

Conversion Map Comments
EPC IDO Draft / Map as of December 29, 2016

No.	Name	Date	Existing Zoning Comments	IDO Zoning Comments	General Comments	No Change / Explanation	Change	Latitude	Longitude
1	Garcia, Edward T.	#####		With respect to 1800 Rio Grande Blvd NW, which has proposed IDO rezoning of MX-L, we request that the IDO rezoning be MX-M instead of MX-L. MX-L apparently makes a bar a conditional use at the property for the first time in its long history (and also makes a tap room a non-approved use at the property for the first time). This property is Las Mananitas, an historical North Valley restaurant and bar dating back 200 years. It should be able to continue the diverse alcohol service uses in the future which it has had in the past, and which are now already permitted by its current SU zoning, and without need to re-apply for such alcohol service uses in the future.		ABC-Z is proposing to replace the City's existing system of over 700 individual zones to a set of 22 zones. The IDO aims to most closely match the permissive uses allowed by existing zoning. The property's current zoning is SU-1 FOR FULL SERVICE RESTAURANT & C-1 PERMISSIVE USES TO INCLUDE DWELLING UNITS & SCHOOLS IN HISTORIC BUILDING. SU-1 sites were converted according to the referenced zone, to most closely match the current entitlements. For sites that referenced a straight zone, plus additional uses, those additional uses will continue to be allowed via the approved site development plan and as approved conditional uses. For this property, the restaurant use is permissive in the MX-L zone; the "full service" would be considered as a bar, which will be an approved conditional use; existing dwelling units will be allowed as non-conforming uses through the site development plan; and schools are permissive uses in the MX-L zone.		35.110922	-106.6726

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2	Garcia, Edward T.	#####		With respect to 2200 Zearing Ave NW, which has proposed IDO rezoning of NR-LM, we request that the IDO rezoning be MX-M instead, so that 2200 Zearing will have the same zoning as 820 Rio Grande Blvd NW to which the Zearing property is attached via a common wall (and to square off the end of the block between Bellamah and Zearing with common zoning).		See Line 1. 2200 Zearing is currently zoned S-MI for industrial/wholesale/ manufacturing under the Sawmill-Wells Park SDP. This type of zoning most closely converts to NR-LM under the IDO zone categories. 820 Rio Grande is currently zoned SU-2/C-2, which converts to MX-M under the IDO. The property owner may apply for a zone change now or after the IDO is adopted, but such discretionary rezoning is outside of the scope of the IDO.		35.102254	-106.6694
3	Lipham, Janet	1/2/17		My house is on a lot that will be zoned R-1D. My lot is barely 1/8 acre. For the houses on Laguna between San Carlos and Los Alamos, you should revisit the zoning. It's more like R-1B, on the other side of the street.			Staff reviewed the lot sizes on this block, and revised the recommended conversion to R-1B. Staff intends to update the IDO Conversion Map between the EPC and City Council review periods - changes made during EPC review will not appear on the IDO Conversion map until the IDO is moved to City Council review.	35.087768	-106.6687

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4	Strozier, Jim	1/2/17	The zoning for this property is incorrectly shown. Pursuant to the South Martineztown Sector Plan, the property is zoned C-1.	The correct conversion from C-1 - see existing zoning comment - should be MX-M.			See Line 3. This comment refers to a property at the NW corner of Edith and Dr. Martin Luther King, Jr. Ave. According to the City's Official Zone Map, the property's current zoning is SU-2/SM O-1. Staff researched this site and found no records of a zone map amendment for this property since adoption of the South Martineztown SDP, which shows the property as zoned SU-2/SM C-1. Consequently, the Official Zone Map will be revised to reflect the correct zoning for this site as SU-2/SM C-1, as well as in the IDO Conversion Map. The IDO conversion for the C-1 zone is MX-L.	35.086121	-106.6419
5	Vigliano, Richard	1/14/17		R-ML makes more sense for this block. There is a 10 plex at 1211 Copper (3 lots east), a 4 unit apt at the east end of the block, a large, 78 unit, apt complex going in on the block just west of us and a very large, 128 unit apt complex and a motel across the street. My SF home cannot be turned into a town home but can accommodate apartments. At least with the current zoning we can have a second residence.		ABC-Z is proposing to replace the City's existing system of over 700 individual zones to a set of 22 zones. The IDO aims to most closely match the permissive uses allowed by existing zoning. The current zoning for this block is SU-2/MD-1, which references the R-T zone currently, and therefore converts to R-T. Accessory dwelling units (second residences) will still be allowed in this area, see pages 151-154 of the IDO.		35.083432	-106.6327

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6	Rizzardi, Ron	1/16/17		I do not support the Ventanna Ranch West being rezoned to Residential Townhouse R-T. I believe Townhomes will with single family homes will adversely affect the value of the single family homes.		The IDO aims to most closely match the permissive uses allowed by existing zoning. Ventana Ranch West is currently zoned R-LT, which allows townhouses, which is why it has been converted to R-T. Staff is aware that the permissive uses allowed by existing zoning do not always match the way that development has occurred on the ground, and a process to address those mismatches and propose discretionary zone changes is intended to be part of the CPA assessment process after IDO adoption.		35.202169	-106.7466
7	McCarty, Kevin	1/18/17		This is my neighborhood. Up-zoning from SU-3 for Office to High Density residential blocking all light and any view from homes on the north side of my neighborhood? I don't think so. How can you propose doing this to us? You'll ruin our entire neighborhood!!! I'm the VP of Rancho Encantado HOA - You will be hearing from us.			This comment refers to a location at the SW corner of Coors Blvd. and Western Trail. Staff reviewed this area and revised the recommended conversion to MX-T, which is the conversion for current O-1 zones. Staff intends to update the IDO Conversion Map between the EPC and City Council review periods - changes made during EPC review will not appear on the IDO Conversion map until the IDO is moved to City Council review.	35.134593	-106.7049
8	Vosbaugh, Jake	1/23/17		This parcel (NW corner of University and Menaul) is currently zoned M-1 and is being shown as NR - LM. Is this a down zone? Who should I contact to discuss the potential uses for this zone?		The NR-LM zone is a close equivalent to the uses allowed in the current M-1 zone. To review the allowable uses in all zones, see Table 3-2-1, Permitted Use Table, beginning on page 105 of the EPC Draft of the IDO. Contact abcto@cabq.gov to request an appointment to talk about uses.		35.109759	-106.6254

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9	Ashe, Kenn E	1/29/17		<p>I think the Bel-aire neighborhood should be rezoned as An RML zoning. With the alley access it would make sense because many of the backyards are barren and small one or two bedroom small homes could be permanently built on this vacant land. The homes could help increase the property taxes for the area and improve the neighborhood at the same time. Hopefully the increased traffic in the alleys would all so decrease the crime in the area.</p> <p>The reason that I am concerned about the future of this area is because I see the potential of an amazing inner city project that could be very innovative and successful for all concerned.</p> <p>I myself would like to be able to do such a thing at the house we own at 2815 Montclair Dr. NE or any of the other ones we own in this area.</p> <p>Thank you for your time and consideration and I will try to attend the meeting.</p>		<p>This comment refers to a location near Claremont Ave. and Montclair Dr. The IDO aims to most closely match the permissive uses allowed by existing zoning. This neighborhood is currently zoned R-1, and the IDO proposes to retain the R-1 zone for medium lots, which matches the developed lot sizes in this area.</p> <p>In 2014, City Council considered a text amendment to the R-1 zone to allow second homes on R-1 lots, called accessory dwelling units. This legislation did not receive the support it needed and the bill failed.</p>		35.113581	-106.5961

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10	Abeyta, Steven	2/4/17			The location of heavy industrial polluting companies is mostly located in the vicinity of the San Jose neighborhood. I know the group should use the principals of environmental justice. When anyone views the entire map it definitely shows a pattern of discrimination and disparate impacts on poor vulnerable community that is already dealing with disparate impacts. The community of San Jose has been discriminated in the past and according to the new plans San Jose will be discriminated in the future.	This comment refers to a location near Broadway Blvd. and Wesmeco Dr. SW. Staff agrees that this area has particular challenges with industrial uses in close proximity to residences. This problem is seen along much of the rail road tracks, where early industry and residences were developed together. There are large concentrations of industrial zoning along I-25 and I-40, some of which are also interspersed with residential uses. The IDO aims to most closely match the permissive uses allowed by existing zoning. A process to address challenges such as in San Jose by proposing discretionary zone changes is intended to be part of the CPA assessment process after IDO adoption.	Staff is working on a proposed Use Specific Standard to require a distance separation between industrial uses that require an air quality permit and/or a maximum number of industrial uses that require an air quality permit within a certain area.	35.052293	-106.6451
11	Meyer, Keith	2/9/17		Lot A & Lot B North 4th Street, LOt E-1 of summary plat of Lots E-1 & F-1 North 4th Street. Parcels LT D-1 Plat of Lots D-1 & D-2 North 4th Street, All currently zoned Straight C-2 with a proposed zoning of MX-M with a 4th Street Corridor Sector Plan overlay.		It appears this comment is related to land near 4th Street and Montano. The IDO aims to most closely match the permissive uses allowed by existing zoning. The North 4th Street Corridor Plan uses "or" zoning. Properties in this area are zoned C-2 or SU-2 NFTOD (North Fourth Transit-Oriented Development). The proposed zone conversion for C-2 is MX-M. The proposed conversion for SU-2 NFTOD is MX-M because of the similar set of permissive uses.		35.09758	-106.6537

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11 (cont'd)	Meyer, Keith	2/9/17		<p>I do not believe the new IDO zoning takes into account the high traffic volumes inherently generated by the funneling of traffic at bridge crossings. The intersection of 4th and Montano has a disproportionately high east/west traffic volume caused by the funneling of traffic over the Montano bridge, yet the IDO calls for mixed use and does not negate the 4th Street Corridor Sector plan that requires building to be built with zero setbacks on the sidewalk, completely eliminating visibility into the high traffic intersection.</p> <p>Those parcel immediately adjacent to Montano should be excluded from the Sector Plan and the zero setbacks dangerously limited visibility into a constrained, high volume intersection with the intent of increasing the walkability when in actuality traffic management should be the primary concern. MX-M zoning is no different than those sites all along 4th street where the traffic counts are less than half.</p>		<p>The North 4th Street Sector Development Plan is not being carried forward as a Character Protection Overlay zone, because the Comp Plan's designation of this part of 4th Street as a Main Street Corridor accomplished similar development form. Properties that are designated as Main Street with MX-M zoning are allowed a 0 - 15' setback. Taller building heights are also allowed and a Workforce Housing bonus is also permitted for projects that meet those requirements. Regarding visibility at intersections, the Development Process Manual provides standards that are required for traffic safety. They are called clear sight triangles. If a project does not meet the traffic safety requirements, it is possible to request a variance to the setback requirements.</p> <p>Discretionary zone changes are not part of the ABC-Z project. The IDO is converting existing zones to the closest matching IDO zone, which in this case is MX-M. The conditions described may be adequate for justifying a zone change request, which the property owner can submit to the City as a separate action.</p>			

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12	Wood, DNette	2/10/17	Hello. I'm the owner of 1000 Gabaldon Drive High Lonesome Ranch. The existing zoning allows for Residential 1 per .5 acre on 17 acres. We wish to develop this into residential with potential higher density / and or mixed uses with our commercial SU-2. The IDO Zoning looks like it will DOWNGRADE our residential development capacity and downs not show our Commercial office use.	Hello. I'm the owner of 1000 Gabaldon Drive High Lonesome Ranch. The existing zoning allows for Residential 1 per .5 acre on 17 acres. We wish to develop this into residential with potential higher density / and or mixed uses with our commercial SU-2. The IDO Zoning looks like it will DOWNGRADE our residential development capacity and downs not show our Commercial office use.	The IDO Zoning appears to downgrade our current zoning for residential development and commercial office uses. Please review: 1000 Gabaldon Drive - 87104 High Lonesome Ranch. We wish to have an allowable residential with higher density actually. Please assist. thanks!	This comment was left at a location at the intersection of Gabaldon Rd. and Calle Facio NW. Property in this area is zoned R-A (Rural and Agricultural). This is the closest match in the IDO to the current zoning R-A1. The IDO R-A zone allows 4 dwelling units per acre, which is more dense than the current R-A1 allowance of 2 dwelling units per acre. If this comment refers to the property on the east side of Gabaldon Rd., there is a large property with a portion of the site zoned SU-1 for Office. This portion of the site is proposed to become zoned MX-T, which is the equivalent of the O-1 zone. The site plan for this property will remain valid, and additional residential uses may be added for the portion of the site zoned SU-1 for Office / MX-T. If the owner wants to develop other portions of the site as higher density residential or mixed uses, a zone change would be required.		35.103842	-106.6852
13	Hogan, Julie	2/13/17		1001 Yale SE and the entire Yale block is correctly identified as MX-M. Since 2005 we've owned 1001 Yale SE property. My purpose throughout this process was to again have easily understood terms for prospective tenants. Allows Yale to organically grow as an urban center. Thank you.		Noted. The project team appreciates the close review from all commenters.		35.069077	-106.6222

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14	Allen, Jeffrey	2/27/17		It appears that many lots are now identified as what they actually are, which is good. I am very much in favor of the Bear Canyon space new zoning to NR-PO-B and also the space to the east of it that is proposed to be NR-PO-C.		Noted. The project team appreciates the close review from all commenters.		35.136361	-106.4816
15		2/28/17	Why are businesses, e.g. commercial boarding houses, allowed in this single family residence area?	Will commercial boarding house businesses be allowed in this single family residence area?		This comment refers to a location near Academy and Tramway that is currently zoned R-D and is proposed to be zoned PC. The R-D zone is used in developing areas and it allowed a mix of R-1, R-T, R-3, and C-1 uses as established by an approved Sector Development Plan or Site Plan. Because of this range of possible uses, properties with this zone have been preliminarily converted to PD, to signal that development is governed by an approved site plan. The Sector Development Plan allows R-3 uses at the SW corner of Academy and Tramway, but only single-family residential uses south and west of that site. In the IDO, only uses that are consistent with the governing plan will be allowed. Commercial businesses would not be allowed in the residential neighborhood.	Eventually, Staff would like to review the approved site plans for all of the land in the City zoned R-D and SU-1 for PRD to determine the best base zone for each part of the development. This analysis may have to occur after adoption of the IDO during the community assessment process.	35.150238	-106.5036

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16		3/6/17		Being in the area it is there is not a good reason to lower density next to CNM and UNM		This comment refers to a location near the intersection of Coal Pl. and Mesa St. where the proposed zoning is R-ML. The current zoning for this property is SU-2/Diverse Residential, which allows R-1 and R-2 uses. The closest match in terms of uses and density is the IDO's Residential - Multifamily Low Density, which allows the same 30 dwelling units per acre. In the zoning code, 30 dwelling units per acre is the density allowed permissively in R-2, R-3, C-1, C-2, and C-3 zones. The IDO proposes to allow a range of densities appropriate to each zone.		35.077531	-106.6261
17	Michels, Donna	3/8/17		I'm looking at the proposed zoning map at the area on the northeast corner of Park Avenue and 14th Street SW. The designation is PD, for Planned Development. But that doesn't provide any indication of the type of Planned Development destined for this property. Is it residential, multi-family, commercial...? Right now this property contains apartments, and it sits between Park Plaza Condominiums and Washington Middle School. Under the proposed Comprehensive Plan, what development is planned for this property?		This comment refers to a location near 14th Street and Park Ave. that is zoned SU-2/SU-1 PRD with R-3 Restrictions. It is proposed to be converted to the PD zone. Any future development at this location would have to be consistent with the uses and standards provided on the site's SU-1 Site Development Plan. The City's Comp Plan and IDO do not propose to develop or redevelop any privately owned property, such as this one.	Eventually, Staff would like to review the approved site plans for all of the land in the City zoned R-D and SU-1 for PRD to determine the best base zone for each part of the development. This analysis may have to occur after adoption of the IDO during the community assessment process.	35.086328	-106.6627

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18	Kelly Magruder	3/21/17		My neighborhood (my address is 4428 Rio Trumperos Ct NW, 87120) is a single family neighborhood without any "townhouse style residential developments". Furthermore any developments in my neighborhood should "redevelopment reinforce the established character of the existing neighborhood.". This area should be zoned as "residential single family detached" and not "residential townhouse."		<p>This comment refers to a location near Golf Course Rd. and Butterfield Tr. NW. The IDO aims to most closely match the permissive uses allowed by existing zoning. This neighborhood is currently zoned R-LT, which allows townhouses, which is why it has been converted to R-T.</p> <p>Staff is aware that the permissive uses allowed by existing zoning do not always match the way that development has occurred on the ground, and a process to address those mismatches and propose discretionary zone changes is intended to be part of the CPA assessment process after IDO adoption.</p>		35.16976	-106.686
19	Brian Fletcher	3/21/17		Given the nature of the housing already in this sector (Riverview), the zoning for this area should be Residential Single-Family Detached. The designation R-T (Residential Townhouse) is consistent with development in place.		<p>This comment refers to a location near Golf Course Rd. and Butterfield Tr. NW. The IDO aims to most closely match the permissive uses allowed by existing zoning. This neighborhood is currently zoned R-LT, which allows townhouses, which is why it has been converted to R-T.</p> <p>Staff is aware that the permissive uses allowed by existing zoning do not always match the way that development has occurred on the ground, and a process to address those mismatches and propose discretionary zone changes is intended to be part of the CPA assessment process after IDO adoption.</p>		35.16976	-106.685

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20	Tamera Walden	3/21/17	I am a small business owner, this property has been a Bed and Breakfast for over 30 years.	Would making this proposed change allow my business to continue in operation in a residential zoned lot?		<p>This comment refers to a location near 7th Street and Roma Ave. Yes, this use will continue to be allowed at this location. The property is currently zoned SU-2/DNA-MR, which allows R-2 uses, with some exceptions. The proposed zone of R-ML is the closest conversion in the new IDO set of base zones. Bed and Breakfast is an accessory use in this zone, meaning that there must be a permanent resident using the property as a dwelling.</p> <p>All uses that are legally existing at the time of adoption of the IDO are considered to be either permissive uses or approved conditional uses in the IDO conversion zones, the same as was done when the updated DNA plan was adopted.</p>		35.08978	-106.654

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21	Morgan Seaborn	3/21/17		Is the City planning to sell the park for development? I strongly oppose that. I bought my house only a year ago, and one of the primary selling points was Manzano Mesa Park nearby. I most certainly do not want to see residential construction there.		<p>This comment refers to a location near Eubank Blvd. and Southern Ave. The Manzano Mesa Multigenerational Center is a City-owned property that is currently zoned as SU-1 for community park and related uses. Because this is not a park that is owned by the Parks & Recreation Department, the NR-PO-A zone was not appropriate as the IDO conversion.</p> <p>Property owned and/or managed by other Departments is converted to the zone that most closely matches the uses allowed by the current zoning. Because community centers are allowed in all zones, the adjacent R-1B zone was used as the closest match. There is no plan to sell the park or convert to other uses. The SU-1 Site Development Plan will remain valid until it expires or is amended.</p>			

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22	Lisa Fletcher	3/22/17		I object to the changing of the sector plan of Riverview to be rezoned as Residential Townhouse. Rather it should be zoned as Residential Single family detached, R-1. These are all pre-existing residential single family homes. I do not want our neighborhood that has stood for 20 years changed into a townhome development.	I think the city's decision to go from 9 zones to 23 is a huge waste of time and energy. There will be many more mistakes than just my neighborhood, and future zoning changes will be more complicated since the zones are more specific.	ABC-Z is proposing to replace the City's existing system of over 700 individual zones to a set of 22 zones. The IDO aims to most closely match the permissive uses allowed by existing zoning. This neighborhood is currently zoned R-LT, which allows townhouses, which is why it has been converted to R-T. Staff is aware that the permissive uses allowed by existing zoning do not always match the way that development has occurred on the ground, and a process to address those mismatches and propose discretionary zone changes is intended to be part of the CPA assessment process after IDO adoption.		35.16982	-106.686
23	Jack Clary	3/22/17				No comment submitted.			
24	Keith Rasmusse n	3/22/17		regarding zone atlas page J-16-z. I am totally apposed to the r-mh ido applying to the south university golf course. that needs to be ido NR-PO-C open space owned by other. this area has been used as open space by the surrounding area residents and university personnel throughout city history.		This comment refers to a location near Indian School Rd. and Harvard Dr. that is the UNM North Golf Course. This property is currently zoned R-3, and is proposed to be converted to R-MH, which is the closest conversion in the IDO base zones. Because the land is owned by UNM, which is a subdivision of the State, the City's zoning rules do not apply. If the owner requests the NR-PO-C, the Planning Department would be happy to make the conversion.		35.0979	-106.622

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25	Christopher Suski	3/23/17		6115 Alameda (and the undeveloped lots near it) are currently being developed into multi-family housing, which doesn't seem compatible with the NR-MP zoning designation.		This comment refers to a location near San Pedro Dr. and Oakland Ave. that is currently zoned IP or SU-2/NC. If the owner requests the conversion to conform to the SU-2/NC zone, an alternate conversion could be applied.		35.18504	-106.574
26	Grady McVay	3/23/17		My neighborhood is predominately townhomes. It should be zoned R-T. Why isn't it? What are the zoning ordinances associated with PD zoning? I live in Academy Ridge East subdivision in the far northeast heights.		This comment refers to a location near Academy Ridge and Carruthers St. that is currently zoned R-D. The R-D zone is used in developing areas and it allowed a mix of R-1, R-T, R-3, and C-1 uses as established by an approved Sector Development Plan or Site Plan. Because of this range of possible uses, properties with this zone have been preliminarily converted to PD, to signal that development is governed by an approved site plan.	Eventually, Staff would like to review the approved site plans for all of the land in the City zoned R-D and SU-1 for PRD to determine the best base zone for each part of the development. This analysis may have to occur after adoption of the IDO during the community assessment process. Based on the uses at this location, R-T may be an appropriate conversion in a future analysis of the approved site plans for this neighborhood.	35.14971	-106.517