted and Conditional uses or the maximum/minimum lot and building dimensions permitted in each district. This information will now be shown in a table in chapter 14-16-3 (Use Regulations), and three tables in chapter 14-16-4 (Development Standards).

The format and presentation of each zone district has been enhanced with graphics and illustrations, as well as a purpose statement, a summary table of key dimensional standards, an axonometric drawing of key lot and building dimensions, and a section for any additional regulations that are unique to that zone district. The full list of dimensional requirements for all zone districts is presented in three comparative tables, one for each category of zone districts (Residential, Mixed-use, and Non-residential) in IDO chapter 14-16-4 (Development Standards).

Overlay Zones, §14-16-2-7

This section of the IDO carries forward the provisions of current §14-16-2-28 (Overlay Zones) as well as provisions from adopted Sector Development Plans, referenced on page *xvii* of the Zoning Code. The overlay zone categories include Airport Protection (APO), Character Protection (CPO), Historic Protection (HPO), and View Protection (VPO) Overlay Zones. See Section VI of this Report for more information about each type of overlay zone and their locations.

Use Regulations (Chapter 3), §14-16-3

This chapter of the IDO carries forward the provisions of current §14-16-2 (Zoning Districts) related to uses. Instead of being included within each zone district, Permitted and Conditional uses for all zone districts are shown in a comparative table for all districts in Chapter 14-16-3 (Use Regulations). In addition, zone districts are grouped into three categories – Residential, Mixed-use, or Non-residential – that communicate the intent of the district.

The Permitted Use Table (Table 3-2-1) identifies zones in columns and uses in rows. The uses are grouped into the categories: Residential, Civic and Institutional, Commercial, Industrial, Accessory, and Temporary Uses. Each use is identified as Permitted, Conditional, Accessory (new), Temporary, Conditional Vacant (new), or not allowed. An ‘A,’ for Accessory, means the use must be subordinate to the main use of the property, for example, a drive-up use can be accessory to a bank or a restaurant. A ‘CV,’ for Conditional Vacant, indicates that a specific use that is not listed as either a Permitted or Conditional use can be considered for Conditional Use approval if it will be located in a building that has been vacant for 5 or more years.

Use Specific Standards, §14-16-3-3

The table also provides cross-references for many uses to special standards that apply to that use, which are called Use Specific Standards. These include regulations related to the design and potential impact of accessory dwelling units, parks, community gardens, heavy vehicle-related uses, fueling stations, parking lots, self-storage, wireless telecommunications facilities, outdoor storage, among many others.

Wireless Telecommunications Facilities (WTFs)

In the new IDO, WTFs are addressed in five locations: the Permitted Use Table (Table 3-2-1, p. 115), Chapter 3-3: Use Specific Standards (p. 142-146), Chapter 5-5: Specific Procedures (p. 339-340 and p. 361-362), and in Chapter 6: Definitions (p. 426-428). WTFs are considered an Industrial Use and are grouped with other Use Specific Standards.

The WTF information in the new IDO tracks what is currently found in Zoning Code §14-16-3-17, the Wireless Regulations, with some exceptions. A more detailed discussion of the differences will be provided in the Supplemental Staff Report. Key components of the current wireless regulations, such as the requirement for concealment by design, criteria for concealment, distance separation requirements, and notification requirements will remain.

Development Standards (Chapter 4), §14-16-4

Dimensional Standards, §14-16-4-1

This section of the IDO carries forward the provisions of current §14-16-2 (Zoning Districts). This section consolidates all of the information regarding minimum and/or maximum standards for lot areas, lot widths, building setbacks, open space requirements, and lot coverage for all base zone districts.

Most of the dimensional standards are consolidated into three tables – similar to the Permitted Use Table – that allow comparisons of dimensional standards across all of the base zone districts within the Residential, Mixed-use, and Non-residential zone district categories. This table was informed by the dimensional standards for both existing base zones and SU-2 zones in adopted Sector Development Plans.

Site Design and Sensitive Lands, §14-16-4-2

This section consolidates standards related to general site layout from the Zoning Ordinance and DPM. These include standards in §14-16-3-18 (General Building and Site Design Regulations for Non-residential uses) and §14-16-3-20 (Archeological Sites). It also includes regulations embedded in some of the existing Sector Development Plans and Facility Plans. The Sensitive Lands addressed by the IDO include archaeological sites, arroyos, acequias, landfills, and properties abutting Major Public Open Space.

Access & Connectivity, §14-16-4-3

This new section consolidates regulations about access to development and redevelopment sites and connectivity within and between those sites. Currently, those standards are scattered through many sections of the Zoning Ordinance, Subdivision Ordinance, Development Process Manual, and some Sector Development Plans. Access and connectivity standards can be powerful tools for promoting walkability and public health, as well as shortening the length of driving trips and reducing related greenhouse gas emissions.

Subdivision of Land, §14-16-4-4

This section of the IDO carries forward the provisions of current §14-14 (Subdivision Regulations). Incorporating the subdivision regulations with other land development regulations allows the same development layout standards to apply regardless of whether a property is now being subdivided or already has been subdivided. For example, the IDO can ensure that the same development patterns apply to projects where multiple buildings are being located on a single lot (usually through a site plan) and projects where each of those buildings will be located on a

separate lot (usually through subdivision). Development standards that apply only to subdivisions will be located in this section.

Parking and Loading, §14-16-4-5

This section includes materials from the Off-street Parking Regulations in current Section 14-16-3-1, as well as parking-related materials in the Supplementary Height, Area, and Use regulations in §14-16-3-3, and includes parking-related regulations derived from the content of Sector Development Plans. Instead of repeating parking requirements (the minimum number of off-street parking spaces) in narrative form, the information organizes all parking requirements into a single table of parking requirements that aligns with the revised names for Permitted and Conditional use categories in the Permitted Use Table.

The existing requirements were compared with other large U.S. cities to recommend changes – usually reductions – in locations and types of development where other cities find that lower standards are workable. Credits against minimum parking requirements were also updated – particularly those related to transit proximity. In addition, this section includes basic (non-technical, non-engineering) design and layout standards from DPM Volume 2, Chapter 23 regarding the number of stacking spaces needed for different types of drive-through facilities. Finally, this section includes maximum parking standards for large office and retail uses.

Landscaping, Buffering, and Screening, §14-16-4-6

This section consolidated all information from the current Zoning Ordinance and the non-engineering materials from the DPM regarding what types of landscaping, screening, and buffering are required for different types of development. It includes materials from existing Section 14-16-3-10 (Landscaping Regulations Applicable to Apartment and Non-residential Development), Section 14-16-3-19 (General Height and Design Regulations for Walls, Fences, and Retaining Walls), and several Sector Development Plans. Existing regulations do not include some key national best practices, so the consultant team recommended improvements. This section adds more types of screening and buffering, strengthens landscaped buffers for areas adjacent to single-family residential neighborhoods, and improves standards for water conservation.

Outdoor Lighting, §14-16-4-7

The outdoor lighting section includes lighting standards for multi-family, mixed-use, and non-residential development that apply to both new lighting and the replacement of fixtures. Outdoor lighting in the public right-of-way (e.g. street lighting, bus shelter lighting) is not included, just as it is excluded in the existing Zoning Code.

Exterior lighting is still required to be shielded using full cutoff light fixtures. Maximum light pole height is consistent with existing regulations.

Existing lighting standards have been revised to comply with the requirements of the New Mexico Dark Skies statute. Standards have been added for pedestrian-scale lighting, decorative and landscape lighting, and surface parking lot lighting.

Neighborhood Edges, §14-16-4-8

This new section was created to protect all single-family and low-density residential zones from adverse impacts of adjacent multi-family or non-residential development. Many of the standards currently contained in Sector development plans and SU-2 zoning were consolidated in this section. These regulations include:

- Multi-family or mixed-use building heights and exterior light poles and fixtures have lower height limits when they are adjacent to single-family residential zoning districts;
- Parking lots, storage areas, and vehicle circulation areas not be located between a primary structure in a multi-family, mixed-use, or non-residential zoning district and the side property line of any abutting single-family district;
- Additional screening and buffering be installed along edges where multi-family, mixed-use, or non-residential development abuts a single-family residential district.

Solar Access, §14-16-4-9

The purpose of this section is to allow for development while ensuring continued access to solar energy. These standards apply to all residential zone districts where the building height limit is 26 feet. Building height is not allowed to exceed a maximum height of 26 feet and may be limited to be less than 26 feet depending upon the building's distance from the property's northern lot line.

Building Design, §14-16-4-10

This section carries forward building design standards from the existing Zoning Code and includes some content from adopted Sector Development Plans that was relevant to other areas and provides effective standards for high-quality development. This section includes standards from Section 14-16-3-18 General Building and Site Design Standards for Non-residential Uses, Section 14-16-3-2 Shopping Center, and Section 14-16-2-23(D) Large Retail Facility Standards. Content from adopted Sector development plans was also incorporated. In addition, standards were added to encourage energy-efficient building designs.

Signs, §14-16-4-11

Unlike the existing Zoning Code, signs are not defined as a use of property, so all sign-related regulations are included in a section specific to signs. All sign type, size, height, and other standards are organized in a table by zone district. This section includes standards from the existing Section 14-16-3-5 General Sign Regulation and sign-related regulations from adopted Sector Development Plans.

Operation and Maintenance, §14-16-4-12

This section contains operating standards and maintenance standards, which apply to all properties in the City. Property owners are responsible for ensuring that their property complies with the IDO. The operating standards address topics such as air quality, burning, hazardous materials, and noise, among others. The maintenance standards address buildings and structures, fences and walls, parking areas, and signs, among others. Generally, the standards work to ensure that uses

operate without creating dangerous or noxious conditions and that buildings, fences, and signs, etc. are well-maintained.

Administration & Enforcement (Chapter 5), §14-16-5

This chapter of the IDO carries forward the provisions of existing Section 14-16-4 (Administration and Enforcement). Additionally, it consolidates the three specialized procedures contained for straight zones, form-based zones, and Sensitive Use zone districts into a single set of procedures applicable throughout the City. Table 5-1-1 includes all approvals related to land use and development and specifies required notice, meetings, decision-making body, and appeals process. A section on general procedures provides information about decision-making bodies and general criteria for decisions. A section on specific procedures details applicability, the decision-making body, process, and criteria for decision-making.

This chapter brings over much of the basic information currently in the Development Process Manual about how the City reviews and approves development is currently contained in the Development that is pertinent to property owners, neighbors, and the public. (See also “Coordination with the DPM” section above in this staff report.)

Definitions (Chapter 6), §14-16-6

This chapter of the IDO carries forward the provisions of current §14-16-1-5 (Definitions). This section also consolidates and updates definitions from the four existing ordinances being integrated and selected provisions of the Development Process Manual and the Code of Ordinances, including archeological definitions, mobile home resident notification definitions, subdivision definitions, neighborhood recognition definitions, planning ordinance definitions, street tree definitions, and landmarks and urban conservation definitions. Many of the outdated definitions have been revised, and new land use definitions were added.

V. ANALYSIS OF RELEVANT EXISTING DOCUMENTS

Ordinance citations are in regular text; *Staff analysis follows in bold italics.*

State of New Mexico

The Constitution of the State of New Mexico allows municipalities to adopt a charter, the purpose of which is to provide for maximum local self-government (see Article X, Section 6- Municipal Home Rule). The City of Albuquerque is a home rule municipality and has the authority to adopt a comprehensive plan as granted under Chapter 3, Article 19, Section 9 NMSA 1978 (3-19-9 NMSA 1978) and by the City Charter.

Charter of the City of Albuquerque

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

Article I, Incorporation and Powers

The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of

the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. The purpose of this Charter is to provide for maximum local self-government. A liberal construction shall be given to the powers granted by this Charter.

Creating an Integrated Development Ordinance (IDO) is an act of maximum local self-government and is consistent with the purpose of the City Charter. The updated regulatory structure and processes in the IDO will help implement the updated Comp Plan and help guide future legislation.

Article IX, Environmental Protection

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

The IDO, which will help implement the updated Comp Plan, reflects best practices that will provide for orderly and coordinated development patterns and encourage conservation and efficient use of water and other natural resources. The IDO will help protect and enhance quality of life for Albuquerque's citizens by promoting and maintaining a high-quality and humane built environment. Commissions, Boards, and Committees will have up-to-date procedural guidance to better administer City policy and regulations.

Article XVII, Planning

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

The review and adoption of the IDO is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. The IDO will help implement the updated Comp Plan and ensure that development in the City is consistent with the intent of any other plans and ordinances that the Council adopts.

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

The IDO reflects best practices and will help the administration realize the Comp Plan's vision for future growth and development and aid in the enforcement and administration of land use plans.

Albuquerque Code of Ordinances

Chapter 14- Zoning, Planning & Building, Article 13-Planning Goals and Objectives (aka The Planning Ordinance).

§14-13-1 PLANNED GROWTH STRATEGY.

1(I): The Planned Growth Strategy report found that the Albuquerque area faces critical challenges related to deteriorated infrastructure; back-log of infrastructure rehabilitation and deficiency correction projects; natural resource conservation and preservation related to land, water, and air quality; traffic congestion; timely provision of infrastructure, parks, schools and other facilities to support new development; and the decline of some older neighborhoods.

The IDO addresses the issues in the Planned Growth Strategy (PGS) report, which include deteriorated infrastructure, the need for natural resource conservation and preservation, traffic congestion, provision of infrastructure for new development, and the decline of some older neighborhoods, by: i) supporting the vision and concepts in the updated Comp Plan, and ii) creating a regulatory framework that respects established areas (neighborhoods and open space) while creating a consistent quality for future development through consolidated development standards and a clarified, streamlined review and approval process.

1(K) There are inconsistencies between adopted community plans and the structure of development regulations, design and infrastructure standards, charges and fees, and approval processes that result in an undesirable gap between conditions and our best aspirations for the community.

The IDO improves the structure of development regulations by removing the pyramid structure of the 1970s Zoning Code, which relied on multiple cross-referencing to find what is allowed—a practice that led to inconsistencies and confusion. The Permitted Use Table in the IDO lists land uses by category and specifies whether they are permissive, conditional, accessory, or temporary within each zone (see Chapter 14-16-3-2, Table 3-2-1). Processes are found in a user-friendly summary table (see Chapter 14-16-5-1, Table 5-1-1).

The IDO incorporates best practices for land use planning and zoning. The IDO recognizes that some standards in Sector Development Plans warrant application citywide, while others are characteristic of smaller areas and therefore have been incorporated into overlay zones that protect character, historic status, and views or standards for mapped areas related to use, development standards, or review and approval processes. By applying the regulations in the IDO over time, the City will help implement the updated Comp Plan and minimize the gap between existing conditions and our shared vision for our community.

1(M) Recognized comprehensive community-building principles have not been and should be incorporated into the routine planning, standards, and functioning of City departments and into their joint efforts with other governmental agencies and public and private organizations.

The updated Comp Plan recognizes comprehensive community-building principles, such as:

- *sustainable development, which is the key to the region's long-term viability;*
- *development patterns that foster complete communities;*
- *increased inter-agency and intra-agency planning and coordination to maximize efficiencies, and*
- *support of small area planning efforts through Community Planning Assessment areas (CPAs).*

The IDO supports these community-building principles because it will help them become reality over time by implementing standards for new development, overlay zones to protect designated areas, best practices in planning and zoning, and streamlined and clarified development processes.

Chapter 14- Zoning, Planning & Building, Article 14: Subdivision Regulations

§14-14-1 PURPOSE AND INTENT

The public health, safety, comfort, convenience, and general welfare of the people of the city require the harmonious, orderly, and coordinated development of land within the city and its planning and platting jurisdiction. In furtherance of this purpose, this article provides for control by the city of the subdivision of land. The intent of such control is to secure:

- (A) Coordination of land development in accordance with orderly physical patterns as stated in the Albuquerque/Bernalillo County Comprehensive Plan, and such further plans, policies, and ordinances as may have been or may hereafter be adopted by the City Council;
- (B) Adequate provision for light and air, solar access, public open spaces, water supply, drainage, flood control, sanitation including sewer service, and other public facilities;
- (C) Economy for governmental purposes and efficiency in governmental operations;
- (D) Minimization of traffic hazards and provision of safe, convenient circulation of people, goods, and vehicles;
- (E) Accurate and complete surveying, and preparation and recording of plats thereof; and
- (F) Safety and suitability of land for the development contemplated.

The overarching purpose of the IDO is to implement the updated Comp Plan and ensure that development is consistent with the intent of other plans, policies, and ordinances adopted by the City Council (A, above). The IDO's updated development standards, incorporation of best practices, use of overlay zones, and clarified and streamlined development processes will help to ensure the harmonious, orderly, and coordinated development of land in the City, help create efficiency in governmental operations (C, above), and serve as a framework to help Staff and the public ensure the safety and suitability of land for development (F, above).

The IDO includes and updates the Subdivision Ordinance, which controls the subdivision of land in the City. Accurate surveying and recording of plats will continue at the Development Review Board (DRB) level (E, above). Topics such as drainage, flood control, and sewer service will continue to be addressed at the DRB (see B, above). Updated development standards and best practices in the IDO will help ensure provision of adequate light, air, solar access, open spaces, water (see B, above), and convenient circulation of people, goods, and vehicles while minimizing traffic hazards (see D, above).

Chapter 14- Zoning, Planning & Building, Article 16: Zoning Code

§14-16-1-3 INTENT. (A) This article is intended to help achieve Article IX of the Charter of the City of Albuquerque and the city's master plan; in particular the master plan documents which comprise the Albuquerque/Bernalillo County Comprehensive Plan. This article is intended to create orderly, harmonious, and economically sound development in order to promote the health, safety, convenience, and general welfare of the citizens of the city. These regulations are necessary to provide adequate open spaces for light and air including solar access; to avoid undue concentration of population, to secure safety from fire, panic, and other dangers; to help control congestion in the streets and public ways; to control and abate unsightly use of buildings or land; to facilitate adequate provisions for community utilities and facilities such as transportation, water, sewer, schools, and parks; to encourage the most appropriate use of land; to properly channel flood water runoff; to conserve and stabilize the value of property; and to enhance the appearance of the landscape.

In addition to helping achieve the City's master plan (the updated Comp Plan), another overarching purpose of the IDO is to protect the health, safety, and general welfare of the public. Like the Zoning Code, the IDO will help create orderly, harmonious, and economically sound development by providing for light, air and solar access, promoting public safety, controlling congestion on streets and unsightly use of buildings or land, providing public facilities, channeling water runoff, conserving and stabilizing property value, and enhancing landscape appearance.

Incorporating best practices in land use and zoning into updated development standards and zone categories will make the IDO more effective in addressing today's issues. Replacing the existing Zoning Code's pyramid structure (in which one zone references others) and clarifying and simplifying review and approval procedures will make the development process more predictable and consistent.

Comp Plan

As directed by the City Council, the 2017 Comp Plan and the IDO were developed together and are mutually supportive. The 2017 Comp Plan carried over the content from the goals and policies of the 2013 Comp Plan, but updated the organization, wording, and some content in response to the latest trends, challenges, strategies, and guiding principles identified through the planning effort and associated public engagement.

Section III of this report explains the framework that the updated Comp Plan establishes and its key policies, new and revised Center and Corridor designations, and the replacement of the City's 2013 Development Areas with new designations: Areas of Change and Areas of Consistency. The following analysis demonstrates how the new IDO is connected to, and furthers, the updated Comp Plan. References to the 2013 Comp Plan goals and policies are provided in parentheses.

Chapter 3 Vision

Comp Plan Vision: The 2013 Comp Plan includes Centers & Corridors as its shared community vision. The Plan was amended in 2013 to include Centers adopted by the City and County since Centers & Corridors were first added to the Comp Plan in 2001. The 2017 Comp Plan added centers

subsequently adopted by the County, kept the same boundaries for all City Centers, and changed designations for many Centers and Corridors. See more detail in Chapter 5 analysis for Centers & Corridors below.

Vision Map

The 2017 Comp Plan Vision Map illustrates our desired growth pattern for the city and county in the future, with growth captured primarily in existing and designated Centers and Corridors.

The 2017 Comp Plan added Guiding Principles, developed with the community during the update process.

Guiding Principles

- Strong Neighborhoods
- Mobility
- Economic Vitality
- Equity
- Sustainability
- Community Health

The IDO's "Purpose" outlined in Section 14-16-1-3, closely mirrors the objectives of the Comp Plan Vision and Guiding Principles:

1-3.1. Implement the adopted Albuquerque-Bernalillo County Comprehensive Plan, as amended.

1-3.2 Ensure that all development in the city is consistent with the spirit and intent of any other plans and policies adopted by City Council.

1-3.3 Ensure the provision of adequate public facilities and services for new development.

1-3.4 Protect the quality and character of residential neighborhoods.

1-3.5 Promote the economic development and fiscal sustainability of the City.

1-3.6 Provide for the efficient administration of City land use and development regulations.

1-3.7 Protect the health, safety, and general welfare of the public.

1-3.8 Provide for orderly and coordinated development patterns.

1-3.9 Encourage the conservation and efficient use of water and other natural resources.

1-3.10 Implement a connected system of parks, trails, and open spaces to promote improved outdoor activity and public health.

1-3.11 Provide reasonable protection from possible nuisances and hazards and to otherwise protect and improve public health.

1-3.12 Encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians.

Chapter 4- Community Identity

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

Policy 4.1.1 Distinct Communities (II.B.5 Goal)

Policy 4.1.2 Identity and Design (II.B.4 Policy b, II.B.5 Policy e, II.B.6 Goal)
Policy 4.1.3 Placemaking
Policy 4.1.4 Neighborhoods
Policy 4.1.5 Natural Resources

*The IDO furthers the Community Identity Goal and Policies with the following:
14-16-2-3 establishes residential zone districts that reflect distinct neighborhoods and communities as they exist or are developed with standards and uses that reflect the desired outcomes to protect and preserve them.*

For example, the R-1 zone for single-family detached homes on individual lots has four “flavors” with different lot sizes and setbacks. This allows for more accurate representations of distinct neighborhoods and subdivisions developed during different eras of various sizes to be identified as “single-family” even if they have lot layouts or designs that do not meet the 1979 Zoning Code’s R-1 standards. This will help to stabilize the status of neighborhoods as the key to the city’s health and vitality.

The IDO retains existing standards from Area and Sector Plans intended to protect and enhance natural settings and ecosystem functions, including the Character Protection Overlay (CPO), View Protection Overlay (VPO), and Historic Protection Overlay (HPO) Zones in 14-16-2-7:

- *Coors Boulevard CPO*
- *Downtown Neighborhood Area CPO*
- *East Downtown CPO*
- *Los Duranes CPO*
- *Nob Hill Highland CPO*
- *Rio Grande Boulevard CPO*
- *Sawmill/Wells Park CPO*
- *Volcano Mesa CPO*
- *East Downtown HPO*
- *Eight/Forrester HPO*
- *Fourth Ward HPO*
- *Huning Highland HPO*
- *Old Town HPO*
- *Silver Hill HPO*
- *Coors Boulevard VPO*
- *Northwest Mesa Escarpment VPO*

Chapter 14-16-4, Development Standards have specific standards intended facilitate good development AND to protect residential neighborhoods and open space areas with standards for:

- *Site Design and Sensitive Lands (Avoidance of Sensitive Areas, Arroyo Standards, Irrigation Facility Standards, Landfill Buffers, Properties Abutting Major Public Open Space)*
- *Access and Connectivity*
- *Subdivision of Land (Block Design and Layout, Infrastructure and Improvements, Design Criteria)*
- *Landscaping, Buffering, and Screening*
- *Outdoor Lighting*
- *Neighborhood Edges*

14-16-4-8, Neighborhood Edges standards are new and notable because they are now built-in requirements for all development and redevelopment projects to preserve the residential neighborhood character of established, low-density homes in residential zone districts adjacent to mixed-use or non-residential zone districts. These types of protections exist in part in some sector-planned areas, but not city-wide. The IDO intends to strengthen and extend all of these protections to all residential neighborhoods throughout the city. These standards correspond to the Comprehensive Plan's Development Areas: Areas of Consistency and Areas of Change.

Mapped areas for specific design standards are included to maintain the requirements and protections in currently sector-planned areas, such as new second stories in the Downtown Neighborhood Area, Los Duranes, and Nob Hill Highland Area (14-16-4-10).

Goal 4.2 Process: Engage communities to identify and plan for their distinct character and needs.

Policy 4.2.1 Community Planning Areas (II.B.4 Goal and II.C.9)

Policy 4.2.2 Community Engagement

Goal 4.3 City Community Planning Areas

Policy 4.3.1 CPA Assessments (II.C.9)

Section 14-16-5-3 outlines a Planning System for the City that includes two types of plans and an ongoing process for long-range planning with community stakeholders through Community Planning Area assessments. The Comprehensive Plan establishes the general long-range City policies for development, conservation, or redevelopment. Facility Plans and Metropolitan Redevelopment Area Plans will continue to cover either one specific topic (e.g. Electric Service Transmission, Open Space, Arroyos) or one specific area that has been designated a Metropolitan Redevelopment Area (MRA) by the City Council with strategies and for catalytic public investment and economic development. The Planning Department will work with stakeholders in each of 12 Community Planning Areas – three areas per year – to assess needs and assets, as well as identify polices and/or regulations that need to be updated to realize the vision and protect the desired character of each area. Taken together, the Planning System will help align future private and public investments and keep the City's plans and development regulations up to date.

Chapter 5- Land Use

Goal 5.1 Centers and Corridors: Grow as a community of strong centers connected by multi-modal corridors.

- Policy 5.1.1 Desired Growth (II.B.5 Policy j, II.B.7, II.B.9)
- Policy 5.1.2 Development Areas (II.B)
- Policy 5.1.3 Downtown (II.B.6)
- Policy 5.1.4 Urban Centers (II.B.7)
- Policy 5.1.5 Employment Centers (II.B.7)
- Policy 5.1.6 Activity Centers (II.B.7)
- Policy 5.1.8 Premium Transit Corridors
- Policy 5.1.9 Main Streets
- Policy 5.1.10 Major Transit Corridors (II.D.4)
- Policy 5.1.11 Multi-Modal Corridors (II.D.4)
- Policy 5.1.12 Commuter Corridors (II.D.4)

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

- Policy 5.2.1 Land Uses
- Policy 5.2.2 Planned Communities

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

- Policy 5.6.1 Community Green Space (II.B.1)
- Policy 5.6.2 Areas of Change (II.B.3-7)
- Policy 5.6.3 Areas of Consistency (II.B.3-7)
- Policy 5.6.4 Appropriate Transitions (II.B.3-7)

Introduced as a means to focus more intense development in specific areas in the City, Centers and Corridors framework (activity centers connected by transportation corridors), became part of the Comp Plan in 2001 (R-172-2001). In 2013, the Comp Plan was amended to update the Centers and Corridors map based on statistical data.

Centers and Corridors are the cornerstone of the 2016 Comp Plan and will help the area grow as a community of strong centers, connected by multi-modal transportation corridors (Goal 5.1). The idea is to capture regional growth in the Centers to help shape the built environment into a sustainable development pattern (Policy 5.1.1); doing so will make it possible to maintain appropriate density and scale of development in areas that should remain more stable (Policy 5.1.2). Though the activity centers have been reclassified with different names (ex. urban center, employment center), the idea is to focus desired growth in the centers (consistent with center type) in order to foster mixed-use concentration of activities with a range of services and amenities (Policy 5.1.6). The Urban Centers are intended to be highly accessible and walkable and provide higher-density housing options (Policy 5.1.4) and the Employment Centers are intended to prioritize employment opportunities (Policy 5.1.5). Downtown is intended to be a

regional hub for the highest intensity development (Policy 5.1.3). The various corridor designations (Policies 5.1.8 – 5.1.12) indicate Corridor type that will serve to connect the Centers, and to which an alternative transportation focus can be placed.

The IDO features new zone categories that will help support and implement the updated Centers and Corridors framework, in order to foster communities where residents can live, work, learn, shop, and play together (Goal 5.2, Policies 5.2.1 and 5.2.2).

The new zones (including mixed-use zones) range from lower to higher intensity, and have the following purposes and relationship to the Comp Plan.

<i>New Zone</i>	<i>Purpose</i>	<i>Comp Plan Support</i>
<i>MX-T (Mixed Use-Transition)</i>	<i>Provide a buffer between residential neighborhoods and more intense commercial areas. Low-density multi-family, small-scale offices, and non-auto oriented commercial.</i>	<i>Activity Centers and Corridors</i>
<i>MX-L (Mixed-Use Low)</i>	<i>Provide for neighborhood-scale convenience shopping needs. Non-destination retail and commercial uses, low-density multi-family residential.</i>	<i>Activity Centers and Corridors</i>
<i>MX-M (Mixed-Use Moderate)</i>	<i>Provide for a wide array of retail, commercial, residential, and industrial uses.</i>	<i>Activity Centers and Corridors</i>
<i>PD (Planned Development Zone)</i>	<i>Accommodate small and medium-scale innovative projects that cannot be accommodated through another base zone.</i>	<i>Activity Centers and Corridors</i>
<i>MX-H (Mixed-Use High)</i>	<i>Provide for large-scale destination retail. Higher-density infill allowed in appropriate locations.</i>	<i>Premium Transit Corridor, Major Transit Corridor, Main Street, Uptown and Volcano Heights Urban Centers</i>
<i>MX-FB (Mixed-Use Form Based)</i>	<i>Provide for a wide range of residential, commercial, and institutional uses.</i>	<i>Downtown</i>
<i>PC (Planned Community Zone)</i>	<i>Accommodate very large-scale or mixed-use communities that cannot be accommodated through another base zone.</i>	<i>Activity Centers and Corridors</i>
<i>Non-Residential Commercial Zone (NR-C)</i>	<i>Accommodate medium-scale retail, office, commercial and institutional uses in specific areas where additional residential development is not desired.</i>	<i>Employment Centers, Jobs-Housing Balance</i>
<i>NR-BP (Non-Residential Business Park)</i>	<i>Accommodate a wide range of non-residential uses in close proximity while buffering potential impact of each use. A wide variety of commercial, office, and institutional uses is permitted.</i>	<i>Employment Centers</i>
<i>NR-LM (Non-Residential Light Manufacturing)</i>	<i>Accommodate moderate intensity commercial and low-impact manufacturing uses, while buffering adjacent lower-intensity uses.</i>	<i>Employment Centers</i>
<i>NR-LM (Non-Residential</i>	<i>Accommodate a wide variety of industrial</i>	<i>Employment Centers</i>

General Manufacturing)	manufacturing and heavy commercial uses.	
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The Use Regulations in the new IDO will serve to support the new zoning designations as they implement the Centers and Corridors vision in the Comp Plan. The Use Regulations (see the Permitted Use Table in Chapter 3-2) establish what type of use is allowed in what zone. Generally, a wide range of uses is allowed where growth is desired (in Areas of Change). Where growth is not desired (Areas of Consistency), the available uses are more limited. The Use-Specific Standards (for residential, civic/institutional, commercial, and industrial uses) establish standards that will create consistency and quality of the built environment, in order to support development of complete communities (Goal 5.2) and the City development areas- Areas of Change and Areas of Consistency (Goal 5.6).

The Development Standards, which address dimensions, connectivity, site design, landscaping, solar access, building design, etc., correspond to various intentions in the Comp Plan. For instance, the sensitive lands standards will protect sensitive lands, even in Centers and Corridors, and the Neighborhood Edges standards will implement Areas of Change and Areas of Consistency by protecting established neighborhoods.

Goal 5.3 Efficient Development Patterns

- Policy 5.3.1 Infill Development
- Policy 5.3.2 Leapfrog Development
- Policy 5.3.3 Compact Development (II.B.5.Policy f)
- Policy 5.3.4 Conservation Development
- Policy 5.3.5 School Capacity
- Policy 5.3.7 Locally Unwanted Land Uses
- Policy 5.3.8 Solar Protections

Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande. (II.D.6)

- Policy 5.4.1 Housing near Jobs
- Policy 5.4.2 West Side Jobs

The development areas, Areas of Change and Areas of Consistency, were created to support the Centers and Corridors framework by focusing new growth in areas where it is desired. The IDO supports such growth with use-specific standards and development standards, which were specifically tailored to encourage growth in Areas of Change and to protect Areas of Consistency from the potential, adverse effects of new growth. This is an example of how the new development areas designations (Comp Plan) and the standards (IDO) work together to support efficient development patterns (Goal 5.3).

Another example is that the PD and PC zones require public hearings to ensure that they are not leapfrog development (Policy 5.3.2), which would adversely affect the centers and corridors concept by promoting fringe development over infill development. Infill development is more efficient and supports centers and corridors (Policy 5.3.1). The new NR-PO (Non-Residential

Park and Open Space) zone supports conservation development (Policy 5.3.4). The development standards address solar protections (Policy 5.3.8) and sensitive lands (Policy 5.3.4).

The IDO includes new zones, specifically the mixed use (MX) zones, which offer flexibility and a wide range of uses to provide more choices for different lifestyles. For example, in a MX zone, it would be possible to locate housing within walkable distance from goods and services to encourage non-auto modes of travel. Greater flexibility of zones is intended to help address the jobs-housing balance on the Westside, and will support encouraging residential growth near employment areas (Goal 5.4).

Zone mapping in the IDO also supports efficient development patterns. Due to school capacity deficiencies on the Westside, MX zones are limited (Policy 5.3.5) in order to focus on employment development. IDO mapping of MX zones on the east side is widespread to reflect excess school capacity and to place more housing near existing employment concentrations. IDO mapping and standards regarding Neighborhood Edges reflect mitigation and promote the equitable distribution of LULUs (Policy 5.3.7).

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

- Policy 5.7.2 Regulatory Alignment (II.D.5.Policy e)
- Policy 5.7.4 Streamlined Development (II.D.5.Policy e)
- Policy 5.7.5 Public Engagement
- Policy 5.7.6 Development Services

The overarching purpose of the IDO, described in Section 14-16-1-3, is to implement the Comp Plan. The IDO contains improved processes, and an updated regulatory framework, to support and achieve Comp Plan implementation (Goal 5.7, Policy 5.7.2). The IDO closely mirrors the Comp Plan Vision and Guiding Principles, as follows:

<i>Location</i>	<i>Content and Connection</i>
<i>1-3.1</i>	<i>Implement the adopted Albuquerque-Bernalillo County Comprehensive Plan, as amended.</i>
<i>1-3.2</i>	<i>Ensure that all development in the city is consistent with the spirit and intent of any other plans and policies adopted by City Council.</i>
<i>1-3.3</i>	<i>Ensure the provision of adequate public facilities and services for new development.</i>
<i>1-3.4</i>	<i>Protect the quality and character of residential neighborhoods.</i>
<i>1-3.5</i>	<i>Promote the economic development and fiscal sustainability of the City.</i>
<i>1-3.6</i>	<i>Provide for the efficient administration of City land use and development regulations.</i>
<i>1-3.7</i>	<i>Protect the health, safety, and general welfare of the public.</i>
<i>1-3.8</i>	<i>Provide for orderly and coordinated development patterns.</i>
<i>1-3.9</i>	<i>Encourage the conservation and efficient use of water and other natural resources.</i>
<i>1-3.10</i>	<i>Implement a connected system of parks, trails, and open spaces to promote improved outdoor activity and public health.</i>
<i>1-3.11</i>	<i>Provide reasonable protection from possible nuisances and hazards and to otherwise protect and improve public health.</i>
<i>1-3.12</i>	<i>Encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians.</i>

Chapter 5 of the IDO, Administration and Enforcement contains a summary table of development procedures, with the objective of streamlining development review processes and making them more efficient and transparent (Policy 5.7.4, Policy 5.7.6). Generally, the more predictable and stronger development standards would make it possible to shift toward more administrative (Staff) decision making and fewer public hearings. The application process would be clearer and better coordinated.

Public hearings would still be required for large projects and the Zoning Hearing Examiner, Landmarks Commission, EPC, LUHO, and City Council processes and requirements will remain in place. Also, opportunities would be provided for the public to engage in the planning process through the Community Planning Assessments (CPA) process as described in the Comp Plan and zoning workshops offered by the Planning Department (Policy 5.7.5). A pre-application meeting with Staff and/or pre-application meeting with neighbors would be required for certain large requests.

Chapter 6- Transportation

Goal 6.1 Land Use – Transportation Integration

- Policy 6.1.1 Matching Land Uses (II.D.4)
- Policy 6.1.2 Transit-Oriented Development (II.D.4 Policy b and c)
- Policy 6.1.3 Auto Demand (II.D.4 Policy d)
- Policy 6.1.4 Premium Transit Corridors
- Policy 6.1.5 Main Street Corridors
- Policy 6.1.6 Major Transit Corridors (II.D.4 Policy b)
- Policy 6.1.7 Multi-Modal Corridors (II.D.4 Policy b)
- Policy 6.1.8 Commuter Corridors

Goal 6.2 Multi-Modal System

- Policy 6.2.1 Complete Networks (II.D.4 Goal and Policy j, p, and q)
- Policy 6.2.2 Complete Streets (II.D.4 Policy a)
- Policy 6.2.3 Pedestrian & Bicycle Connectivity (II.D.4 Policy g, h, and i)
- Policy 6.2.4 Pedestrian Network (II.D.4 Policy g and h)
- Policy 6.2.5 Bicycle Network (II.D.4 Policy g and h)
- Policy 6.2.7 Transit Network (II.D.4 Policy b)
- Policy 6.2.8 Auto Network (II.D.4 Policy land k)
- Policy 6.2.9 Freight Network

Goal 6.3 Safety

- Policy 6.3.1 All Users (II.D.4 Policy p)
- Policy 6.3.2 Pedestrians (II.D.4 Policy i)
- Policy 6.3.3 Bicyclists (II.D.4 Policy i)

Goal 6.4 Public Health

- Policy 6.4.1 Active Transportation (II.D.4 Policy h)

Policy 6.4.2 Air Quality (II.C.1)

Goal 6.5 Equity

Policy 6.5.1 Equitable Transportation Systems

Policy 6.5.2 ADA

Goal 6.6 Economy

Policy 6.6.1 Accessing Jobs

Policy 6.6.2 Transportation Options (Policy q)

Policy 6.6.4 Redevelopment

The Centers and Corridors vision remains the cornerstone of the 2017 Comp Plan. The Transportation chapter provides policy guidance to better coordinate transportation infrastructure with adjacent development to support this vision, but also addresses the safety, public health, equity, and economic development aspects of transportation.

Goal 6.1 and associated policies 6.1.1 through 6.1.8 direct growth to Centers connected by Corridors that prioritize different transportation modes and support a variety of land use contexts. The various Corridor designations (Policies 6.1.4 – 6.1.8) describe which transportation mode should be the focus along each Corridor. Policies 6.1.2 Transit-Oriented Development and 6.1.3 Auto Demand call for reducing auto demand and increasing transit-oriented development to allow residents and visitors to have access to alternative and active modes of transportation. Policy 6.4.2 Air Quality adds a public health rationale for the clustering of a land uses supported by multi-modal travel options, while Policy 6.5.1 Equitable Transportation Systems highlights their benefit to residents who don't drive and/or have no car and 6.6.2 Transportation Options their benefit to retaining and attracting the workforce.

14-16-2-4 in the IDO furthers the above policies by introducing mixed-use zone districts that allow for the location of housing near goods and services in a range of densities and intensities, with the higher density and intensity zones supporting transit options. At one end of the spectrum, 14-16-2-4.3 Mixed-Use Transition Zone (MX-T) provides a buffer of smaller scale development between single family neighborhoods and more intense commercial areas, whereas 14-16-2-4.4 Mixed-Use High Intensity zone (MX-H) identifies the corridors where larger scale commercial, residential, and institutional development is appropriate--on Main Street, Premium Transit, and Major Transit Corridors. 14-16-2-4.5.C, the Mixed-Use Form-Based Zone for Downtown (MX-FB-DT), provides uses and standards based on the existing Downtown 2025 plan to strengthen the region's urban hub along a corridor designated as Premium Transit, Major Transit, and Main Street. 14-16-2-3.6 Residential Multifamily High Density zone (R-MH) is a residential-only IDO zone that also complements Premium and Major Transit Corridors.

The IDO's Permitted Use Table 14-16-3-2-1 identifies many transportation-related uses, which helps implement Comp Plan policies related to specific Corridor types and transportation modes under Goal 6.1 and 6.2. There are categories for Motor-Vehicle-related Uses (p. 110) and Transportation uses (p. 113). (The latter identifies where park-and-ride lots and transit facilities

are permitted, furthering Policy 6.27 Transit Network.) The Accessory Uses category specifies Drive-through and drive-up facilities (p. 116) and lists Parking uses for commercial and non-commercial vehicles (p. 118).

Chapter 14-16-4 Development Standards includes many regulations that track with and implement Comp Plan policies in order to accommodate all transportation modes while minimizing conflicts and maximizing efficient use of the available network:

14-16-4-1 Dimensional Standards calibrate the scale of development to the various zone districts. In particular, smaller setbacks and greater building heights are allowed in Premium Transit and Main Street areas, furthering Policy 6.1.2 Transit-Oriented Development in addition to the Corridor-specific policies.

14-16-4-3 Access and Connectivity standards further Comp Plan policies to create a Multi-Modal System, in particular Policies 6.2.1 Complete Networks, 6.2.2 Complete Streets, and 6.2.3 Pedestrian & Bicycle Connectivity. Note that this IDO section often references the Development Process Manual (DPM), whose relationship to the IDO is described in 14-16-1-7 Compliance and is being updated. Technical standards in the DPM address the interaction of the multi-modal transportation network with adjacent development, while others apply to infrastructure development within the public right-of-way and therefore outside the scope of the IDO.

14-16-4-3.2.A furthers Policy 6.5.2 by clearly identifying developments referenced in the Americans with Disabilities Act and the applicable IDO standards with which they need to comply.

The Development Standards chapter includes standards for subdivisions, including 14-16-4-4.5 Block Design and Layout to ensure that new streets and blocks are sized to make walking viable everywhere, but especially attractive on Main Street Corridors (and in Downtown and Urban Centers), which furthers pedestrian-oriented Policies 6.2.3, 6.2.4, 6.3.2, 6.4.1, and 6.5.1.

Section 14-16-4-5 Parking and Loading, in conjunction with the DPM, provides standards and requirements for access, on-site circulation, parking location and design, off-street loading, and drive through facilities. They ensure adequate space for these elements of development, which furthers all the Multi-Modal System Policies (6.2.1 through 6.2.9). They also minimize conflicts between different modes of transportation once on-site (pedestrians, bicyclists, automobiles), which furthers Policies 6.3.1, 6.3.2, and 6.3.3. under Goal 6.3 Safety.

Section 14-16-4-10 Building Design establishes standards for multifamily residential, mixed-use and non-residential development to ensure a quality environment for pedestrians in Main Street and Premium Transit areas. In addition, 14-16-4-5.8 Parking Garage Design has specific standards for garages when associated with these same types of development.

Overall, the IDO, as a regulatory document, furthers the Transportation Goals and Policies by providing people a variety of options to travel safely and efficiently throughout the city.

Different modes of travel are accommodated in appropriate contexts, and supported by adjacent and nearby land uses. Albuquerque is a western American city that has been and will probably continue to be an auto-oriented city, but the IDO provides decision-makers, residents, and builders more viable options for different lifestyles throughout the metro area, while protecting existing neighborhoods.

Chapter 7- Urban Design

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

Policy 7.1.1 Design Elements (II.C.9 and II.D.4)

Policy 7.1.2 Development Form (II.C.9)

Policy 7.1.3 Priority Street Elements (II.D.4)

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes. (II.C.8)

Policy 7.3.4 Infill

Introduced as a means to focus more intense development in specific areas in the City, the Centers and Corridors framework (Activity Centers connected by transportation Corridors) became part of the Comp Plan in 2001 (R-172-2001). In 2013, the Comp Plan was amended to update the Centers and Corridors map based on statistical data.

Centers and Corridors are the cornerstone of the 2017 Comp Plan and will help the area grow as a community of strong Centers connected by a range of different transportation Corridors. The policies in the Urban Design chapter focus primarily on right-of-way design that supports each Center and Corridor type by prioritizing development form and street elements in a way that prioritizes transit-supportive design along Transit Corridors, walkability in Centers, and a balance of land use and transportation considerations along other Corridors (Goal 7.1, Policy 7.1.1). Though Comp Plan Centers and Corridors have been reclassified with different names (ex. Urban Center, Employment Center, Premium Transit Corridor, and Multi-Modal Corridor), the idea is to design streets and provide development and amenities that support the desired character and use of each Center and Corridor type.

Development Form (Policy 7.1.2) includes block length; connectivity/access; pedestrian circulation and transit connections; building access; building setbacks; parking location, access, and reductions; multi-modal and employment incentives; and land use priority. Priority Street Elements (Policy 7.1.3) focus more on street and sidewalk design, with policy guidance on lanes and intersection design, transit signal priority, freight, bicycle facilities, medians, sidewalk width, transit stop/station design, landscape elements and sidewalk furnishings, and on-street parking. Because these policies primarily address the right-of-way, the technical standards for roadway design and interaction with adjacent land uses in the DPM are also being updated to reflect the intents of the Comp Plan (Section 14-16-1-7).

The IDO features new zone categories that will help support and implement the updated Centers and Corridors framework, and encourage site design that is consistent with both the

Development Form and Priority Street Elements policies. The Development Standards section of the IDO addresses dimensions, connectivity, site design, landscaping, solar access, building design, etc., and corresponds to various intentions in the Comp Plan. For example, building setbacks for mixed-use zones in Urban Centers, Main Street Corridors, and Premium Transit station areas are the 0 ft. minimum; 15 ft. maximum (see Comp Plan Table 4-1-2), reflecting the Comp Plan Development Form Matrix, which calls for minimal setbacks in those Center and Corridor areas. In addition, the block length requirement in the IDO (Section 14-16-4-4.5.C) requires shorter block lengths in Downtown, Urban Centers, and Main Street areas than in other places, also reflecting policy guidance in the Development Form Matrix.

The IDO carries forward the form-based zone for Downtown (see Section 14-16-2-4.5.C: MX-FB-DT Zone). This zone includes regulations that reflect the Development Form and Priority Street Elements policies (Policies 7.1.2 and 7.1.3) for the Downtown Center. This zone is highly pedestrian-oriented, with minimal building setbacks, building entrances facing and visible from the street, no off-street parking requirements, surface lots allowed only behind or to the side of buildings, and sidewalks with clear walkways and street trees to create a more walkable environment. For Urban Centers, Main Streets, and Premium Transit Areas, there are similar requirements for parking (Section 14-16-4-5.6), landscaping (Section 14-16-4-6.1), and building design (Section 14-16-4-10.5.A.1) that further the Development Form and Priority Street Elements policies (Policies 7.1.2 and 7.1.3).

Goal 7.2 Pedestrian-Accessible Design: Design streetscapes and development form to create a range of environments and experiences for residents and visitors.

Policy 7.2.1 Walkability (II.B.7 and II.B.4)

Policy 7.2.2 Walkable Places (II.B.7 and II.B.4)

The 2017 Comp Plan includes policy guidance that is focused on walkability and ensuring opportunities for convenient and comfortable pedestrian travel (Goal 7.2). Walkability can be supported through coordinated building, site, and subdivision design; wide sidewalks; landscape elements; lighting; pedestrian amenities; trails and paths; and active pedestrian environments.

Policy 7.2.1 Walkability includes two Actions (7.2.1.1 and 7.2.1.3) that call for street design, subdivision, and site development regulations that help create more walkable environments. IDO regulations for subdivisions (Section 14-16-4-3.3), pedestrian circulation (Section 14-16-4-3.4), block and lot design and layout (Sections 14-16-4-4.5 and 4.6), lighting (14-16-4-7), and building design (Section 14-16-4-10) require improved pedestrian access and connections, particularly in Centers and along Corridors. For example, Section 14-16-4-3.3.A.4 prohibits cul-de-sacs and stub streets in most cases. The updates to the DPM will also play an important role in improving pedestrian access and circulation requirements, which directly reflects Policy 7.2.1.f. In addition, the IDO requires sidewalks that are a minimum of 4 ft. wide in most places, with wider sidewalk requirements for certain areas and required space for sidewalk amenities such as parking, landscaping, or seating (Section 14-16-4-3.4). The detailed requirements for sidewalk width will be found in the DPM update, which is being drafted to reflect Comp Plan policies.

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

- Policy 7.4.1 Parking Strategies
- Policy 7.4.2 Parking Requirements
- Policy 7.4.3 Off-street Parking Design
- Policy 7.4.4 On-street Parking

The Centers and Corridors framework introduced to the Comp Plan in 2001 includes opportunities for shared and reduced parking requirements in Centers and along Corridors. The 2017 Comp Plan includes Goal 7.4 Context-Sensitive Parking with four policies that guide the design and requirements for parking in order to provide parking options that match the development context and complement the surrounding built environment. The 2017 Comp Plan policies focus on parking strategies and options (Policy 7.4.1), off-street parking requirements (Policy 7.4.2), off-street parking design (Policy 7.4.3), and on-street parking (Policy 7.4.4). In the IDO, Section 14-16-4-5 Parking and Loading, in conjunction with the DPM, provides standards and requirements for access, on-site circulation, parking location and design, off-street loading, and drive through facilities that minimize conflicts between different modes of transportation once on-site (pedestrians, bicyclists, automobiles).

The new IDO includes a table of uses with clear parking requirements for each use (see Table 4-5-1). In addition, the IDO describes parking adjustments and credits for Urban Centers, Main Street and Premium Transit areas, shared parking, proximity to transit, electric vehicle charging stations, van- and carpool parking, and on-street and public parking (Section 14-16-4-5.3.D. These parking adjustments reflect Comp Plan policies that encourage shared parking (Policy 7.4.2) and parking requirements that reflect the context and nearby on-street parking and transit opportunities (Policy 7.4.2).

Sections 14-16-4-5.6 Parking Location and Design and 14-16-4-5.7 Parking Garage Design include requirements for off-street parking location, design, access, and circulation, and further Policy guidance that encourages well-designed, efficient, safe, and attractive parking facilities (Policy 7.4.3). The IDO has different requirements for parking location and design based on surrounding uses (residential, non-residential, for example), and location in relationship to Comp Plan Centers and Corridors. For example, in Urban Centers and Main Street and Premium Transit areas, off-street parking cannot be located between the front façade of a building and the public right-of-way.

Large parking lots are required to incorporate trees, landscaped features, and pedestrian pathways in order to create safer, more attractive parking facilities, following Comp Plan Policy 7.4.3. Parking lots and garages are required to be screened with walls or vegetation, and must be consistent with surrounding building materials and colors. In addition, parking structures in Centers and Main Street areas are required to be designed in such a way that the ground floor could be converted to more pedestrian-active uses.

On-street parking that reduces the need for off-street parking, slows auto traffic, and buffers pedestrians on the sidewalk (Policy 7.4.4) is handled largely through updated street design standards for streets in the DPM, which is being drafted to reflect Comp Plan policies.

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes. (II.C.8)

- Policy 7.3.1 Natural and Cultural Features (II.B.5 Policy m)
- Policy 7.3.2 Community Character (II.B.7 Policy c, II.B.9.)
- Policy 7.3.3 Placemaking

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

- Policy 7.5.1 Landscape Design (II.C.8)
- Policy 7.5.2 Site Design

Goal 7.6 Context-Sensitive Infrastructure: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

- Policy 7.6.1 Stormwater Treatments
- Policy 7.6.2 Transportation Infrastructure
- Policy 7.6.3 Utility Infrastructure (II.C.8 Policy c)

The Urban Design Policies for Sense of Place (Goal 7.3), Site Design (Goal 7.5), and Infrastructure Design (Goal 7.6) in the 2017 Comp Plan focus on ensuring that design throughout Albuquerque reflects the surrounding context.

The Comp Plan Centers and Corridors designations, as well as Areas of Change and Areas of Consistency are referenced throughout the IDO, particularly in Chapter 14-16-4 Development Standards. By including different regulations for development in different areas based on these designations, the IDO is able to implement the intent of these designations. The Comp Plan includes additional policies about development that recognizes and promotes the surrounding context, including community character and district identity (Policies 7.3.2 and 7.3.3), Landscape Design (Policy 7.5.1), Site Design (Policy 7.5.2), Stormwater Treatments (Policy 7.6.1), Transportation Infrastructure (Policy 7.6.2), and Utility Infrastructure (Policy 7.6.3).

Throughout the IDO, Centers and Corridors generally have regulations that allow for denser, more intense, and more walkable development, reflecting existing patterns. Areas outside of Centers and Corridors are intended to maintain their less intense, less urban, and often more auto-centric character. The Neighborhood Edge provisions in the IDO (Section 14-16-4-8) are an important tool for protecting community character, especially for single-family neighborhoods. In addition, the Dimensional Standards for Residential zones in Areas of Consistency include regulations that require development in these areas to be consistent with existing development on the surrounding block (see Section 14-16-4-1.3.B). Development in these areas is required to have lot sizes and front setbacks that are consistent with surrounding lots, regardless of the Dimensional Standards for the Residential Zone.

The IDO also includes regulations for landscaping, buffering, and screening (Section 14-16-4-6); lighting (Section 14-16-4-7); and building design (Section 14-16-4-10) that reflect the goals and policies for context-sensitive development in the Comp Plan. Landscape regulations, for example, include requirements that native and low-water use plants be used and allow for landscape design that contributes to water runoff collection. The DPM includes additional technical standards for stormwater treatments and infrastructure placement and design that provide more detailed guidance about how to design these elements in a way that is consistent with the Comp Plan. In this way, the IDO, in conjunction with the DPM, provides standards and requirements for development that reflects the surrounding character and context.

The Comp plan encourages development and design that preserves, enhances, and leverages natural features (Policy 7.3.1). The IDO includes site design standards for development adjacent to sensitive lands (Section 14-16-4-2), with requirements for avoiding sensitive areas, archaeological review, development abutting arroyos, acequias, and Major Public Open Space (MPOS). For example, development on properties abutting MPOS is required to locate less dense development nearest to MPOS, provide pedestrian and bicycle access to MPOS, and use native and/or naturalized vegetation (see Section 14-16-4-2.8). These requirements apply to all development abutting MPOS, even if it is in a Center or Corridor area or has mixed-use zoning.

Chapter 8- Economic Development

Goal 8.1 Placemaking

- Policy 8.1.1 Diverse Places*
- Policy 8.1.2 Resilient Economy (II.D.6)*
- Policy 8.1.3 Economic Base*
- Policy 8.1.4 Leverage Assets (II.D.6)*
- Policy 8.1.5 Available Land*

Goal 8.2 Entrepreneurship

- Policy 8.2.1 Local Business (II.D.6 Policy b)*
- Policy 8.2.3 Sustainable Business*

The 2001 Comp Plan established the Centers/Corridors vision for growth and development. In 2013 the Comp Plan updated the Centers/Corridors vision by retaining designations and adding new centers in the unincorporated County. The 2017 Comp Plan continues with Centers/Corridors as the vision for growth and development with some re-designations of already established centers and corridors, such as the new designation of Employment Center. IDO Section 14-16-2-3 establishes zone districts that foster a range of interesting places and encourage economic development efforts that improve quality of life for new and existing residents, and foster a robust, resilient and diverse economy. For example, the IDO zone districts acknowledge distinct neighborhoods and communities as they are, while new development and/or redevelopment is guided by updated standards and uses that reflect desired outcomes to protect and preserve neighborhoods.

IDO Section 14-16-2 also establishes Zone Districts for corresponding Centers/Corridors, including Mixed Use Districts:

The MX (Mixed Use) zones further the policy intent of the Comprehensive Plan by allowing a variety of uses to support economic development efforts that improve quality of life. These MX zones allow a wide array of residential options, with required transitions between residential neighborhoods and commercial areas. MX zones provide use options ranging from neighborhood scale convenience shopping, MX-T and MX-L, to higher density and intensity uses that fit in with the surrounding context, MX-M and MX-H (Policies 8.1.1 and 8.1.2). This type of compact development can foster small business creation to strengthen and diversify the economic base (Policy 8.1.3, Goal 8.2, and Policy 8.2.1).

The MX-H Mixed Use High zone provides for large scale destination retail, commercial, residential and institutional uses along some transit corridors and in Urban Centers, which will improve access to employment and transportation options (Policy 8.1.1). The MX-FB zone (form based) for Downtown furthers the Comprehensive Plan by investing in Downtown to increase its viability as a regional employment center (Policy 8.1.1).

MX zones allow context-based mixes of uses to provide more choices for different lifestyles, in appropriate locations like Centers and Corridors, to promote modes of travel other than the automobile by locating housing closer to employment, goods and services. This may allow some households to forgo owning an automobile, which could save a household up to \$4,000 per year (gas, maintenance, replacement of fluids and parts, insurance, parking fees). This benefit could offset other household costs for some residents that choose to live in a mixed-use area, potentially giving them more usable income.

The IDO's NR (Non-Residential) zone districts further the Comprehensive Plan by providing a mix of uses for Employment Centers. NR-C Commercial, NR-BP Business Park, NR-LM Light Manufacturing, and NR-GM General Manufacturing allow uses from commercial and office to light industrial and general manufacturing, which furthers the Comprehensive Plan by maintaining sufficient land zoned for employment growth in targeted areas (Policies 8.1.3, 8.1.5, and 8.2.3).

The PD (Planned Development) Districts further the Comprehensive Plan by accommodating larger-scale projects that may include a combination of uses from other base zone districts. PD's can also enhance and market the regional's unique characteristics, internally and to outside businesses and individuals, to be competitive with other regions (Policies 8.1.3, 8.1.5 and 8.2.3).

IDO Use Regulations: The IDO's Permitted Use Table supports the Comprehensive Plan by updating and modernizing the list of uses into a table that clarifies what uses are allowed where in order to accommodate projected growth in targeted areas (Goal 8.1, Policy 8.1.1, and Goal 8.2). It provides regulations for permitted and conditional land uses in each zoning district with use specific standards in an easy to use table for businesses and entrepreneurs.

For example, new land use categories in the Permitted Use Table include Artisan Manufacturing, Farmers Market, Community Garden, and Research or Testing Facility. These new uses, in appropriate zone districts, further the intent of the Comp Plan by encouraging

economic development that broadens option for business-owners and entrepreneurs (Goal 8.2, Policy 8.2.1, 8.2.2, and 8.2.5)

The IDO's Spacing of Uses and Neighborhood Edge standards require separation, transitions, and/or buffering between non-residential uses and residential areas to protect neighborhoods. This furthers the Comprehensive Plan (Policy 8.1.1) to crease diverse places with different development intensities, densities, uses and scales to encourage appropriate economic development opportunities.

The IDO includes existing, unique, area-specific standards from Sector Plans intended to protect and enhance natural settings and ecosystem functions, including the Character Protection Overlay (CPO), View Protection Overly (VPO), and Historic Protection Overlay (HPO) Zones in 14-16-2-7. This helps maintain the identified identities of interesting places, encouraging development that leverages the history and character of special areas. (Policy 8.1.1 and 8.1.4)

Chapter 14-16-4, Development Standards supports the Comp Plan with standards intended to facilitate good development and redevelopment while protecting residential neighborhoods and open space areas (Goal 8.1 and Policy 8.1.4), including:

Site Design and Sensitive Lands regulations that protect and promote the open space network and cultural landscapes as assets and quality of life amenities.

Access and Connectivity requirements of the MX zones that require consideration of pedestrianism as a primary mode of travel on-site and adjacent to a site (access, circulation, building entrances, etc.).

IDO Section 14-16-4-8, Neighborhood Edges are new and notable standards because they are built-in requirements for all development and redevelopment projects to preserve the residential neighborhood character of established, low-density homes in residential zone districts adjacent to mixed-use or non-residential zone districts. These types of protections exist in part in some sector-planned areas, but not city-wide. The IDO intends to extend these protections to all residential neighborhoods throughout the city.

Mapped areas for specific design standards are included to maintain the requirements and protections in currently sector-planned areas, such as new second stories in the Downtown Neighborhood Area, Los Duranes, and Nob Hill Highland Area (14-16-4-10). (Policy 8.1.1)

Chapter 9- Housing

Goal 9.1 Supply

Policy 9.1.1 Housing Options (II.B.5 Goal and II.D.5)

Policy 9.1.2 Affordability (II.D.5 Policy a)

Policy 9.1.3 Fair Housing (II.D.5 Policy d)

Goal 9.2 Sustainable Design

Policy 9.2.1 Compatibility

Policy 9.2.2 High Quality (II.D.5 Policy b)

Policy 9.2.3 Cluster Housing (II.B.5 Policy f)

Goal 9.3 Density

Policy 9.3.1 Centers & Corridors (II.B.7 Policy i)

Policy 9.3.2 Other Areas

The IDO residential zone districts further the Housing Goals and Policies of the 2017 Comp Plan by providing varied options for different types of residents and households, ranging from large lot single-family detached homes to dense, multi-family developments and everything in between (Goals 9.1 and 9.3). The mapping of these zone categories encourages density in appropriate places, such as Urban Centers and along Transit Corridors. Providing more options for multi-family housing, greater flexibility for small-lot housing, and locations near services and amenities allow multiple options for developers and housing authorities to increase the provision of affordable housing to all income levels (Policy 9.1.2 & 9.1.3).

Many of the cornerstone concepts from the Comp Plan further the housing goals of improving supply, sustainable design, and density options (Goal 9.3). As pertains to the Housing Chapter, the overarching policy of focusing growth and density in Centers and along select Corridors provides direction to the City and land owners about where new housing projects are most appropriate (Policy 9.3.1). Lower density and rural development patterns are appropriate in Areas of Consistency (Policy 9.3.2). Higher density and mixed uses are most appropriate in Downtown, Urban Centers and along Premium Transit, Major Transit, and Multi-Modal Corridors.

In the existing zoning code, all zones that allow multi-family housing permissively allow up to 30 dwelling units per acre. The IDO refines this number – it is reduced in the lower intensity Mixed Use zones to encourage other uses to complement the residences and it is increased in the higher density Residential and Mixed Use zones to provide spaces for truly urban development in appropriate locations. The higher densities allowed track closely with the conditional use densities in the existing zoning system. Providing a better range of densities through the zones furthers the Comp Plan’s goals of diverse housing opportunities (Goal 9.3).

The IDO furthers the Sustainable Design housing goal by providing a range of single-family housing use categories that allow innovative development patterns (Goal 9.2). Cluster Development, Co-Housing Development, and Cottage Development are allowed in the R-A, R-1, and R-T zones. They allow flexible configurations of housing and subdivision patterns, which would allow a developer to cluster housing on one part of the site to preserve open or communal space in other areas (Policy 9.2.3).

Goal 9.4 Homelessness

Policy 9.4.1 Best Practices

Policy 9.4.2 Services

- Goal 9.5 Vulnerable Populations
 - Policy 9.5.1 Quality Housing
 - Policy 9.5.2 Transitional Services

The IDO furthers Policy 9.4.2 of the comp Plan by introducing a new use, daytime gathering place, in response to concerns about homeless facilities. This use is allowed in some Mixed Use zones and all Non-Residential zones as a conditional use. This use is intended to allow an outdoor gathering area, possibly with storage lockers and water facilities, where people could congregate after the shelters have closed their doors for the day.

The MX zones (mixed use) provide for a mix of uses to allow more choices for different lifestyles, including location of housing near goods and services to encourage modes of travel other than the automobile. This furthers Goal 9.5 and Policy 9.5.1 Quality Housing, by expanding capacity to provide quality housing and services to vulnerable populations. The cost of owning a vehicle per year is estimated by AAA to be close to \$9,000 for gas, maintenance, replacement of fluids and parts, insurance, and parking fees. This cost could be offset for some residents that choose to live in a mixed-use area giving them more usable income.

- Goal 9.6 Development Process
 - Policy 9.6.1 Development Cost (II.D.5 Policy e)
 - Policy 9.6.2 Incentives

The IDO implements some of the recommended actions related to housing Goal 9.6, Development Process. The “flavors” of R-1 in the IDO are intended to reflect the range of lot sizes for single-family detached homes and to provide more certainty to residents who have existing single-family homes that may be non-conforming to lot size per the existing R-1 standards. These varied R-1 lot sizes in the IDO further the housing policy 9.6.2, Incentives, by adjusting zoning regulations in appropriate zones to allow for more dwellings per acre through smaller lots and smaller setbacks in single-family residential areas. The Mixed Uses zones allow taller buildings with more residential density in appropriate Center and Corridor locations. Mixed Use buildings that meet the criteria for Workforce Housing will be allowed an extra building story in height as an incentive for providing less costly housing, which furthers Policy 9.6.1 & 9.6.2.

Chapter 10- Parks & Open Space

- Goal 10.1 Facilities & Access
 - Policy 10.1.1 Distribution (II.B.1)
- Goal 10.2 Parks
 - Policy 10.2.1 Park Types (II.B.2)
 - Policy 10.2.3 Multi-use Trails (II.B.4 Policy b, II.B.4. Policy g, II.B.3. Policy b)
- Goal 10.3 Open Space
 - Policy 10.3.1 Open Space Acquisition (II.B.1 Policy a)
 - Policy 10.3.2 Preservation (II.B.1)

- Policy 10.3.3 Use (II.B.1 Policy a)
- Policy 10.3.4 Bosque and Rio Grande (II.B.1 Policy b)
- Policy 10.3.5 Petroglyph National Monument (II.B.1 Policy d)
- Policy 10.3.6 Escarpments (II.B.1 Policy d and e)

Goal 10.4 Coordination

- Policy 10.4.1 Public Priorities
- Policy 10.4.2 System Planning
- Policy 10.4.3 Co-located Facilities (II.D.7 Policy e)
- Policy 10.4.4 Arroyos and Drainage (II.C.9 Policy b)

The IDO furthers and implements the Goals and Policies of the Parks & Open Space Chapter in many ways. First and foremost is the creation of a set of new Zone Districts specific to different types of parks and open space at different scales (Policies 10.1.1, 10.2.1 and Goal 10.3). The NR-PO zone districts have four types:

- *NR-PO A: City-owned or Managed Public Parks with uses and standards approved by the Parks and Recreation Department.*
- *NR-PO B: Major Public Open Space with uses and standards per the Facility Plan for Major Public Open Space.*
- *NR-PO C: Non-City Parks and Open Space (privately-owned, other jurisdictions) with uses and standards per the development approval or permit.*
- *NR-PO D: City BioPark (Zoo, Aquarium, Botanical Gardens, Tingley Beach) with uses and standards per the BioPark Master Plan and approved by the Cultural Services Department.*

Comp Plan Goals 10.1, Goal 10.2 and Goal 10.3 are also furthered by the IDO because the NR-PO A, NR-PO B, and NR-PO D zone categories allow the Parks and Recreation Department, the Open Space Division, and Cultural Services to provide facilities that meet the needs of all residents with opportunities for recreation, education, and cultural activities. The flexibility of these zone districts allow for coordination amongst these Departments, the Senior Affairs Department, and other agencies when co-locating facilities on park land and making trail connections as part of the Community Green Space to best leverage public investment (Goal 10.4, Policy 10.4.3 and Policy 10.4.4).

The IDO intends to make clear what is required of development on private property next to Major Public Open Space (MPOS), so as to minimize uncertainty for all stakeholders. The above Goals and Policies, along with Policy 10.3.2, Policy 10.3.3, Policy 10.3.4, and Policy 10.3.5 provide the guidance for specific regulatory standards in the draft Integrated Development Ordinance (IDO) for development on private properties that are next to MPOS, including the Petroglyph National Monument (PNM):

- *IDO Section 14-16-4-2 Site Design and Sensitive Lands (single-loaded streets, lighting height limits, native/naturalized vegetation, wall/fence design, pedestrian/bike access only if acceptable to Open Space Division, etc.)*

In addition to these above new standards that were drafted based on input from the Open Space Advisory Board and staff of the Open Space Division, the draft IDO carries over and maintains the design requirements for private development from the:

- *Northwest Mesa Escarpment Plan (14-16-2-7.4 Northwest Mesa Escarpment View Preservation Overlay); and*
- *The existing Unser Blvd. Design Overlay Zone (14-16-4-11.7 Off-Premise Signs restricted in mapped areas)*

Comp Plan Goal 10.3, Policy 10.3.1, Policy 10.3.6, Goal 10.4, Policy 10.4.1, and Policy 10.4.2 are furthered by the adopted Open Space Facility Plan to help ensure that internal operations of the Major Public Open Space system are coordinated amongst jurisdictions. The IDO's proposed Planning System, outlined in Section 14-16-5-3, calls out Facility Plans to address specialized subject matter for the metropolitan area. Also, the Community Planning Area Assessments process, Section 14-16-5-3.3, will provide opportunities to engage the public, Parks and Open Space staff, and other stakeholders to determine how new priorities for public investment can be identified and then accommodated by decision-makers.

Chapter 11- Heritage Conservation

Goal 11.1 Traditional, Rural & Agricultural Heritage

- Policy 11.1.1 Agricultural Preservation (II.B.3 Policy d)
- Policy 11.1.2 Rural Character (II.B.4 Policy b, II.B.3.Policy e)
- Policy 11.1.3 Acequia Preservation (II.B.1. Policy f)
- Policy 11.1.4 Local Heritage (II.C.7)

Goal 11.2 Historic Assets

- Policy 11.2.1 Gentrification (II.D.5)
- Policy 11.2.2 Historic Registration (II.B.3 Policy e, II.B.6 Goal, II.C.5)
- Policy 11.2.3 Distinct Built Environment (II.C.9 Goal)

Goal 11.3 Cultural Landscapes

- Policy 11.3.1 Natural and Cultural Features (II.B.4 Goal and II.C.9 Goal)
- Policy 11.3.2 Arroyos
- Policy 11.3.3 Bosque (II.B.1 Policy b)
- Policy 11.3.5 Sandia Mountains (II.C.9 Policy b)
- Policy 11.3.6 Volcano Mesa (II.C.9 Policy b)

Goal 11.4 Archaeological Setting

- Policy 11.4.1 Archaeological Setting (II.C.6)
- Policy 11.4.2 Proactive Protection (II.C.6)
- Policy 11.4.5 Private Protections (II.C.6)

Goal 11.5 Cultural Traditions & the Arts

- Policy 11.5.2 Cultural Facilities (II.B.6 Policy and b, II.C.7)
- Policy 11.5.4 Connecting Cultural Centers

The IDO furthers and implements the Goals and Policies of the Heritage Conservation Chapter in several ways. First is the creation of a set of Zone Districts that are specific to different types of parks, open space, and agricultural uses at different scales (Policies 11.1.1, 11.1.2, 11.5.2, and Goals 11.1, 11.3 and 11.4). The NR-PO zone districts have four types:

- *NR-PO A: City-owned or Managed Public Parks with uses and standards approved by the Parks and Recreation Department.*
- *NR-PO B: Major Public Open Space with uses and standards per the Facility Plan for Major Public Open Space.*
- *NR-PO C: Non-City Parks and Open Space (privately-owned, other jurisdictions) with uses and standards per the development approval or permit.*
- *NR-PO D: City BioPark (Zoo, Aquarium, Botanical Gardens, Tingley Beach) with uses and standards per the BioPark Master Plan and approved by the Cultural Services Department.*

The IDO also preserves agricultural uses (in the following zone districts:

- *R-A Residential Agricultural: permissively allows agriculture and nursery*
- *All Zone Categories allow Community Gardens*
- *MX-M Mixed-use Medium: allows nursery as an accessory use*
- *NR-C, NR-BP, NR-LM, NR-GM: allow nursery as a permissive use*

Comp Plan Goals 11.1, 11.3, and 11.4 are also furthered by the IDO because the NR-PO A, NR-PO B, and NR-PO D zone categories allow the Parks and Recreation Department, the Open Space Division, and Cultural Services to provide facilities that meet the needs of traditional communities with opportunities for recreation, education, resource preservation, and cultural activities.

The IDO intends to make clear what is required of development on private property next to Major Public Open Space (MPOS), so as to minimize uncertainty for all stakeholders. The above Goals and Policies, along with Policy 11.1.3, Policy 11.3.1, Policy 11.3.2, Policy 11.3.3, Policy 11.3.4, Policy 11.3.6, and Policy 11.4.5 provide guidance for specific regulatory standards in the draft Integrated Development Ordinance (IDO) for development on private properties that are next to Arroyos, Acequias, escarpments, wetlands, rock outcroppings, archaeological sites, and MPOS, including the Petroglyph National Monument (PNM):

- *IDO Section 14-16-4-2 Site Design and Sensitive Lands (single-loaded streets, lighting height limits, native/naturalized vegetation, wall/fence design, pedestrian/bike access only if acceptable to Open Space Division, etc.)*

In addition to these above new standards that were drafted based on input from the Open Space Advisory Board and staff of the Open Space Division, the draft IDO carries over and maintains the design requirements for private development from the:

- *Northwest Mesa Escarpment Plan (14-16-2-7.4 Northwest Mesa Escarpment View Preservation Overlay); and*

- *The existing Unser Blvd. Design Overlay Zone (14-16-4-11.7 Off-Premise Signs restricted in mapped areas)*

Policy 11.1.4 Local Heritage and Policy 11.2.3 Distinct Built Environments are furthered by the IDO's Neighborhood Edges regulations in Section 14-16-4-8 as they will be help protect neighborhoods and rural areas from potential adverse impacts of adjacent, higher intensity development and redevelopment.

Comp Plan Goal 11.1, Policy 11.1.1, Goal 11.3, Policy 11.3.1, Policy 11.3.3, Policy 11.3.4, Policy 11.3.5, Policy 11.3.6, Goal 11.4, Policy 11.4.1, Policy 11.4.2, and Policy 11.4.3, are furthered by the adopted Open Space Facility Plan to help ensure that internal operations of the Major Public Open Space system are coordinated amongst jurisdictions. The IDO's proposed Planning System, outlined in Section 14-16-5-3, calls out Facility Plans to address specialized subject matter for the metropolitan area. Also, the Community Planning Area Assessments process, Section 14-16-5-3.3, will provide opportunities to engage the public, Parks and Open Space staff, and other stakeholders to determine how new priorities for public investment can be identified and then accommodated by decision-makers (Policy 11.5.4).

Chapter 12- Infrastructure, Community Facilities, & Services

Goal 12.1 Infrastructure

- Policy 12.1.2 Water and Wastewater Utility (II.D.2.)*
- Policy 12.1.4 Drainage and Flood Control*
- Policy 12.1.5 Irrigation System*
- Policy 12.1.6 Energy Systems (II.D.3)*

The 2013 Comprehensive Plan includes Goals and Policies for Community Resources Management to coordinate and ensure the provision of Services, Water, Energy, and Public Safety. The 2017 Comp Plan includes Goals and Policies for these same topics in the Infrastructure, Community Facilities, & Services chapter.

Coordination of development with the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA) takes place primarily through the Development Review Board (DRB). The IDO continues this practice, describing in Section 14-16-5-2.4 that the DRB will continue to include a representative from ABCWUA.

Proper drainage and flood control are reviewed through the approval process, described in Section 14-16-5. The standards are largely established in documents other than the IDO – either the DPM, federal standards, or national manuals. See Section 5-2.6 for the Floodplain Administrator. A complete grading and drainage plan will be required for all Site Plans. The DPM update has been coordinated with the IDO to include new standards for urban densities and intensities, where on-site ponding may not be feasible. The DPM also expands the technical standards for green infrastructure and pervious paving, which will be allowed in more situations.

The IDO also integrates regulations for development near arroyos currently in several standalone Rank 3 Arroyo Corridor Plans. These standards, found in Section 14-16-4-2.5, were vetted with the City's Parks and Recreation staff, including the Open Space Division.

The 2017 Comp Plan update introduced new policies for protecting acequias and their irrigation function, including coordination with the Middle Rio Grande Conservancy District (MRGCD) and private irrigators. The IDO incorporates standards for development adjacent to irrigation facilities (acequias), including those found in the Los Duranes Sector Development Plan. These standards were coordinated with the MRGCD. (See Agency Comments for further recommendations.)

The 2013 and 2017 Comp Plan emphasize coordination with energy providers to ensure reliable energy supplies to serve existing and expected development. The IDO includes utilities as a category of land uses in Table 3-2-1 on page 114, including solar/geothermal, electric, wind, and other major utilities. Solar/geothermal is allowed permissively as an Accessory use in the Residential and Mixed-use zones and as a primary use in the Non-residential zones. This reflects the intent that individual generation is appropriate to serve the use on the property in Residential and Mixed-use zones, and utility-scale generation is appropriate in the Non-residential zones. These uses include Use Specific Standards meant to minimize the potential negative off-site impacts of energy generation.

The IDO also carries over existing solar protections in Residential zones.

- *Table 4-1-4 specifies that additional height and setback encroachments are allowed for rooftop solar collectors.*
- *Section 4-4.5.B.2 generalizes block layout for solar access from the more limited application in the Subdivision Regulations.*
- *Edge Buffer Landscaping required in Section 4-6.5 where multi-family and non-residential uses are developed adjacent to residential zones will protect solar rights if larger buildings go in near residential land.*
- *Section 4-6.8 species that no screening is required for rooftop or ground-mounted solar energy equipment that would reduce the its efficiency or effectiveness.*
- *The Neighborhood Edge provision in Section 4-8 limiting building height to 30 feet within 100 feet of Residential zones will help protect solar rights for the adjacent lot.*

Goal 12.2 Community Facilities

Policy 12.2.1 Prioritization Process (II.D.1.Policy c)

Policy 12.2.3: New Facilities

The 2013 Comp Plan prioritized the existing City service area for service, capacity, use, maintenance, and rehabilitation of community facilities. The 2017 Comp Plan adds a policy to assess the resources and needs for community facilities throughout the city and county, which will be one element of the Community Planning Area assessments that are codified in the IDO Planning System Section 14-16-5-3.

The 2013 and 2017 Comp Plan prioritize Centers & Corridors as the most appropriate places for public investment in community facilities, given their central location, access via multiple transportation modes, and possibilities for synergy with other nearby services. The IDO allows community facilities in multiple zones, categorized as “Civic and Institutional Uses” in Table 3-2-1.

- *Community centers (which include Multigenerational Centers, Senior Centers, etc.) are allowed permissively in most Residential and Mixed-use zones. They are conditional in R-A, R-MC, NR-C, NR-BP, NR-LM, and NR-GM.*
- *Libraries and museums are conditional in R-MH and R-MC, permissive in all Mixed-use zones, permissive in NR-C and NR-BP, and conditional vacant in R-T, R-ML, NR-LM, and NR-GM.*
- *The City BioPark is a subzone with the Non-Residential Parks & Open Space (NR-PO) zone, with uses allowed by the adopted Master Plan for that facility, which is managed by the Cultural Services Department.*

Goal 12.3 Services (II.D.1)

Policy 12.3.2 Solid Waste Management

Policy 12.3.3 Fire and Rescue (II.D.9.Policy a)

Policy 12.3.4 Police and Sheriff (II.D.9.Policy d and e)

Policy 12.3.5 Courts and Corrections (II.D.9.Policy e)

The 2013 and 2017 Comp Plans include polices to ensure the safety and efficient provision of services to all residents. The IDO includes land-uses related to these services in Table 3-2-1.

- *Solid Waste uses are categorized under “Waste and Recycling.” Recycling drop-off bin facilities are allowed as an accessory use in R-MH and all Mixed-use zones and as a primary permissive use in the Non-residential zones. Solid waste convenience centers and waste and/or recycling transfer stations are defined as a Non-residential Sensitive Use (NR-SU), which requires a zone change and approved site plan.*
- *Police and fire facilities are defined as a Non-residential Sensitive Use (NR-SU), which requires a zone change and approved site plan.*
- *Correctional facilities are a Non-Residential Special Use (NR-SU), which requires a zone change and site plan approval.*

Goal 12.4 Coordination

Policy 12.4.1 Collaborative Strategies

Policy 12.4.3 Information Sharing

The 2017 Comp Plan adds new policies emphasizing collaboration and information sharing among departments and agencies to leverage resources and efforts. The Community Planning Area assessment process, which gathers information across 12 City areas and emphasizes coordination with multiple departments will be a key vehicle for implementing these policies. See Section 14-16-5-3 of the IDO.

The 2017 Comp Plan adds a new policy to encourage joint use of public facilities, rights-of-way, and easements where uses are compatible and complementary. The IDO facilitates the co-location of community facilities through the new Table of Uses, which allows multiple uses on the same property. The IDO also provides requirements for easements in Section 14-16-4-4.12 [Policy 12.4.4 Joint Use (II.D.7.Policy e)].

The 2013 and 2017 Comp Plans include policies to develop and implement facility plans for citywide infrastructure systems, such as electric transmission or Major Public Open Space. Facility Plans for citywide facilities will remain standalone plans, as codified in the Planning System in the IDO Section 14-16-5-3 [Policy 12.4.5 Facility Plans (II.D.1.Policy a)].

Chapter 13- Resilience & Sustainability

Goal 13.1 Climate Change Promote resource-efficient growth and development to help mitigate global climate change and adapt to its local impacts.

Policy 13.1.1 Resource-Efficient Development (II.D.4 Policy d)

Policy 13.1.2 Greenhouse Gas Mitigation (II.C.1)

Policy 13.1.3 Public Infrastructure and Facilities

Goal 13.2 Water Supply & Quality

Policy 13.2.2 Water Conservation (II.D.2)

The IDO furthers the Comp Plan Goal 13.1 Climate Change by consolidating the tools and regulations for land use development into one document, which will be more effective to use, monitor, evaluate, and keep up-to-date. This will result in more resource-efficient growth and development in the City. The regulations were written to promote efficient development patterns, in contrast to traditional sprawl development, which is land intensive and insensitive to preserving natural features in the environment (Policy 13.1.1). Developing and redeveloping land within the developed urban footprint will allow more cost-effective and efficient provision of services and infrastructure, which can help mitigate greenhouse gas emissions from land development as well as strain on the transportation system, which also increases emissions (Policy 13.1.2).

This development form, which is encouraged and incentivized in the IDO, will also result in more efficient use of our water resources. Multi-family development has been shown to use much less water per dwelling than single-family dwellings. The IDO allows and supports a more diverse range of housing options and density patterns, moving the city toward more efficient management of use of water in development and landscaping uses furthering Goal 13.2 & Policy 13.2.2. Developing in a more compact form will result in a more resilient city.

Goal 13.3 Natural Hazards

Policy 13.3.1 Resilient Infrastructure and Structures

Policy 13.3.2 Flood Mitigation

Policy 13.3.5 Extreme Heat Mitigation

Goal 13.4 Natural Resources

- Policy 13.4.1 Air Quality (II.C.1)
- Policy 13.4.2 Surface Water and Groundwater (II.D.2)
- Policy 13.4.3 Energy Resources (II.D.3)
- Policy 14.4.4 Unique Landforms and Habitats (II.C.8 and 9)

The IDO has integrated both the Planning Ordinance and the Subdivision Ordinance into the land use regulation system. The ABC-Z project was an opportunity to confirm the vision for the region, align the policy direction to achieve the vision of Centers and Corridors through the Comp Plan update, concurrently with developing the set of regulatory tools to achieve the vision. As an integrated set of regulations, the City will be able to ensure that infrastructure systems and structures are designed and maintained efficiently, furthering Policy 13.3.1.

Through the incentives offered to encourage development in appropriate locations (i.e. height and density incentives for land in Centers and along Transit Corridors), land that is more prone to flooding and at the urban wildfire interface will have fewer development pressures, furthering Goal 13.3 and 13.4, and Policies 13.3.3 and 13.4.5.

The new zone NR-PO-B, Non-Residential Parks & Open Space-Open Space was created to identify and preserve all lands owned by the City as Major Public Open Space and to receive new lands dedicated during the land development process or acquired by Parks & Recreation Department. The IDO, combined with the Comp Plan's maps identifying future locations for Open Space acquisition, further Goal 13.4 and Policy 13.4.4 by protecting unique landforms and crucial habitat for wildlife through sensitive urban development and/or acquisition of Open Space lands.

Goal 13.5 Community Health Protect and maintain safe and healthy environments where people can thrive.

- Policy 13.5.1 Land Use Impacts
- Policy 13.5.2 Healthful Development
- Policy 13.5.3 Public Infrastructure Systems and Services
- Policy 13.5.4 Environmental Justice

The IDO furthers Goal 13.5, Policy 13.5.1, and Policy 13.5.2 by carefully separating uses that are incompatible by putting them in different zone districts per Sections 14-16-2 and 14-16-3. The IDO also allows for mixing of compatible non-residential and residential uses in the Mixed-use zones with intensities based on different contexts and carrying capacities, such as in Centers and Corridors. The development standards in Section 14-16-4 provide further requirements to ensure safe and healthy environments for people to live, work, and play. These standards include Site Design and Sensitive Lands, Access and Connectivity, Subdivision of Land, Landscape, Buffering, and Screening, Lighting, Solar Access, Building Design, Operation and Maintenance, and Neighborhood Edges.

Neighborhood Edges regulations are notable because these new, "built-in" requirements for transitions from and buffering of more intense development to protect residential

neighborhoods will help to maintain and potentially improve the health safety and welfare of existing neighborhoods as the city develops and redevelops over time.

The IDO furthers Policy 13.5.4 Environmental Justice because it clearly separates incompatible land uses in the Zone Districts and Development Standards sections and requires development and design standards to address the adverse impacts of non-residential uses. The IDO has the potential to regulate the locations of locally unwanted land uses to minimize their impacts on under-represented and at-risk communities. Public comments include requests for regulations that would limit the number of industrial uses allowed near residential areas. Please see the staff response, which recommends adding a distance separation between industrial uses that require an air permit or a maximum number of such uses within a certain radius. In general, the IDO offers multiple regulatory tools to ensure that locally unwanted land uses are distributed more equitably, balanced with the need to encourage a diversified, sustainable economy.

Policy 13.5.4, in conjunction with Goals and Policies for Community Identity, Land Use, Transportation, Urban Design, Economic Development, Housing, Heritage Conservation, and Resilience & Sustainability, provide decision-makers support and justification for regulatory adjustments and potential new language that more directly address and furthers the vision of the Comp Plan. The Community Planning Area (CPA) Assessment process described in IDO Section 14-16-5-3 provides opportunities to engage the public, City and outside agency staff, and other stakeholders to determine how best to recognize and address adverse impacts that disproportionately affect under-represented and at-risk communities.

During and after the CPA Assessment processes, analyses and recommendations for actions, changes to policy language, and/or regulations can then be presented to and considered by decision-makers. The new policy language in the Comp Plan in conjunction with the Community Planning Area Assessment process codified in the Planning System (Section 5-3 the IDO) provide a rational, data-based approach to address the complex issues related to Environmental Justice.

Other Documents and References to Update

The following table shows where ROA 1994 refers to the existing Zoning Code. These references will need to be updated to refer to the new IDO.

Chapter	Article	Reference
4: Revenue and Taxation	10: TID districts	4-10-3(D)
5: City Property, Purchases and Sales	1: Other Provisions Effect	5-1-4
6: Water, Sewers and Streets	5: Streets and Sidewalks	6-5-5-16(A)(1) Variances
	6: Water Conservation Landscaping and Water Waste	6-1-1-12(D) Variances and Appeals
		6-1-1-99 Penalty

	7: Newsracks	6-7-2(B) Definitions
	9: Public Improvement Districts	6-9-1(A) General Policies
7: Transportation, Vehicles, and Traffic	5: Sale of Motor Vehicles	7-5-3 Display and Sale of Motor Vehicles
8: Traffic Code	2: Traffic Regulations	8-2-2-15(D) Clear Sight Triangle
	5: Stopping, Standing and Parking	8-5-1-42 (H) Mobile Food Units on Public Streets
9: Health, Safety and Sanitation	2: "Humane and Ethical Animal Rules and Treatment (HEART) Ordinance	9-2-1-4, Definitions
		9-2-3-3(E) Permit Holders: General Duties and Requirements
	6: Food and Beverage, Part 3: Raw Produce Stands	9-6-3-4(A) Operational Requirements
	9: Noise Control	9-9-2 Definitions
		9-9-15(G) Cross References
	10: Solid Waste Management and Recycling	9-10-1-7(B)(3)(c) and (B)(3)(e) Storage of Solid Waste for Commercial and Multi-Family Dwelling Collection
		9-10-1-9(E)(1) Dumping, Accumulating, and Scattering of Refuse
10: Amusements, Recreation, Culture	9: Public Dances	10-9-8 Delegation of Authority
Chapter 11: Morals and Conduct		11-1-1-11(C)(2)
	2: Viewing Booths Ordinance	11-2-3 Definitions
Chapter 13: Business and Occupations	1: Business Registration	13-1-9(A) Zoning Notification
	2: Alcoholic Liquor	13-2-6(C) Special Dispenser's Permits
	4: Public Utility Companies	13-4-4-12(B) Plan, Design, Construction Coordination and Installation of Authority Facilities
	5: Community Antenna Television	13-5-1-13(D) Exercise of Rights Under a Franchise-Minimum Conditions on Use of Property; Construction
	15: Sexually Oriented Businesses	13-15-2(B) Purpose and Intent
14: Zoning, Planning and Building	Article 16: Zoning Code (index)	
	4: Numbering of City Buildings	Size and Type of Numbers 14-4-4(F)
	5: Flood Hazard and Drainage Control	Multiple Use Rights-of-Way and Easements 14-5-2-10(B)

	6: Railroad Cars, Stationary	14-6-1 Prohibited in Residential Zones
		14-16-2(A)(5) Regulated in Non-residential Zones
	8: Commissions, Councils, Agencies and Other Bodies	14-8-2-3(B) Definitions
		14-8-2-7(B)(1)(b) Responsibilities of Applicants and Developers
		Part 7: Board of Appeals for Zoning Special Exceptions, 14-8-7-1(B) Creation, Membership, Terms
		14-8-7-2(A) and (B) Duties, Responsibilities, Powers
	9: Workforce Housing and Affordable Housing	14-9-3 Definitions
	11: Solar Energy, Permits (the Solar Permit Ordinance)	14-11-3(A) Intent
		14-11-7(C)(3) Permits for Solar Rights
	12: Landmarks and Urban Conservation	14-12-2(B) Authority and Jurisdiction
		14-12-4 Definitions
		14-12-6(C) Powers and Duties of the Commission
		14-12-7(A)(10) and (E) Landmarks Designation
	Article 13: Planning; Goals and Objectives	14-13-2-2(C)(1) Rank Importance of City Plans
		14-13-2-5(B) Procedure for Plan Adoption or Amendment, Fee.
		14-13-3-2(A)(6) Duties, Responsibilities, and Powers
	Article 14: Subdivision Regulations	14-14-1-6 Definitions
		Part 4: Height Limitation-14-14-4-5(A) Public Right of Way Standards and Street Characteristics
		14-14-4-5(A)(4)(b)(2)(K)
		14-14-4-5(A)(5)(c)
		Part 6: Variances from Minimum Standards, 14-14-6-1(C) General
Chapter 14: Zoning, Planning and Building	Article 16 (Index): Zoning Code	Part 1: General Provisions 14-16-1-1 Short Title
		14-16-1-4(C) Interpretation
		14-16-1-5 Definitions
		14-16-1-6 Repeal

Other Parts of the Zoning Code, 14-16-2, 3 & 4	
Part 2: Zoning Districts	Note: Specific references to “Zoning Code” are found numerous times and in every zoning district. Since many districts are being updated and some replaced entirely, specific references are not pointed out in the table above.
Part 3: General Regulations	Note: Specific references to “Zoning Code” are found numerous times and in all of the general regulations. Since these will be repealed and replaced, specific references are not pointed out in the table above.
Part 4: Administration and Enforcement	Note: Specific references to “Zoning Code” are found numerous times and in each sub-part (except 14-16-4-9, Official Zoning Map). Since these will be repealed and replaced, specific references are not pointed out in the table above.

VI. NOTABLE CONTENT & ISSUES

Overlay Zones

The Airport Protection Overlay (APO) Zone consolidates airport-related content in the City’s Code of Ordinances, including Zoning Code Section 14-16-2-28(E), which addresses noise impacts, and Section 14-15 Airport Zoning Regulations, located in a standalone article, often overlooked, which focuses on structure heights. The maps and regulations are being updated in coordination with the City Aviation Department to comply with recent Federal Aviation Administration (FAA) regulations regarding land uses, building heights, and other factors to protect the public from noise, vibration, and hazard impacts of airport operations and to protect the safety of aircraft operators. The areas regulated by the APO include the air space, runway, and noise protection areas affected by landing and takeoff of aircraft that use the Sunport and Double Eagle II airport.

The Character Protection Overlay (CPO) Zones include areas with distinctive characteristics that are worthy of conservation and need special rules, but do not have historic significance as recognized by the State or Federal government and therefore do not qualify as a Historic Protection Overlay Zone. The CPO standards were drawn from adopted Sector Development Plans with unique building design, setbacks, or other development standards that would not be appropriate citywide. The CPOs include Coors Boulevard Corridor, Downtown Neighborhood Area, East Downtown, Los Duranes, Nob Hill, Rio Grande Boulevard, Sawmill/Wells Park, and Volcano Mesa. Other Sector Development Plan areas with fewer unique regulations have been incorporated into the IDO as mapped areas with different rules either as use specific standards, development standards, or review and approval procedures (see the list of Area-Specific Maps after the IDO Table of Contents).

The Historic Protection Overlay (HPO) Zones preserve, protect, enhance, perpetuate, and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological, or geographic significance located in the city. These are all areas that are currently designated Historic Overlay or Urban Conservation Overlay Zones, where major development projects go to the Landmarks Commission for review. The HPOs include East Downtown, Eighth/Forrester, Huning Highland, Old Town, and Silver Hill.

The View Protection Overlay (VPO) Zones preserve unique and distinctive views of cultural landscapes, such as the Sandia Mountains and the Northwest Mesa escarpment, within specific areas. The VPO Zones carry forward current view protection regulations for the Coors Boulevard Corridor

and the Northwest Mesa Escarpment area. Note that the VPOs regulate the elements of development—structure height, massing, and/or surface materials – that could most directly obscure or detract from these views. CPOs in larger areas associated with the Coors Boulevard Corridor and the Volcano Mesa regulate other aspects of development and building design.

The IDO stipulates, in the case of conflict between the provisions of a base zone district and those of an Overlay Zone, the Overlay Zone shall apply. (See Section 2-7 in the IDO.)

Use Regulations & Permitted Use Table

All uses in base zone districts have been consolidated into a single table, which replaces the pyramid structure of the existing Zoning Code. Instead of having some zone districts “refer back” to the lists of uses allowed in other districts, which leads to unintended consequences, Table 3-2-1 lists each Permitted, Conditional, Accessory, Temporary, and Vacant use for each zone. The right-hand column of the table includes a cross-reference to any Use-specific Standards that apply to that use (in some or all areas of the City). Special use controls now contained in other chapters of the Zoning Ordinance (such as Section 14-16-2-23 Zoning for Hot Air Balloons), were incorporated into the table and Use-specific Standards. Outdated uses (e.g. “curios,” “dry goods,” “notions,” “rabbit dressing,” etc.) have been deleted.

The list was also updated to include new uses currently demanded by the market (e.g. tap rooms) or addressed in Sector Development Plans, many of which are not addressed, or not addressed clearly, in the existing Zoning Code. There is also a provision for unlisted uses, which is intended to keep the IDO relevant over time. If a project proposes a use that is not listed in the table, but will function similarly to one of the listed uses, the Planning Director can make the determination that it will be regulated per the listed use. If the new use has different potential impacts that need to be regulated, the Planning Director can determine that the IDO must be amended to list that use separately in the table before the use can be permitted.

In general, the current list of commercial and industrial uses was updated and consolidated into fewer, broader categories in order to open up new economic opportunities, particularly retail uses, personal services, and industrial uses. The potential impacts of those uses are addressed through Use-specific Standards.

An example of part of the Permitted Use Table is shown below. Uses are contained in the rows, categorized by type. Zones are columns, categorized by Residential, Mixed-use, or Non-residential.

TABLE 3-2-1: Permitted Use Table
P=Permitted C=Conditional CA=Conditional Accessory CV=Conditional if Structure Vacant for 5 years or more¹⁷⁴
A=Accessory T=Temporary

NEW ZONE DISTRICT >>	Residential						Mixed use						Non-residential						Use-Specific Standards	
	R-A	R-1	R-T	R-ML	R-MH	R-MC	MX-T	MX-L	MX-M	MX-H	MX-FB	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	A	B		C
EXISTING ZONE DISTRICT >>	R-A1 & R-A2	R-1	R-T & R-LT	R-G & R-2	R-3	MH	RC & O-1	C-1 ¹⁷⁵	C-2 ¹⁷⁶	SU-2&3 & C-3	SU-1 FB	C-2 W & C-3	IP	M-1	M-2	SU-1 Other				
LAND USE CATEGORY v																				
University or college ²⁰⁸							CV	C	P	P	P	P	P	CV	CV					
Vocational school ²⁰⁹																				
COMMERCIAL USES ²¹⁰																				
AGRICULTURE AND ANIMAL-RELATED USES																				
Agriculture, general ²¹¹	P												P	P			P	A	3-3.4.A	
Community garden ²¹²	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	3-3.4.B	
Equestrian facilities ²¹³	P																	P	C	3-3.4.C
Kenel ²¹⁴	C							C	C			P	P	P	P					3-3.4.D
Nursery ²¹⁵	P								A			P	P	P	P		A	A		
Veterinary hospital ²¹⁶	C						C	P	P	P	P	P	P	P	P					3-3.4.E
Other pet services ²¹⁷	C						C	P	P	P	P	P								
FOOD, BEVERAGE AND INDOOR ENTERTAINMENT																				
Adult entertainment ²¹⁸										P		P	P	P	P					3-3.4.F
Auditorium or theater ²¹⁹					A		A	A	P	P	P	P	P	P	P					
Bar ²²⁰								C	P	P	P	P	P	P						3-3.4.G

Zoning Conversion Map

The proposed IDO will replace the City’s existing zones with a set of 22 zones. Today’s zoning includes 26 base zones established by the Zoning Code, approximately 235 zones established by Sector Development Plans (SU-2 and SU-3 zones), and approximately 550 categories of SU-1 zones. Each SU-1 zone is tied to a parcel-specific site plan that specifies allowable uses and development standards. In many cases, the SU-1 zone specifies a base zone but adds or subtracts a few allowable uses or adds or subtracts a few design standards. The proliferation of zones signals that the existing Zoning Code is not providing adequate flexibility to meet market demand, and it is also not providing adequate requirements for high-quality design with protections for nearby neighbors.

The project team used the existing official zoning map to identify today’s zones and convert them to the closest match to the proposed IDO zones, in terms of allowable uses and intended densities/intensities. A new zone map showing these conversions will need to be adopted with the IDO and will rezone all properties within the City boundary to the zone with the closest match to the existing zone’s permissive uses.

Most cities regulate residential uses with zone districts a range of density – from single-family detached dwellings up to multiple-dwelling apartment zones. The existing Zoning Code provides for this range of residential uses in the zoning districts RA-1 through R-3 (§14-16-2-4 through §14-16-2-12). The IDO combines the existing two rural-agriculture zones into one zone appropriate for very low-density and limited agricultural uses; combines the two existing townhouse zones into one zone for townhouses; and combines the Residential-Garden and R-2 zones into one zone for multi-family low density (R-ML).

The existing R-1 zone for single-family detached uses has only one set of dimensional standards in the Zoning Code but many variations in adopted Sector Development Plans to match historical platting patterns throughout Albuquerque. The IDO provides four “flavors” of R-1 with different dimensional standards, from R-1A with very small lot sizes up to R-1D with very large lot sizes. Staff has converted existing R-1 and SU-2 equivalents of the R-1 zone with one of the four R-1 flavors based on lot sizes. While this conversion was done with rather a large brush, the contextual standards proposed in Section 4-1.3.B are intended to provide consistency between new development or infill in Areas of Consistency.

Most modern zoning codes also provide for a range of zone districts where office, institutional, commercial, and multi-family residential uses are appropriate. Our existing Zoning Code provides for this range of commercial and mixed uses in the Residential/Commercial (RC) zoning district through C-2 Community Commercial (§14-16-2-13 - §14-16-2-17). Today, mixes of residential and non-residential uses are allowed in a limited fashion in the R-C, O-1, C-1, and C-2 zones due to the pyramid structure of the Zoning Code, without providing transitions or requiring adequate buffers between incompatible uses. The proposed IDO increases the range of uses allowed in the Mixed-use zones, while removing low-density residential uses as permissive in these zones in order to avoid conflicts between more intense uses and single-family residential areas.

Finally, the set of zones that are most intense and warrant separation from residential uses have been converted to the category of Non-Residential Zones. These uses are currently regulated as C-3 Heavy Industrial, IP Industrial Park, M-1 Light Manufacturing, M-2 Heavy Manufacturing, and most SU-1 Special Use zone uses (§14-16-2-18 through §14-16-2-22). The IDO generally maintains this range of intensity in non-residential zones, while generally shrinking the list of uses that are allowed and regulated in the new Non-Residential Sensitive Use zone to those that are infrequent and have greater potential impacts on surrounding lands.

Decision Rules for Zoning Conversions

For the base zones, the conversion was relatively straightforward. Properties with base zones were converted to the closest match in the proposed IDO, in terms of permissive uses and intensities.

The project team analyzed each SU-2 zone for intent, permissive land uses, and abutting zoning and matched these as closely as possible to a proposed IDO zone category, described Chapter 14-16-2 Zone Districts. The intent is to match, as closely as possible, the permissive uses currently allowed by the existing zoning, not the existing land uses on the property.

The City recognizes that there are properties throughout the city in which the existing land use does not match the existing zoning. The ABC-Z project is not intended to address this mismatch at this time, but rather to create a new set of tools in the IDO – both a range of zones appropriate to all of Albuquerque and a Community Planning Assessment process that can work with communities to address issues over time – that can address these mismatches in the future.

The SU-2 Zoning Conversion Table (see attachment) shows how zones from Rank 3 Sector Development Plans are converted into the new IDO zones.

R-D and SU-1 PRD Zones

R-D was converted to Planned Development (PD) zone district only when an adopted site plan is in place. Where there is no site plan (or the project team could not quickly verify a site plan in place), R-D was converted to MX-T, a zone intended to include single-family development and the least intense commercial and office uses, in order to reflect the non-residential uses allowed by the R-D zone. Over the next few months, prior to final adoption of a new conversion map, the project team intends to continue a detailed analysis of existing development that may change the proposed conversion to one of the proposed R-1 "flavors," R-T, R-3, O-1, and/or C-1 as applicable (see permissive uses of the R-D Zone §14-16-2-14).

C-2 and C-3 Zones

C-2 and C-3 zone conversion was treated differently on the East and West Sides of the Rio Grande. C-2 east of the river was converted to MX-M to encourage a mix of residential and non-residential uses; C-2 west of the river were converted to NR-C to encourage non-residential, job-related development on the West Side to address the imbalance of jobs and housing.

C-3 properties were generally converted to the Non-residential Commercial (NR-C) zone to maintain the mix of heavier, commercial uses currently allowed in that zone. However, to help implement the Comp Plan's Centers & Corridors Vision and allow mixed uses in appropriate locations, C-3 properties east of the river were converted to MX-H if they were within an Urban Center, an Activity Center, along Main Street Corridors, along Major Transit Corridors, and within 660 feet of a Premium Transit Station. C-3 properties west of the river were only converted to MX-H if they were within 660 feet of a Premium Transit Station. As of December 2016, there were no west side C-3 properties that met that criterion.

As of December 2016, these conversions were only applied to the straight C-2 and C-3 zones. Staff recommends that the IDO conversion rules be applied to SU-1 and SU-2 zones that reference C-2 and C-3 in the next version of the Zoning Conversion Map. This will result in a closer match with similarly zoned properties, regardless of whether they are now zoned as a "straight" zone, SU-2 zone from an adopted Sector Development Plan zone, or SU-1 zone.

Staff is looking for direction from the EPC about the appropriateness of the zone conversion decision rules, particularly whether these are the appropriate rules to implement the Centers & Corridors vision and to best match existing land entitlements. If so, the rules will be applied to produce the next version of the Conversion Map for City Council review.

SU-1 Zones

Many existing SU-1 zones are for a base zone or multiple base zone plus or minus some land uses, with a site plan that includes design control. Because the IDO generally allows a greater mix of uses in the Mixed-use and Non-residential zones, many SU-1 zones are proposed to convert to an IDO base zone. Where the SU-1 zone is for a land use that is still proposed to be a listed Sensitive Use zone, as shown on the Permitted Use Table 3-2-1, the NR-SU conversion is proposed.

All SU-1 adopted site plans remain in place after the IDO is adopted. If a property owner wants to change their site plan, they can do so under the new IDO after adoption.

The project team analyzed sites designated with an SU-1 zone to determine if the zone description clearly referenced a base zone or identified a use that is normally associated with a particular base zone. The intent was to match the permissive uses referenced by the SU-1 site plan as closely as possible to one of the IDO zones with a similar set of permissive uses.

Where the site plan referenced a base zone plus some additional uses from a more intense zone, the property was converted to the closest match of zone that was referenced in the SU-1 zone. Any additional permissive uses allowed through the site plan will continue to be allowed after adoption of the IDO through the approved site development plan, as an approved conditional use, and/or as a legally non-conforming use.

Similarly, where the site plan referenced a base zone minus some additional uses from a more intense zone, the property was converted to the closest match of zone with the same general set of permissive uses. Any uses disallowed by the SU-1 site plan will remain prohibited until the property owner gets a new site plan approved with the new IDO zoning.

Zone Conversion Map Issues & Comments

The ABC-Z project website has a page with side-by-side maps of the existing zoning map and the proposed IDO conversion map (see webpage at: <https://www.abc-zone.com/ido-zoning-conversion-map>). This interface allows members of the public to identify their property's current zoning and see what it is proposed to be converted to in the IDO. Residents were encouraged to leave comments related to their zoning and the proposed IDO conversion zoning. The comments were geographically coded, so the project team could review the specific location and zoning characteristics associated with each comment. As of the EPC submittal, a total of 168 comments were submitted to this online interface. Staff is responding to each comment via the Staff Response to Comments Matrix, appended to this report.

A large subset of comments received documented a mismatch between the property's current land use and the current zoning designation. The proposed IDO and the Conversion Map is not expected to correct this mismatch. Long Range Planning and City Council is collecting information about where such mismatches occur and will address potential zone changes as a second step after the IDO is adopted and the new zone categories are in place.

Existing development that is legal today will remain legal after the IDO adoption, in terms of uses and design. Chapter 14-16-5, released in August 2016 as Module 3, addresses the thresholds for development or redevelopment that would trigger compliance with new design standards.

Another large subset of comments relates to zoning conversions proposed previous to the December 2016 conversion map. As a result of these comments, Staff reviewed the relevant SU-1 Site Development Plan or SU-2 Sector Development Plan for the set of permissive uses and development densities/intensities. In several locations, the proposed IDO zone conversion was changed to more accurately reflect current entitlements.

For example, along Mountain Road, which is covered by the Downtown Neighborhood Area SDP and the Sawmill/Wells Park SDP, the initial zoning conversion along the corridor was to MX-T, which is the analogue to the existing O-1 zone. Both of the plans allowed either R-T residential uses if the land was developed with residential uses *or* C-1 if the land was developed and historically used for non-residential uses. Detailed analysis of this corridor resulted in a more accurate match of each property's zone to what is currently allowed by the two Sector Development Plans.

A second example is rethinking the initially proposed zone conversion for Sector Development Plans with an "and/or" zone. The North Fourth SDP and the North I-25 SDP are two plans that took this approach. It was intended to be a gentle way of transitioning from the existing zone entitlements to the envisioned future land use and character for the area. However, this strategy has raised challenges for properties that allow both low-density residential uses and more intense industrial uses or form-based controls. To avoid downzoning properties, the planning team recommended the conversion zone that most closely matched the highest and most intense uses allowed. In locations where a property-owner with a dual designation specifically requested maintaining the lower-intensity zoning, these areas have been remapped according to the request. All zones that have changed from the original IDO conversion have been noted in the updated Special Use (SU-2) Zoning Conversion Table, dated 12/23/2016 (see attachment).

Finally, the third type of comment relates to specific research done to more accurately define the conversion of the R-D and SU-1 for PRD zones. Planning Staff evaluated the specific use approvals for areas that have already developed under one of these zones. Where the land use was identified as single-family residential, townhouse, multi-family residential, office, or commercial, the zoning was converted to R-1, R-T, R-MH, MX-T or MX-L, respectively. This process has not been completed citywide yet; Staff will continue this detailed analysis during the approval process prior to adoption of the IDO and the IDO Conversion Map.

VII. KEY ISSUES & DISCUSSION

Non-Conformance, Current Entitlements

While care was taken during the proposed zoning conversion to match existing permissive uses to the IDO zone with the closest set of permissive uses to avoid creating nonconformities, this project is a complete change from one zoning system to an entirely different zoning framework. As such, individual uses allowed under the existing zoning system may not be permissive under the new IDO zoning. It is important to note that uses, structures, and other approvals that were legally approved under the existing system will remain legal under the new system. These approvals "run with the land," meaning that the property can be sold to others, and the approvals remain valid.

Section 14-16-1-10 describes how existing approvals will be treated after the IDO is adopted. As described in Section 14-16-1-10.3, approved SU-1 site plans will remain in place. Where Staff could match the approved permissive uses to an IDO zone with a similar set of permissive uses based on information captured in data available on the City's Geographic Information System (GIS), the conversion map reflects that conversion. Where Staff could not discern the existing set of approved permissive uses, the SU-1 zone was proposed to convert to a Planned Development (PD) zone, which

is the IDO's equivalent of a site-plan controlled zone, with uses and standards allowed as specified on the adopted site plan.

Section 14-16-3-1.4 specifies that conditional uses approved under the existing system are considered approved conditional uses with adoption of the IDO conversion map. As noted above, the property can be sold without affecting this use. If the conditional use ceases to be used for 12 continuous months, the approval would expire, and the property owner would need to go through the process to request the conditional use again, if that use is still allowed as a conditional use in that IDO zone.

Permissive land uses that are being used on properties today, but that are not allowed in the conversion zone in the IDO, would become Nonconforming Uses regulated pursuant to Section 14-16-5-6.2, which includes the ability to expand the building up to 25% or 2,500 square feet, whichever is more restrictive (compared to 200 square feet in the existing Zoning Code).

Similar provisions are set out in subsequent sections on Nonconforming Structures (Section 14-16-5-6.3), Nonconforming Lots (Section 14-16-5-6.4), Nonconforming Signs (Section 14-16-5-6.5), and Nonconforming Site Features (Section 14-16-5-6.6).

Sector Development Plan Issues

Regulations currently contained in adopted Sector Development Plans have been incorporated into the IDO, either as 1) a best practice now applied citywide, or 2) Use-specific Standards applicable to a mapped area, or 3) development standards related to quality/buffering/impact mitigation within a mapped area, or 4) special review and approval procedures applicable to a mapped area, or 5) an Overlay Zone.

The distinct development pattern of residential neighborhoods expressed in some sector plan zoning is also reflected in the different dimensional standards for the four "flavors" of R-1 including lot size and setbacks. The Contextual Standards in 14-16-4-1.3.B help protect the existing character of single-family residential neighborhoods.

The IDO is intended to carry over the effective protections from adopted Sector Development Plans for the areas established by those plans. Broadening the prohibition or allowance of certain uses or zoning standards is beyond the scope of the ABC-Z project and will be more appropriately addressed in the future through Community Planning Area assessments.

The project team has listened closely to comments through the public engagement process about protections that are important in Sector Development Plan areas and has tried to ensure that the IDO provides equal or greater regulatory protections. Any oversights that come to light through the review and approval process can be added to the IDO prior to adoption.

Once adopted, the IDO is expected to replace the regulatory protections from the Sector Development Plans, which will be rescinded at that time. Please see Section VI for discussion of the proposed conversion of SU-2 zoning from individual Sector Development Plans.

Issues of Concern

Alcohol Sales

The IDO proposes to regulate alcohol sales differently than the existing Zoning Code does. The new approach is in part due to the new structure of the Permitted Use table and the flexibility it provides by allowing multiple uses on a parcel. Under the IDO, a grocery store would need to be located in a zone that allows both retail sales and liquor retail in order to sell alcohol. This is consistent with recent planning approaches and national best practices.

The other local trend is to allow tap rooms in neighborhood-serving retail locations for local breweries, wineries, and distilleries. The state licenses for these establishments include the sale of these alcoholic beverages for off-premises consumption. The Downtown 2025 SDP, Huning Highland/East Downtown SDP, and Nob Hill SDP were each amended to allow tap rooms and/or tasting room for businesses with a small brewers or winegrowers license from the state. These tap rooms/tasting rooms for locally made products are considered to have positive social and economic benefits, with fewer impacts than are normally associated with sales of package liquor.

In the existing Zoning Code, only beer and wine are allowed to be sold in restaurants in the C-1 zone. Full-service alcohol sales (for on- and off-premises consumption) are allowed in the C-2 zone and the more intense zones. The IDO groups alcohol-related uses into two categories: “food, beverage, and indoor entertainment” for on-premises sales and “liquor retail” for off-premises sales. The IDO proposes to eliminate the distinction between restaurants that can and cannot serve alcohol, and instead allow that to be regulated by the State’s liquor licensing process.

Building Height

Building heights for the single-family residential zones (R-A, R-1, R-MC, and R-T) remain the same as in the equivalent zones in the existing Zoning Code: 26 feet. The proposed basic height standards for the other zones are increased marginally from existing standards to reflect modern construction preferences for taller ceilings.

Beginning in the O-1 zone, current regulations allow a base height of 26 feet, but buildings may be taller if they fall within a complex set of angle planes that vary depending on the cardinal direction and the direction that abuts the public right-of-way. Generally, the height is limited by a 60° angle plane drawn from either the property line or the centerline of any adjacent street. To protect solar access on properties abutting to the north, building height is limited to that which falls within a 45° angle plane drawn from the northern property line. There is also a limitation that building heights may not exceed 26 feet within 85 feet of a lot zoned specifically for houses.

In the IDO, a similar set of building height entitlements is maintained without relying on the angle planes. Tables 4-1-2 and 4-1-3 identify an allowable base building height for each zone. In place of the angle plane standard, the IDO provides for no height limit to portions of the building located more than 100 feet from each lot line. This standard approximates the allowances without the complex calculations required by the current system. A separate section, Neighborhood Edges 4-8, addresses the height limitations for property adjacent to single-family residential zoned land. Buildings may not exceed 30 feet within 100 feet of a residentially zoned property.

Density

The existing Zoning Code regulates residential density through a combination of density caps and floor to area ratio (FAR) standards in the multi-family zones. The base allowable density in the multi-family residential and commercial zones is set at a straight 30 dwelling units per acre (du/acre). In R-3 and above, a project may be allowed higher densities through a Conditional Use approval. In the O-1 zone, the allowable density is controlled by the gross floor area on the premises.

Zone	Density Standards
R-2	<ul style="list-style-type: none"> • 30 du/acre as a Permissive Use • 0.5 FAR maximum
R-3	<ul style="list-style-type: none"> • 30 du/acre as a Permissive Use • Up to 36 DU/acre as a Conditional Use • 1.0 FAR maximum
O-1	<ul style="list-style-type: none"> • Up to 25% of the gross floor area on the premises
C-1	<ul style="list-style-type: none"> • 30 du/acre, where allowed (Centers & Corridors) • Up to 50 DU/acre as a Conditional Use • 0.3 FAR minimum
C-2	<ul style="list-style-type: none"> • 30 du/acre, where allowed (Centers & Corridors) • Up to 75 DU/acre as a Conditional Use • 0.3 FAR minimum
C-3	<ul style="list-style-type: none"> • 30 du/acre, where allowed (Centers & Corridors) • 0.3 FAR minimum

The existing Zoning Code’s allowance of the same 30 du/acre across the residential zones, with higher densities allowed through Conditional Use approvals, is unusual for modern Zoning Codes. The IDO provides a graduated increase in density across zones in order to match the increased intensity and building height allowed in each zone.

The IDO regulates density through density caps only; there are no FAR minimums or maximums required. The IDO does not treat dimensional standards or densities as a use that can be requested through a Conditional Use approval.

Enforcement

The enforcement section of the IDO (Section 5-7.3) largely follows existing enforcement procedures and regulations. Enforcement regulations have been consolidated from different sections of the Zoning Code to be addressed together.

Public Notice

The project team has heard comments from residents concerned that the notice and processes proposed in the IDO will result in less involvement of Recognized Neighborhood Associations.

Under the existing system per the Neighborhood Recognition Ordinance O-92, Recognized Neighborhood Associations receive mailed notice of the following:

- Zone change requests (including SU-1 site-plan controlled projects and Shopping Center-designated sites, which are reviewed like SU-1 sites), which are heard by the EPC;
- Site Development Plans (either Site Development Plan for Building Permit or Site Development Plan for Subdivision, which are reviewed/approved by either the EPC or DRB);
- Major subdivisions and right-of-way vacations, which are reviewed/approved by the DRB; and
- Historic districts and landmarks, which are reviewed/approved by the Landmarks and Urban Conservation Commission.

All other development with “straight zoning” under today’s Zoning Code goes straight to building permit, with a check by the Zoning Enforcement Officer as part of that process to ensure compliance with zoning standards. No public notice is required.

As indicated in Table 5-1-1 and Section 14-16-5-4.11 of the IDO, Recognized Neighborhood Associations will receive mailed and emailed notice for all of the development projects bulleted above, with the exception that the threshold for administrative review of non-residential development in the IDO is 100,000 gross square feet versus 90,000 leasable square feet in the Large Retail Facilities (which are included under the Shopping Center provisions, treated like SU-1 sites and reviewed by EPC in the existing system).

In addition, the IDO would require a meeting with the Recognized Neighborhood Association that includes the project site in its boundary for Site Plan approvals at DRB or EPC, as well as many other approvals listed in the “Decisions Requiring a Public Meeting and/or Hearing” and “Policy Decisions” categories in Table 5-1-1. This upfront meeting, required before the City accepts an application requesting these approvals, is expected to provide Recognized Neighborhood Associations more opportunities earlier in the design process to raise concerns, explore opportunities, or express desires.

Review & Approval Process

Chapter 14-16-5: Administration and Enforcement sets out the review and approval processes required for land use and development in the City. Table 5-1-1 summarizes each type of approval that the City can grant, the types of notice that are required, meetings that are required (either Pre-Application meeting with staff and/or Neighborhood meeting with Recognized Neighborhood Association), and decision-making bodies that review and/or decide each request.

One of the most significant improvements in the IDO over the existing Zoning Code is a raising of the bar on the quality of development through Use Specific Standards in Section 14-16-3-3 and Development Standards in Chapter 14-16-4, including provisions to protect single-family residential neighborhoods through contextual standards in 14-16-4-1-3.B. and Neighborhood Edge provisions in 14-16-4-8. These standards are established up front as predictable, objective requirements intended to result in high-quality development throughout the city.

The public has been involved in developing and reviewing the standards, many of which were originally adopted through Sector Development Plans. The EPC and City Council have the opportunity through the review and approval process for the IDO to review these standards and agree that they provide adequate protections and regulation of development within the city.

This tightening of regulatory protections in the IDO through a public process (i.e., the ABC-Z public engagement process as well as the formal EPC/Council review and approval process for the IDO) for all development projects in the City is intended to lessen the need to negotiate quality requirements and protective regulations on a case-by-case basis with stakeholders (including nearby property owners and Recognized Neighborhood Associations) through the Environmental Planning Commission (EPC) for site plan approvals, the Zoning Hearing Examiner for special exceptions, or the Land Use Hearing Officer/City Council for appeals.

The strategy for deciding the appropriate review and approval decision-making body is shifted from one dependent on zone (e.g. “straight” zone vs. SU-1, SU-2, or SU-3 zone) to one based on the size and scale of the project, as well as the potential for off-site impacts. Accordingly, the IDO sets out three main categories of application types and approvals: Administrative Decisions, Decisions Requiring a Public Meeting/Hearing, and Policy Decisions.

The IDO generally expands the site plans that can be reviewed and approved administratively (i.e. by Staff) – as long as they meet the new, enhanced zoning requirements. These application types are shown in the “Administrative Decisions” category in Table 5-1-1. The notice required for these applications is significantly less than for the other two categories of applications that fall under Decisions Requiring Public Meetings or Hearings and Policy Decisions. Similarly, there are no requirements for Pre-Application Meetings with staff or Neighborhood Meetings with Recognized Neighborhood Associations, similar to the existing processes for “straight zone” approvals that go straight to building permit.

Development projects that require public input are shown in the “Decisions Requiring a Public Meeting and/or Hearing” category in Table 5-1-1. These require more public notice and generally also require both Pre-Application Meetings with Staff and Neighborhood Meetings with Recognized Neighborhood Associations. This category includes:

- review and decision by the Zoning Hearing Examiner for conditional uses and variances to zoning standards;
- technical review and decision by the Development Review Board for larger development projects than can be approved administratively and subdivisions and related infrastructure;
- review and decision by the Landmarks Commission for the projects within a Historic Protection Overlay Zone, projects that involve a City landmark, or demolition within a mapped area;
- or review and decision by the Environmental Planning Commission for projects involving a Major Electric Facility or Wireless Telecommunications Facility Waiver, projects requiring a zone change to Sensitive Use (NR-SU), projects involving larger parks or Major Public Open

Space Extraordinary Facilities, or projects within a Planned Development or Planned Community zone district.

Table 5-1-1 also sets out those applications that require decisions based on policy, in addition to review for compliance with the IDO, by the Landmarks or Environmental Planning Commission as well as staff. These include: the adoption or amendment of new City plans, including Facility Plans, Master Plans, Resource Management Plans, and Metropolitan Redevelopment Plans; zone map amendments; the creation or amendment of Historic Protection Overlay Zones or the designation or demolition of City Landmarks; text amendments of the IDO; annexations of land; and the adoption or amendment of the Comprehensive Plan. Only zone changes for sites less than 10 acres can be decided by the Environmental Planning Commission. All other applications in this category are ultimately decided by the City Council.

Section 14-16-5-5 identifies when a specific procedure applies, who makes the decision, and the review and decision criteria.

Administrative Decisions

Section 14-16-5-5.1.F establishes the threshold for site plans for development projects that can be reviewed and approved administratively by staff, including the following projects.

- Single and two-family (duplex) developments
- Multi-family development with 50 or fewer dwelling units
- Conversion of non-residential structures to a residential use with 100 or fewer dwelling units
- Non-residential development with less than 100,000 gross square feet
- Mixed-use development with fewer than 75 dwelling units and less than 50,000 gross square feet of non-residential uses
- Expansions of existing development by less than 25% of the originally approved gross floor area
- Electric or major utilities that are allowed to be approved administratively per the relevant, adopted Facility Plan
- City-owned or managed parks with less than 10 acres that do not include co-located City facilities, lighting over 45 feet, amplified outdoor sound, or over 150 parking spaces (in which case EPC has purview, set out in Section 14-16-5-5-2.F).
- City-owned or managed Major Public Open Space not considered Extraordinary Facilities by the Major Public Open Space Facility Plan
- City BioPark facilities, which are regulated by the BioPark Master Plan and managed by City Cultural Services

Decision-makers need to carefully consider whether these thresholds are appropriate, given the requirements established by development standards in the IDO.

Zoning Hearing Examiner (ZHE) Review and Approval

Similar to the existing system, the Zoning Hearing Examiner (ZHE) will hear applications for Conditional Use approvals and Variances to development standards.

Conditional uses allowed in each zone are listed as “C” in Table 3-2-1 Permitted Uses. In addition to general criteria specified in Section 14-16-5-5-2.B, the ZHE would also review the request against any Use Specific Standards in Section 14-16-3-3 associated with the requested Conditional Use. Applicability, procedure, and decision criteria for Variances are specified in Section 14-16-5-5-2.K.

Development Review Board (DRB) Review and Approval

Section 14-16-5-5.2.E describes that the Development Review Board (DRB) will review and decide on site plans for development projects that are above the administrative thresholds established by Section 14-16-5-1.F (discussed above) for properties that are not zoned PC or PD, in which case the Environmental Planning Commission has purview, as established in Section 14-16-5-2.F.

Similar to the existing system, the DRB also reviews and decides on Minor and Major Subdivisions of Land, per Section 14-16-5-5.2.H and Section 14-16-5-5-2.I in the IDO. The DRB can also grant Vacations of Public Easement or Right-of-Way (Section 14-16-5-5.2.J) and Sidewalk Variances (5-5-2.L).

Landmarks Commission Review and Approval

Similar to the existing system, the Landmarks Commission reviews and decides requests for Major Certificates of Appropriateness (Section 14-16-5-5.2.A) and demolitions of buildings over 50 years old in areas where Sector Development Plans granted that authority (Section 14-16-5-5.C).

Environmental Planning Commission (EPC) Review/Approval

The Environmental Planning Commission (EPC) would continue to hear appeals of Impact Fee Assessments and make a recommendation to City Council, pursuant to Section 14-16-5-5-1.E.

The EPC would review site plans for the following (Section 5-5-2.F):

- PC and PD properties,
- Major Electric Facilities that require EPC review per the Electric Facility Plan,
- City-owned or managed parks over 10 acres, or those co-located with another City facility, or with lighting above 45 feet, amplified outdoor sound, or parking areas with over 150 spaces,
- City-owned or managed Major Public Open Spaces that include Extraordinary Facilities as established by the Facility Plan for Major Public Open Space, and
- Any application for development for which the applicant requests EPC review, provided the Planning Director concurs with that request.

The EPC would also review and decide zone change requests of less than 10 acres (Section 14-16-5-5-3.B).

The EPC would review and make a recommendation to Council for the adoption or amendment of City Facility Plans, Metropolitan Redevelopment Area Plans, Resource Management Plans, Master Plans, etc.; zone change requests of 10 acres or more (Section 14-16-5-5-3.C); IDO text change requests (Section 14-16-5-5-3.E); annexation requests (Section 14-16-5-5-3.F); and adoption or amendment of the Comprehensive Plan (Section 14-16-5-5-3.G).

R270-1980

Enactment 270-1980 (R270-1980, see Appendix B of the Zoning Code) contains criteria that apply to zone change requests (sometimes called sector development plan map amendments*) for a given property. All ten tests (Subsections A-J) of R270-1980 are required to be met.

R270-1980 is found in the new IDO in Chapter 5: Administration and Enforcement. The following table is a summary of each test and its meaning:

Subsection of R270-1980	Location and name in IDO	Meaning (in brief)	Notes
A	5-5.3.B.3.c.i	Zone change must be consistent with health, safety, and welfare of the City	
B	-	Stability of land use and zoning is desirable; burden is on the applicant to justify the proposed change	Removed
C	5-5.3.B.3.c.i	Zone change must not conflict significantly with the Comp Plan or other adopted plans	Combined with the former Test A (now B.3.c.i)
D	5-5.3.B.3.c.ii and c.iii	Applicant must demonstrate that the existing zoning is inappropriate	
E	5-5.3.B.3.c.iv	Some permissive uses in the proposed zone shall not be harmful to adjacent property, the neighborhood, or the community	
F	5-5.3.B.3.c.v	A zone change that requires unprogrammed capital expenditures could be denied	
G	5-5.3.B.3.c.vii	Cost or economic considerations shall not be the determining factor for the zone change	
H	5-5.3.B.3.c.vi	Location on a collector or major street it not, in itself, sufficient justification for a zone change	
I	5-5.3.B.3.c.viii	A zone change that would result in a spot zone can only be approved when it i) clearly facilitates realization of the Comp Plan and other, adopted plans,	Combined with the former Test J (B.3.c.viii)

		or ii) the land could function as a transition between zones	
J	5-5.3.B.3.c.viii	A zone change that would result in a strip zone can only be approved when it i) clearly facilitates realization of the Comp Plan and other, adopted plans, or ii) the land could function as a transition between zones	Combined with the former Test I (B.3.c.viii)

*The term sector development plan map amendment is used when the land, which is proposed for a change of zone, is located within the boundaries of a sector development plan.

City Council Review/Approval

City Council makes the final decision for all appeals, either by accepting the recommendation of the Land Use Hearing Officer (in whole or in part) or by hearing the case directly (Section 14-16-5-4.21), which is consistent with current practice.

Appeals Process

The new IDO would establish an appeals process that is similar to the existing appeals process, but differs in a one important way.

Decisions of land use matters made by the EPC, the DRB, and the LUCC would still be heard by the Land Use Hearing Officer (LUHO). The LUHO produces a written recommendation, and the City Council, as the ultimate land-use authority for the City, can accept or reject the LUHO’s recommendation (in whole or in part) or choose to hear the appeal itself. Appeals of Impact Fee Assessments would still be heard by the EPC.

A key difference in the proposed appeals process is the elimination of the Zoning Board of Appeals (BOA), a five-member body currently charged with hearing appeals of decisions made by the Zoning Hearing Examiner (ZHE) only.

In other states, it is unusual for the City Council to act as a land use judge in appeals cases. The fact that City Council must have the final decision-making authority over appeals means that our system has at least one more step than most other cities in other states. Partly for this reason, the IDO proposes eliminating the Board of Appeals (BOA) in order to streamline the appeals process and get the appeal before the ultimate land use authority (i.e. City Council) in a more timely fashion.

VIII. COORDINATION WITH OTHER AGENCIES

This section discusses outreach, comments, and coordination that took place prior to submitting the IDO draft to the EPC. Planning Staff used input during this process to guide changes to the EPC Draft IDO. Agencies were encouraged to review the EPC Draft IDO to determine if their earlier input was adequately addressed and to submit official comments to the EPC. For agency comments received during the EPC process, please refer to Section X of this report.

Comments from Agencies

The project team engaged with other City departments as well as outside agencies to get feedback on drafts of the IDO throughout the process. Public meetings, focus groups, and/or one-on-one meetings with representatives of those departments and agencies allowed for discussion and input. Agencies were also encouraged to submit comments on the various drafts of the IDO. Below is a list of participating Departments and Agencies:

Department/Agency	Department/Agency
ABQ RIDE	City
Albuquerque Bernalillo County Water Utility Authority	Agency
Albuquerque Housing Authority	Agency
Albuquerque Public Schools	Agency
Animal Welfare	City
City Legal	City
Council Services	City
Cultural Services	City
Department of Family & Community Services	City
Economic Development	City
Environmental Health Department	City
Mid-Region Metropolitan Planning Organization	Agency
Middle Rio Grande Conservancy District	Agency
New Mexico Mortgage Finance Authority	Agency
Municipal Development Department	City
Parks & Recreation (incl. Open Space Division)	City
Planning Department	City
Public Service Company of New Mexico	Agency
Rio Metro Regional Transit District	Agency
Department of Senior Affairs	City
Solid Waste Management Department	City
Department of Technology & Innovation	City

Main Themes and Issues

Many agency comments included specific text edits to IDO regulations to clarify or correct issues with how current practice is reflected in the new IDO based on their mission, mandate, facilities,

services, and planning efforts. Where a proposed correction fixed a clear discrepancy, changes were made to accommodate them. In many cases, these comments informed discussion with the consulting team to determine whether the issue reflected a proposed change in practice based on other input (public comment, best practice) or a mistake in interpreting and integrating current practice.

In many cases, the project team reached out to departments and agencies for clarification and further input to ensure that the IDO does not contradict or interfere with the functions and practices of these departments and agencies. Official comments received during the EPC review process are discussed further in Section X of this report.

IX. PUBLIC ENGAGEMENT

This section discusses outreach, comments, and coordination that took place prior to submitting the IDO draft to the EPC in December 2016. Planning Staff used this input to guide changes to the EPC Draft IDO. Members of the public were encouraged to review the latest draft to determine if their comment(s) had been adequately addressed in the EPC Draft IDO and to submit additional comments if necessary. For comments received after EPC submittal, please see Section X of this report.

Outreach Overview

Public engagement strategies were designed to offer a range of opportunities for input, discussion, and consensus-building around regulations and decision-making processes, and at multiple points in the drafting process.

The ABC-Z process included both an update to the Albuquerque/Bernalillo County Comprehensive Plan and the drafting of the IDO. Both documents were drafted in parallel. The IDO was drafted in three Modules, the first of which was available for review as of October 2015. The second module was released in May 2016, and the third was available in August 2016. The first full draft of the Comp Plan was available for review as of January 2016, with three more drafts released for review in June 2016, October 2016, and December 2016. This overlapping timeline allowed concurrent review of both documents to ensure consistency and numerous opportunities for comments as they took shape. The Comp Plan was submitted to the review and approval process first to establish the community vision, goals, and policies that the IDO is meant to implement.

Articles about the ABC-Z project appeared regularly in the City's *Neighborhood News*, and ads specifically for the IDO were placed in print and social media in 2016 (see attachment). There is also a social media page for the ABC-Z project on Facebook.

The process of drafting the IDO began with the release in May 2015 of a Zoning Diagnosis report created by the consultant team to provide an overview and analysis of current City practice. The Zoning Diagnosis also included content about national best practices in zoning and land use, along with recommendations for Albuquerque. Available for review by City staff, agencies, and the public the Diagnosis laid out a strategy for overhauling the existing land use and zoning framework, including an anticipated structure of the new IDO and key content for new and consolidated development regulations.

The IDO was drafted in a series of modules to give the public opportunities to review the key elements of the IDO in a focused and linear manner.

- Module 1 included Zone Districts and Use Regulations (i.e. Chapters 2 and 3)
- Module 2 included Development Standards (i.e. Chapter 4)
- Module 3 included Administration and Enforcement (i.e. Chapter 5)

The release of each module included documents for public review and public meetings and presentations, with materials available on the project webpage for those who could not attend. Each module was posted on the project webpage for review and download, and reference copies were available at ABC Libraries. Meeting venues were chosen throughout the City, and meeting times included both daytime and evening sessions to ensure multiple options for stakeholders to participate.

Starting in August 2016, Staff began offering office hours by appointment two afternoons each week to answer questions and discuss relevant topics. To date, staff has conducted over 75 office hours. The project team was also invited to speak at over 100 neighborhood and coalition meetings, stakeholder meetings, and local conferences. To reach more people and a broader cross-section of the community, the project team staffed booths and passed out promotional materials at 30 community events and farmers markets.

Workshops and Public Meetings

ABC-Z Project Kickoff – ABC-Z, including efforts to update the City/County Comp Plan and the City’s zoning framework, kicked off in February 2015 with a combination of daytime focus groups organized by topic and evening meetings with a more traditional presentation and a question and answer session.

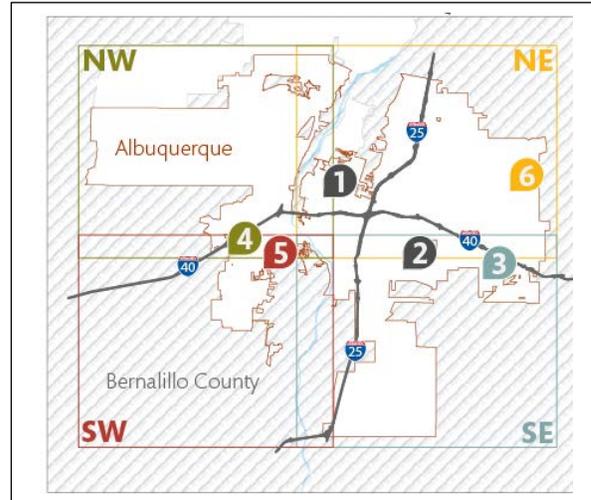
Much of the discussion at the public meetings focused on how policy and zoning are related, how current issues are related to the project (or not), and how weaknesses of the City’s existing land use and zoning framework have led to unfulfilled expectations, misunderstandings, and mistrust among neighborhoods, developers, and City staff. Background information and maps were also available in an open house gallery, with Staff available to answer questions.

Focus groups related to zoning and/or Comp Plan topics included the following:

- Housing
- Historic Preservation
- Community Facilities
- Transportation
- Utilities
- Health
- Economic Development
- Parks, Open Space, & Trails

Community Visioning Workshops & Online Survey – Six community visioning workshops were held in May and June 2015 in locations throughout the City and County.

Location	Date & Time
County-wide Focus Workshops	
1 Los Griegos Health/Social Services Center 1231 Candelaria NW	Wed, May 20, 2015 5:30-7:30 pm
2 Hiland Theater 4800 Central Ave SE	Thurs, May 21, 2015 5:30-7:30 pm
Quadrant Workshops	
3 Manzano Mesa Multi-gen Center 501 Elizabeth St. SE	Tues, June 23, 2015 5:30-7:30 pm
4 Alamosa Community Center 6900 Gonzales Rd. SW	Wed, June 24, 2015 5:30-7:30 pm
5 Central/Unser Library 8081 Central Avenue NW	Wed, June 24, 2015 11:30 am-1:30 pm
6 Holiday Park Community Center 11710 Comanche Rd. NE	Thurs, June 25, 2015 5:30-7:30 pm



At the first two workshops in May, a total of 140 participants worked in small groups to identify where growth expected by 2040 should be allocated and what development form it should take. At the next four workshops in June, over 200 participants worked in small groups with a map of one quadrant of the City to identify needed retail, community facilities, transportation improvements, etc.

These workshops largely influenced the update to the Comp Plan, specifically the way that the Centers and Corridors framework was updated to better reflect existing conditions and resident desires for future growth patterns. These updates directly impacted the IDO through new regulations that are tied to Center and Corridor designations and the City’s new Development Areas – Areas of Change and Areas of Consistency – in order to direct growth to those areas.

IDO Modules & Public Meetings – As each Module was released, the project team held a series of public meetings in different parts of the City and at different times of day to accommodate the needs and schedules of as many residents as possible.

IDO Public Meetings			
Module/Draft	Month, Year	Number of Meetings	Total Participation
Zoning Diagnosis	June 2015	4	99
Module 1	October 2015	5	88
Module 2	May 2016	7	107
Module 3	August 2016	4	77
Consolidated Draft	October 2016	5	68
EPC Draft	January 2017	2	20

The Zoning Diagnosis and Module 1-3 meetings were included presentations by the project team that provided an overview of the content of each module followed by questions, discussions, and comments.

Beginning with the Consolidated Draft, the project team also offered “Zoning Clinics” where participants could “Ask an Expert” their burning questions about the IDO. Participants were encouraged to bring specific questions and engage in one-on-one conversations with members of the project team to discuss their ideas or concerns in more detail. In these discussions, some participants wanted to look at a specific property or area to better understand how regulations were changing with the IDO. Other participants were more interested in discussing the regulations related to a specific topic in the IDO – building heights, overlay zones, permitted uses, etc. In these meetings, the project team provided additional explanations and noted participant comments for review and discussion.

Conversion Map – The Zoning Conversion map has been available to the public since April 2016. This map allows any resident or property owner to comment on the existing or proposed zoning for any parcel or area in the City. Please refer to Section VI of this report for more about the Zoning Conversion Map.

Existing Zoning District Categories

- COMMERCIAL
- INDUSTRIAL / WHOLESALE / MANUFACTURING
- INSTITUTIONAL / GOVERNMENT
- OFFICE
- RESIDENTIAL
- OPEN SPACE / RECREATION / AGRICULTURAL
- RESIDENTIAL / AGRICULTURAL
- UTILITIES / TRANSPORTATION
- NOT CLASSIFIED

IDO Zoning Districts

- MR-1B
- MR-1C
- MR-1D
- MR-1E
- MR-1F
- MR-1G
- MR-1H
- MR-1I
- MR-1J
- MR-1K
- MR-1L
- MR-1M
- MR-1N
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Comments on this map generally expressed concern over the permitted uses or development standards associated with the proposed zone conversion under the IDO. In some cases, commenters identified errors in existing zoning or inappropriate conversions, where the project team's assessment of the SU-1 or SU-2 zoning and proposed conversion were incorrect. In many cases, these comments led to updates to the proposed conversion map. In others, no changes were made because the project team determined that the proposed zone conversion was the most appropriate one-to-one conversion for the existing zone.

Commenters using the conversion map identified several areas where the existing zoning does not match the existing uses of properties. The project team determined that discretionary zone changes to address these mismatches were not appropriate for this part of the process. Throughout the Comp Plan adoption process, the project team committed to policies that will direct staff to support and initiate zone change requests for these areas as part of the Community Planning Area assessment process.

IDO Testing Sessions – In September 2016, the project team participated in two IDO Testing Sessions, the first organized by the New Mexico chapter of the Urban Land Institute (ULI) and the University of New Mexico and the second organized by Greater Central Ave., in collaboration with the City Department of Economic Development. The organizers of these testing sessions invited developers, architects, residents, and real estate professionals to test the proposed regulations in the Consolidated Draft of the IDO on a variety of parcels in the City. Each testing session had around 60 participants. Summary reports of both IDO testing sessions are included in the public comment attachments to this Staff report.

The IDO testing session organized by ULI tested current and proposed zoning regulations on large and small sites throughout the City, while the testing session organized by Greater Central Ave. focused on how well the IDO facilitates infill and transit-oriented development along Central Ave. The project team and Planning Department staff participated in these sessions and acted as facilitators, note takers, and experts to help teams identify what they could do on their parcel. These sessions provided the project team with more a detailed and specific way to visualize or understand many of the comments received from the public throughout the process.

Themes in Comments

Questions and comments from the public meetings, IDO clinics, conversion map, IDO testing sessions, and other public input indicated that many residents are concerned about whether the IDO sufficiently incorporates the protections that they feel they have under the existing Zoning Code and their Sector Development Plans and whether the IDO helps accomplish the goals laid out in the updated Comp Plan.

In many cases, the project team received comments from different stakeholders that represented both sides of a spectrum of opinions. In response, the IDO regulations were revised to find a middle ground where possible while still incorporating best practices and implementing the Comp Plan's vision and goals.

Common Themes from IDO Meetings		
Theme	Comments	EPC Draft
Parking	<ul style="list-style-type: none"> • IDO provides too many parking reductions. • Parking requirements are too high, particularly if the goal is to promote infill and denser development in Centers and along Corridors. 	Follows best practices. See IDO pages 201-229.
Building Heights	<ul style="list-style-type: none"> • Building heights in Centers and along Corridors may not be high enough to make projects financially feasible. • Building heights are too high in Center and Corridor areas near historic neighborhoods, in Nob Hill, and along the east side of Coors Blvd. 	<p>Generally attempts to match existing building heights, with some increase in Centers and along Corridors to encourage denser development in these areas.</p> <p>See each zone and page 262 in the IDO.</p>
Density	<ul style="list-style-type: none"> • Proposed densities are too high in multi-family and mixed-use zones. • Proposed densities may be too low to make projects financially feasible. 	<p>Generally attempts to match densities for Centers & Corridors currently allowed by the C-1/C-2/R-3 provision for Transit Corridors</p> <p>See IDO Tables 4-1-1 and 4-1-2</p>
Loss of SDPs and SU Zoning.	<ul style="list-style-type: none"> • IDO does not include narrative, policies, and intent from SDPs • IDO does not preserve Sector Plan boundaries • SU-1 allows more opportunities for neighborhoods to be involved in developing protections 	<ul style="list-style-type: none"> • Narratives and policies are not regulations and cannot be enforced. Combining them in one document leads to misunderstandings about what the city can require of development projects. • The IDO brings over areas mapped in Sector Plans as Overlay Zones or as special rules for small areas. • The IDO raises the requirements for quality development so that they do not need to be negotiated on a case-by-case basis. This is intended to provide better development for all areas, not just those with Sector Plans or those with residents who have the ability to attend public hearings.
Zoning Mismatch	<ul style="list-style-type: none"> • Property with single-family home but C-3 zoning. Owner wants R-1, but the conversion map shows NR-C. • Property with single-family home but R-LT zoning. Owner wants R-1, but the conversion map shows R-T. • Property with IP zoning. Conversion 	<p>The conversion map shows the closest match to permissive uses in the existing zone, not the existing land use.</p> <p>The City intends to take through a package of discretionary zone changes to address mismatches of land use and zoning in the future after the IDO is approved.</p>

	map shows NR-BP, but existing land use is no longer a permissive in NR-BP per the IDO.	Existing uses that were legal as of the IDO adoption remain legal and “run with the land,” meaning the use can continue even if the property is sold. See Nonconformities in Section 5-6.
Historic Protections	<ul style="list-style-type: none"> • Protections for historic districts need to be carried over and even expanded to larger geographies. 	<p>IDO carries over existing historic protections as Historic Overlay Zones as currently mapped.</p> <p>The Landmarks Commission may decide to extend the geographic boundaries in the future after necessary analysis and public engagement.</p>
View Protections	<ul style="list-style-type: none"> • Protections for view corridors need to be carried over and even expanded to larger geographies. 	IDO carries over existing Design Overlay Zones and view protections as View Protection Overlay Zones as currently mapped.
Open Space and Natural Features Protections	<ul style="list-style-type: none"> • Need more oversight for development on private property near Open Space 	See IDO pages 174-181
Decision-making	<ul style="list-style-type: none"> • Less power to EPC, residents, and neighborhood associations. 	<p>There is a misperception that most development goes before the EPC in today’s system, when it’s only about 20%.</p> <p>The IDO adds a requirement that the applicant meet with Recognized Neighborhood Associations prior to submittal for development that requires DRB or EPC review. This is intended to increase the opportunities for collaboration earlier in the process and increase the predictability of development for all stakeholders.</p>
Ease of use	<ul style="list-style-type: none"> • IDO is generally easier to navigate. • It may be difficult for residents and staff to learn to use the IDO. 	The IDO is a completely new system that will take time to learn. Its structure and organization provides the flexibility to address issues for small areas as they occur in a way that minimizes conflicts that result in today’s system from updates to one standalone document that don’t ripple through all the others.

X. THE EPC PROCESS- MORE COMMENTS, RESPONSES

The submittal of official, written comments regarding the EPC draft of the IDO was encouraged as part of the EPC process.

Deadlines for comments were posted on the City's website, emailed to the ABC-Z project contact list (which includes Neighborhood Association contacts), and included in flyers and the draft document.

- The EPC will determine at their hearing whether to consider written public comment received after April 2 at 1 P.M. (the "48 hour deadline"). If the EPC decides to consider additional written comments, new deadlines will be determined and shared with the public. If the EPC decides not to consider these comments, they will be included in the project file and forwarded to the City Council for consideration during future public hearings during the next stage in the adoption process.

Themes in Comments

Agency Comments

Agency Comments specifically on the EPC Draft IDO were submitted by the Albuquerque Bernalillo County Water Utility Authority (ABCWUA), the Chair of the Development Review Board (Planning Department), New Mexico Department of Transportation, and the Solid Waste Management Department. The comments are ordered alphabetically by agency name (see attachments). Comments received by January 17, 2017 at 1 pm were responded to in the Staff Response to Comments table (see attachment).

Due to extensive coordination with agencies throughout the development of the draft IDO, few significant agency comments have been received since submittal to the EPC. ABCWUA, New Mexico Department of Transportation, PNM, the Chair of the Development Review Board (Planning Department), Parks & Recreation Department, the Solid Waste Management Department, and the Middle Rio Grande Conservancy District (MRGCD) submitted comments.

Planning Department Staff have reviewed the comments, and developed preliminary responses to significant ones, which are provided in the "Staff Response to Agency Comments" document attached to this Staff report after the original commenters' text.

Public Comments

Planning received comments from individuals and representatives of one or more entities. Several include suggestions for improvements to the IDO. All are being carefully considered by Staff. For comments received as of March 21, 2017, Staff has developed preliminary responses, which are provided in the "Staff Response to Public Comments" document, which is attached to this Staff report after the original commenters' text.

Additional comments received by April 4 will be forwarded to the EPC for consideration at the April 6, 2017 hearing.

Responding to Comments

Where possible, staff provided recommendations about what needs to change as a result of the comments received or a response explaining why no change is needed. In some instances there were conflicting sets of comments were received during the IDO drafting and/or IDO review process. For these discretionary decisions, staff responded with the comment “Direction would be needed from decision makers.”

After the first two EPC hearings, where staff anticipates hearing much public testimony, the “Staff Response to Comments” table will be used to form recommended Conditions of Approval. These will not be included at this time so that a more comprehensive list can be prepared after listening carefully to public testimony at the first two hearings.

X. CONCLUSION

This request is for a repeal and replacement of the City of Albuquerque Comprehensive Zoning Code with the Integrated Development Ordinance, or IDO. The Subdivision Ordinance (§14-14-1-1 et seq.), the Airport Zone Ordinance (§14-15-1 et seq.), and the Landmarks & Urban Conservation Ordinance (§14-12-1 et seq.) are included, as are portions of the Planning Ordinance (§14-13-1-1 et seq.) and the Development Process Manual (DPM).

Along with the 2017 Comp Plan update, the IDO is part of the City’s larger ABC-Z project, undertaken to confirm the Centers & Corridors vision, update goals and policies, and ensure that regulations implement the vision for growth and development in Albuquerque.

The IDO modernizes the City’s development standards and processes, incorporates best practices, and integrates regulations from Sector Development Plans in order to implement the updated Comp Plan. The IDO features new mixed-use zone categories, new zone districts and development standards for each zone, and regulations for small areas. The IDO applies citywide to land within the City of Albuquerque municipal boundaries. The EPC’s role is to make a recommendation to the City Council.

Staff finds that the request is consistent with the intent of the City Charter and the Albuquerque Code of Ordinances, which contains the Zoning Code, the Subdivision Ordinance, and the Planning Ordinance.

Public engagement was a large part of the IDO effort. A testing session, public study sessions, and a survey were used to gather input. The Office of Neighborhood Coordination (ONC) notified neighborhood representatives by e-mail and via hard copy to those who do not have email. The proposed IDO was announced in the Albuquerque Journal, the Neighborhood News, and on the Planning Department’s web page and social media.

Staff received official written comments from agencies and interested parties. Among the agencies that commented are the ABCWUA, the NMDOT, ABQ Ride, and the City Parks and Recreation Department. Their comments suggest revisions to clarify topics related to each agency’s charge.

Comments submitted by interested parties cover a variety of themes, such as parking, building heights, sector development plans, and uses allowed in zones. Staff is considering all comments carefully and addressing them.

Staff recommends that the request be continued to the April 10, 2017 public hearing to allow further opportunity for public testimony and EPC deliberation prior to forwarding a recommendation to the City Council.

RECOMMENDED FINDINGS - 16EPC-40082, April 06, 2017- Adoption of the Integrated Development Ordinance (IDO)

1. This request is for adoption of the Integrated Development Ordinance, or IDO. The IDO would repeal and replace the City of Albuquerque Comprehensive Zoning Code (the “Zoning Code”), the Subdivision Ordinance, the Airport Zone Ordinance, the Landmarks and Urban Conservation Ordinance, and portions of the Planning Ordinance and the Development Process Manual (DPM), and incorporate them into a single, consolidated document.
2. Council Bill No. R-14-46 (Enactment R-2014-022), which became effective on May 07, 2014, directed the City to update the Albuquerque-Bernalillo County Comprehensive Plan (the “Comp Plan”) and the land development regulations intended to implement it. The Comp Plan update and the new IDO were developed together through a planning effort called ABC-Z, undertaken to confirm the Centers and Corridors community vision, update goals and policies, and implement the vision and goals through updated regulations and review and approval processes.
3. On March 20, 2017, the City Council voted to adopt the updated Comp Plan (R-16-108) and to revise ROA 1994 to refer to Areas of Consistency and Areas of Change (O-16-27) and update associated terms in annexation policies (R-16-109).
4. The IDO is a single document that includes a revised Zoning Code (§14-16-1-1 et seq.) that incorporates the Subdivision Ordinance (§14-14-1-1 et seq.), the Airport Zone Ordinance (§14-15-1 et seq.), and the Landmarks and Urban Conservation Ordinance (§14-12-1 et seq.), and includes portions of the Planning Ordinance (§14-13-2-1 et seq.) and the Development Process Manual (DPM), which will be clearer and easier to use than the existing documents. The IDO modernizes the City’s development standards and processes, incorporates best practices, and integrates regulations from over 40 adopted Sector Development Plans in order to implement the updated Comp Plan.
5. The IDO applies citywide to land within the City of Albuquerque municipal boundaries. The IDO does not apply to properties controlled by another jurisdiction, such as the State of New Mexico, Federal lands, and lands in unincorporated Bernalillo County or other municipalities.
6. The EPC’s task is to make a recommendation to the City Council regarding the new IDO. As the City’s Planning and Zoning Authority, the City Council will make the final decision. The EPC is a recommending body to the Council and has important review authority. Adoption of the IDO is a legislative matter.
7. Language that refers to the Zoning Code is found in various locations of ROA 1994. This language will need to be correspondingly revised with the adoption of the IDO in order to maintain internal consistency in ROA 1994.

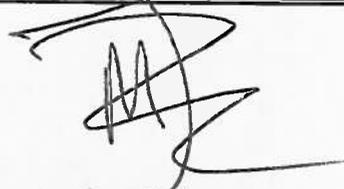
8. After adoption of the IDO, City Planning Staff will initiate an ongoing engagement and assessment process (Community Planning Area assessments) to work with communities throughout the City to address planning issues and develop solutions. Performance measures will be used to track progress toward Comp Plan Goals over time.
9. The proposed IDO was announced in the Albuquerque Journal, the Neighborhood News and on the Planning Department's web page. The Office of Neighborhood Coordination (ONC) sent e-mail notification to neighborhood representatives on December 29, 2016, as required, as part of the EPC application process. On March 22, 2017, Planning Staff sent a re-notification reminder to neighborhood representatives.
10. The public engagement process, which offered a range of opportunities for input, discussion, and consensus-building, featured a series of workshops and public meetings that included daytime focus groups organized by topic and evening meetings with a more traditional presentation and a question and answer session. The project team was invited to speak at over 100 meetings and local conferences. To reach more people and a broader cross-section of the community, the project team staffed booths and passed out promotional material at community events and farmers markets, and met with individuals and small groups during weekly office hours and periodic "Ask an Expert" zoning clinics.
11. Articles about the ABC-Z project appeared regularly in the City's *Neighborhood News*, and ads specifically for the proposed IDO were placed in print and social media. There is also a social media page for the ABC-Z project on Facebook.
12. Staff received official written comments from agencies. Among the agencies that commented are the ABCWUA, the NMDOT, ABQ Ride, the City Parks and Recreation Department, and PNM. Their comments suggest specific revisions to clarify topics related to each agency's charge. Staff is considering all comments carefully and addressing them.
13. Comments submitted by interested parties cover a variety of topics, including but not limited to, time for public review and comment, annexation, effect on vulnerable populations, and the focus on Centers and Corridors. Some comments express concerns that regulations crafted to address localized issues are applied broadly and that sector plans are being replaced. Staff is considering all comments carefully and addressing them.
14. Staff recommends a continuance of this case to provide an additional opportunity for public testimony. In order to make the most informed recommendation to the City Council that it can, the EPC needs more than one hearing to review and discuss the request.

RECOMMENDATION - 16EPC-40082, April 06, 2017

A CONTINUANCE of 16EPC-40082, a recommendation regarding adoption of the Integrated Development Ordinance (IDO), to the April 10, 2017 EPC hearing, based on the preceding Findings.

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