



Environmental Planning Commission

***Agenda Number: 4
Project #: PR-2018-001843
Case #: RZ-2022-00054
Hearing Date: December 08, 2022***

Staff Report

Applicant City of Albuquerque Planning
Department

Request Amendments to the Integrated
Development Ordinance (IDO)
Text for the 2022 Annual IDO
Update

Location City-wide

Staff Recommendation

***That PR-2018-001843/RZ-2022-00054 be
continued for one month to the January 19,
2023 regular EPC hearing.***

***Staff Planners
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Summary of Analysis

The request is for various legislative amendments to the text of the Integrated Development Ordinance (IDO) for the IDO Annual Update required by IDO Subsection 14-16-6-3(D). The request consists of revisions identified as part of the Annual Update process to identify desired changes through a regular cycle of discussion among residents, businesses, City Staff, and decision makers (14-16-6-3(D)). Staff has collected approximately 49 proposed amendments requested by neighbors, developers, Staff, City Council, and the Administration.

The proposed amendments are found in a spreadsheet of “IDO Annual Update 2022 – EPC Review - City-wide (see attachment). The following information is provided for each proposed change: item number, page number, IDO section reference, the proposed change, an explanation, and the source of the proposed change. The spreadsheet is the main component of the request.

The request is generally consistent applicable Comprehensive Plan Goals and policies that pertain to land use, implementation processes, and housing. The proposed changes are intended to address community-wide issues, foster economic development, and clarify regulatory procedures, while balancing these needs with the Comprehensive Plan vision of protecting and enhancing existing neighborhoods.

As of this writing, Staff has received a several comments, mostly concerning walls and fences. Some comments include suggested revisions. Staff recommends a continuance to the regular EPC hearing on January 19, 2023, but will be prepared should the EPC choose to make its recommendation at the December 8, 2022 special hearing.

Comments received before November 28th at 9AM are attached to and addressed in this Staff Report. Comments received before December 1st at 12 PM are attached, but not addressed. Clarifying materials received before December 6th at 9 AM (after publication of this report and more than 48 hours before the hearing) will be forwarded to the EPC for consideration at the hearing and are not attached to this report.

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I. INTRODUCTION

Background

Upon its original adoption in May 2018, the Integrated Development Ordinance (IDO) established a process through which it can be updated annually. IDO Subsection 14-16-6-3(D) requires Annual Updates to the IDO, stating that the Planning Department shall prepare amendments to the text of the IDO and submit them every calendar year for an EPC hearing in December. The IDO annual update process established a regular, required cycle for discussion among residents, businesses, City Staff, and decision-makers to consider any needed changes that were identified over the course of the year.

Adoption of the 2019 IDO Annual Update in November 2020 established two types of annual IDO updates:

- Amendment to IDO Text-Citywide [Subsection 14-16-6-7(D)] and
- Amendment to IDO Text-Small Areas [Subsection 14-16-6-7(E)].

City-wide text amendments apply generally throughout the City, are legislative in nature, and are reviewed using a legislative process. Text amendments to smaller areas within the City apply only to those areas and are quasi-judicial in nature. They require a quasi-judicial review process, which includes notice to affected property owners and a prohibition of ex-parte communication with decision-makers about the proposed changes. City Councilors will be acting as legislators when adopting city-wide text amendments and as quasi-judges when adopting text amendments only affecting properties in specific small areas.

Request

This request is for various city-wide amendments to the text of the Integrated Development Ordinance (IDO) for the Annual Update required by IDO Subsection 14-16-6-3(D). These city-wide text amendments are accompanied by proposed text amendments to two small areas within the City – the North Fourth Corridor Character Protection Overlay Zone (CPO-9) and the Northwest Mesa Escarpment View Protection Overlay Zone (VPO- 2) – which were submitted separately pursuant to Subsection 14-16-6-7(E) and are the subject of other Staff Reports. The proposed city-wide amendments, when combined with the proposed small area amendments, are collectively known as the 2022 IDO Annual Update.

A spreadsheet (see attachment) of approximately 49 proposed, city-wide changes provides the following information: item number for tracking purposes, the page and section of the IDO that would be modified, the text proposed to change, an explanation of the purpose and/or intent of the change, and its source.

Starting with the 2020 annual update, Staff identified improvements that could be made to improve the clarity, enforcement, and effectiveness of existing regulations. Changes were also collected from property owners, agents, developers, neighbors, the Administration, and City Councilors.

Applicability

The proposed IDO text amendments apply city-wide to land within the City of Albuquerque municipal boundaries. The IDO does not apply to lands controlled by another jurisdiction, such as the State of New Mexico, or to 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 is hearing this case pursuant to IDO Subsection 14-16-6-7(D), Amendment to IDO Text—City-Wide. The EPC's task is to review the proposed changes and make a recommendation to the City Council regarding the proposed IDO text amendments as a whole. The EPC is a recommending body with review authority and can submit Conditions for Recommendation of Approval as it deems necessary. As the City's Planning and Zoning Authority, the City Council will make the final decision. This is a legislative matter.

II. ANALYSIS OF ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

The request for IDO text amendments- Citywide was submitted after the July 28, 2022 effective date of the 2021 Annual IDO Update and therefore is subject to applicable standards and processes therein. Subsection 14-16-6-3(D) Annual Updates to the IDO, applies. Planning Department Staff compiled the requested changes and submitted them for EPC review and recommendation as required. The request fulfills the requirement for an IDO Annual Update.

The request is also required to meet the review and decision criteria for Amendment to IDO Text-Citywide in Subsection 14-16-6-7(D)(3)(a-c). The applicant's justification letter (see attachment) demonstrates that the request adequately meets the criteria. The requirement is in plain text; Staff analysis follows in ***bold italic*** text.

Criterion 14-16-6-7(D)(3)(a)

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

The proposed City-wide text amendments are generally consistent with the spirit and intent of the Comprehensive Plan, and other policies and plans adopted by the City Council, because they would generally help guide growth and development and identify and address significant issues in a holistic way (Comprehensive Plan, p. 1-5). The proposed changes are consistent with Comprehensive Plan Goals and policies that direct the City to adopt and maintain an effective regulatory system for land use and zoning. Overall, the request generally meets Criterion 14-16-6-7(D)(3)(a). See Section III of this report for Staff's policy analysis.

Criterion 14-16-6-7(D)(3)(b)

The proposed amendment does not apply to only one lot or development project.

The proposed City-wide text amendments would apply throughout the City and not to only one lot or development project. The changes would apply across a particular zone district or for all

approvals of a certain type. Therefore, the proposed City-wide amendments are legislative in nature. Proposed changes to specific zones (ex. mixed-use and non-residential zone districts) would apply equally in all areas with the same designation and are not directed toward any specific lot or project. Procedural changes would apply to all approvals of a certain type. Therefore, the request meets Criterion 14-16-6-7(D)(3)(b).

Criterion 14-16-6-7(D)(3)(c)

The proposed amendment promotes public health, safety, and welfare.

The request generally promotes the public health, safety, and welfare of the City because overall the proposed text amendments are consistent with a preponderance of applicable Comprehensive Plan Goals and policies (see Section III for Staff's in-depth policy analysis.) The proposed amendments are intended to address community-wide issues and clarify regulatory procedures, while balancing the Comprehensive Plan vision of protecting and enhancing existing neighborhoods. Therefore, the request meets Criterion 14-16-6-7(D)(3)(c).

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.

Amending the IDO via text amendments is consistent with the purpose of the City Charter to provide for maximum local self-government. The revised regulatory language and processes in the IDO would generally help implement the Comprehensive 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 proposed City-wide text amendments would help ensure that land is developed and used properly and that an aesthetic and humane urban environment is maintained. The IDO is the implementation instrument for the City's Comprehensive Plan, which protects and promotes health, safety, and welfare in the interest of the public. Commissions, Boards, and Committees would have updated and clarified regulations to help facilitate effective administration of City policy in this area.

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.

Amending the IDO through the annual update process is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. The IDO will help implement the Comprehensive 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.

Amending the IDO through the annual update process will help the Administration to implement the Comprehensive Plan vision for future growth and development, and will help with the enforcement and administration of land use plans.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The Comprehensive Plan and the IDO were developed together and are mutually supportive. The overarching purpose of the IDO (see Subsection 14-16-1-3) is to implement the Comprehensive Plan and protect the health, safety, and general welfare of the public.

The request for a text amendment to the IDO-City-wide generally furthers a preponderance of applicable Comprehensive Plan Goals and policies, though some conflicts emerge and are explained below in the Staff analysis.

Chapter 4: Community Identity

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

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

The amendments include clarification regarding edge landscape buffering, open space calculations (townhouse), established trees, and supporting historic preservation efforts that would contribute to enhancing, protecting, and preserving distinct communities in at the neighborhood level. Other, related changes would provide clarification for enforcement purposes (townhouse, medical and dental clinic) and updated definitions, which would make zoning and land use more transparent and accurate.

Additional amendments would affect parking maximums and surface parking, allow multi-family dwellings to have a lesser kitchen (or not) to facilitate affordable housing, and allow taller walls and fences, could potentially affect established areas and change their character.

The request would generally help enhance, protect, and preserve distinct communities and neighborhoods in some aspects. In other aspects, distinct communities and neighborhoods may not be entirely protected and preserved due to changes the proposed amendments could bring. Therefore, the request is partially consistent with Goal 4.1- Character, and Policy 4.1.4- Neighborhoods.

Chapter 5: Land Use

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

In a broad sense, the proposed text amendments promote efficient development patterns and use of land. They help support development and re-development in older, established areas, UC-MS-PT areas, and include conversions to residential dwellings and historic building preservation. The request is generally consistent with Goal 5.3- Efficient Development Patterns.

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

The proposed text amendments address affordable housing (kitchen exemption) and methadone clinics (separation distance), which can be considered Locally Unwanted Land Uses (LULUs) because immediate neighbors often find them objectionable. The proposed changes would help facilitate careful location of such uses by supporting conversion of existing buildings to housing and clarifying separation distances between clinics. Relevant use-specific standards would be clearer and would continue to apply to protect neighborhoods. The request is generally consistent with Policy 5.3.7-Locally Unwanted Land Uses.

Policy 5.6.4- Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The proposed amendments address edge landscape buffering, which provides transitions in Areas of Change for development abutting Areas of Consistency. The changes would clarify edge buffering requirement on premises and between project sites; some proposed amendments would help ensure adequate buffering but another would remove the requirement as duplicative. The request is partially consistent with Policy 5.6.4- Appropriate Transitions.

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

The IDO annual update is a process that supports continued efforts to effectively and equitably implement the Comprehensive Plan. Some proposed amendments seek to improve procedures and implementation in order to further this Goal. The request is generally consistent with Goal 5.7- Implementation Processes.

Policy 5.7.2 - Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

The IDO annual update process results in an updated regulatory framework that helps align priorities and create consistent outcomes. The request includes amendments that address affordable housing (kitchens), landscape buffering, mature trees, parking, and procedural clarifications that help support desired growth, high-quality development, economic development, and housing. Where they do not, conditions for recommendation of approval can be applied. The request is generally consistent with Policy 5.7.2- Regulatory Alignment.

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

The IDO annual update process provides a regular opportunity for residents and stakeholders to better understand and engage in the planning and development process. The proposed amendments to create consistency regarding mailed notice could improve public engagement. However, other proposed amendments (Site Plan-Admin) support more review of development proposals at the staff (administrative) level, which does not include a public hearing and could mean less opportunity to engage and participate. The request is partially consistent with Policy 5.7.5-Public Engagement.

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

The IDO annual update results in an updated and clarified regulatory framework, which is part of the foundation for a transparent approval and permitting process. The proposed text amendments include changes to clarify how to apply provisions in the IDO (deviations, variances, waivers, site plan-admin), which would generally contribute to a more consistent process and support providing high-quality customer service. The request is generally consistent with Policy 5.7.6- Development Services.

Chapter 7: Urban Design

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

Policy 7.4.2 - Parking Requirements: Establish off-street parking requirements based on development context.

The proposed text amendments include changes to off-street parking requirements based on development contexts where higher density is allowed; the resulting parking facilities would match the development context and complement the built environment. New provisions to address electric vehicle parking requirements also facilitate parking that better matches

development context. The request is generally consistent with Goal 7.4-Context Sensitive Parking and Policy 7.4.2- Parking Requirements.

Chapter 8: Economic Development

Policy 8.1.2 - Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The proposed text amendments would generally foster a more robust, resilient, and diverse economy because they include changes to clarify requirements (ex. edge buffering, notification), definitions, and processes, as well as support alternative energy technology (electric vehicles). These changes would contribute to predictability and consistency in the development process that would generally help support economic development efforts. The request is generally consistent with Policy 8.1.2- Resilient Economy.

Chapter 9: Housing

Goal 9.4- Homelessness: Make homelessness rare, short-term, and non-recurring.

Goal 9.5-Vulnerable Populations: Expand capacity to provide quality housing and services to vulnerable populations.

The proposed text amendments would encourage affordable housing development (kitchen exemption) by facilitating more conversions to multi-family, which is one way to help make homelessness short-term and non-recurring, as well as expand capacity to provide quality housing and services to vulnerable populations. The request is generally consistent with Goal 9.4- Homelessness and Goal 9.5- Vulnerable Populations. Note: the proposed amendment to prohibit the kitchen exemption would be inconsistent with Goal 9.4 and Goal 9.5. Therefore, in sum, the request is partially consistent with Goal 9.4-Homelessness and Goal 9.5- Vulnerable Populations.

Chapter 11: Heritage Conservation

Goal 11.2- Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

Policy 11.2.2- Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest.

The proposed text amendments would allow staff review of historic buildings City-wide, which would help to preserve historic assets moving into the future, as well as promote the preservation of historic buildings that are determined to be significant at a local, state, and/or national level. The request is generally consistent with Goal 11.2- Historic Assets and Policy 11.2.2- Historic Registration.

Chapter 13- Resilience and 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 13.1.2- Greenhouse Gas Mitigation: Mitigate greenhouse gas emissions in developments and streetscapes.

The proposed text amendments include new requirements regarding electric vehicles and a definition. Supporting and encouraging alternative energy would generally help encourage resource-efficient growth and is one way to mitigate climate change and greenhouse gas emissions, as future developments could accommodate more electric vehicles. The request is generally consistent with Goal 13.1- Climate Change and Policy 13.1.2- Greenhouse Gas Mitigation.

III. PROPOSED AMENDMENTS & DISCUSSION

The proposed City-wide text amendments are presented and explained in the spreadsheet “IDO Annual Update 2022 – EPC Review – Citywide” (see attachment). This section focuses on the key substantive changes that warrant further discussion; many have garnered public comments. These changes are grouped by category and referred to by page number to track with the “IDO- Amended as of December 2022”, which will become effective as the amendment process is underway, and includes the change to incorporate the new Development Hearing Officer (DHO) for the Development Review Board (DRB). The document is available here:

https://documents.cabq.gov/planning/IDO/2021_IDO_AnnualUpdate/IDO-2021AnnualUpdate-2022-12-25-Effective.pdf

A detailed explanation of the proposed amendment is provided in plain text, followed by Staff analysis in *italic text*.

Mobile Food Truck Court – IDO Subsection 14-16-2-4(E)(3)(c), p. 35

Mobile Food Truck Court was added as a use in the IDO during the 2020 Annual Update. Adding Mobile Food Truck Court at the time allowed for food trucks to be the primary, i.e. only, use on a site, and creating a new use for Mobile Food Truck Courts allowed further opportunities for mobile food vendors to have a space to offer their goods and services to the public. The 2020 Annual Update created a definition for the use, identified where it was allowed, and established Use-specific Standards for its operation.

The Mixed-use Form-based Zone District (MX-FB) regulates uses differently than other zone districts in the IDO, and no changes were made to the MX-FB Zone District when Mobile Food Truck Court was added to the IDO. Per Table 2-4-10, essentially all uses are allowed in MX-FB unless they are explicitly prohibited. In this case, Mobile Food Truck Court is an allowable use within MX-FB. However, MX-FB requires all allowable uses to be conducted within a fully enclosed portion of a building. While the IDO currently provides exceptions to this indoor use requirement for a limited number of uses, including Mobile Food Trucks as accessory uses, it does not extend to Mobile Food Truck Courts as a potential primary use of a property with MX-FB zoning. The requested amendment

would allow an exception for standalone Food Truck Courts to be developed and conducted outdoors within the MX-FB zone.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendments:

Policy 5.1.3 – Downtown: Strengthen Downtown’s identity as a regional hub for the highest-intensity development, with concentrated job and commercial activity supported by the highest-density housing.

Policy 5.1.3.a: Support pedestrian-oriented development.

Policy 5.1.3.e: Encourage plazas and other open spaces to provide an inviting atmosphere for pedestrians and support a diversity of uses.

Policy 5.7.2 – Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

The proposed amendment is generally consistent with Land Use Policies 5.1.3 because the MX-FB zone is the zone district comprising the entirety of the Downtown Center. Amending the IDO to allow the requested exception supports opportunities for pedestrian-oriented development and plazas associated with Mobile Food Truck Courts without requiring a building to be constructed or renovated to contain the Food Truck Court. Furthermore, the proposed language brings the allowance for Mobile Food Truck Courts in alignment with an existing exception for Mobile Food Trucks, which are separately regulated as an accessory use. Therefore, the proposed amendment is generally consistent with Policy 5.7.2 Regulatory Alignment.

Deviations, Variances, Waivers – IDO Subsections 14-16-2-5(B)(3) and 2-6(B), p. 47 and 62

Two proposed amendments relate to deviations, variances, and waivers. One is for the NR-BP (Non-Residential Business Park) zone and pertains to Master Development Plans and the other is for the PC (Planned Community) zone and pertains to Framework Plans.

The proposed text amendment to the NR-BP zone would create a new subsection g at the end of 14-16-2-5(B)(3). Deviations, variances, and waivers to standards in Master Development Plans would be allowed using the same thresholds and procedures already in the IDO for each. The proposed text amendments to the PC zone would allow deviations, variances, and waivers to standards in Framework Plans and result in a new subsection 14-16-2-6(B)(8). An example of a Framework Plan is the Mesa del Sol Level B Community Master Plan.

The purpose of these amendments is to provide a process, consistent with existing IDO processes, through which deviations, variances, and waivers can be requested. The criteria for decision for each would still apply. Currently, there is no way for variation from standards in Master Plans (zoned NR-BP) and Framework Plans (zoned PC) other than amending the Plan itself.

A potential, unintended consequence of the proposed amendments is that, for any given master or framework plan, multiple deviations, variances, and waivers could accumulate over time and prove difficult to track and could be missed. Any changes should be incorporated into the Plan for

the sake of clarity for the user and the public. Furthermore, particularly if the changes are significant and numerous, it would be more transparent and effective to amend the Plan.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendments:

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

Policy 5.7.2 – Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

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

The proposed amendments would generally improve implementation processes because they would use the criteria in existing processes, which all require general consistency with the Comprehensive Plan (5.7). These updates to the IDO regulatory framework would generally help support growth, economic development, and housing- and perhaps more because they would provide for clarity and consistency in available processes (5.7.2). In addition, the established processes (except for the minor deviations in Table 6-4-1) require one or more types of public notification.

Dwelling, Townhouse – IDO Subsections 14-16-4-3(B)(6), p. 156

There are two proposed amendments related to townhouses. The purpose of the first amendment is to extend usable open space requirements, currently only if 6 or more dwellings are constructed on the same lot, to require usable open space for each unit even if the dwellings are separately platted onto their own lots. Regardless of how the units are subdivided and either owned or rented, it is beneficial to incorporate a minimum amount of open space for residents whether through balconies, patios, yards, or other landscaped open space areas.

The second townhouse amendment, proposed by City Council, is to remove the current limitation of 3 dwelling units within a townhouse dwelling structure when abutting R-A or R-1 zone districts within Urban Centers, Main Streets, and Premium Transit Station Areas (UC-MS-PT). This change would allow any number of attached townhouse dwelling units in more urban settings.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendments:

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

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

Policy 5.7.2 – Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

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

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

Goal 9.3 – Density: Support increased housing density in appropriate places with adequate services and amenities.

Policy 9.3.1 – Centers & Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

Policy 9.3.2 – Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The proposed amendments are generally consistent with goals and policies related to Land Uses and Housing to promote greater densities in designated Centers and Corridor areas to capture growth and maintain the scale of other locations outside of those areas. Removing the 3-unit per townhouse dwelling cap in these urban locations allows for another type of quality, sustainable, and dense housing. In conjunction with this change, extending the usable open space requirement regardless of subdivision and ownership of individual units will encourage further high-quality development and sustainable site design. This change is also consistent with Policy 5.7.2 Regulatory Alignment by extending an existing use-specific standard to all larger townhouse developments and not just those located on a common lot.

Multi-Family Kitchen Exemption – IDO Subsection 14-16-4-3(B)(8)(e), p. 158

This amendment proposes to delete one of the eight use-specific standards for Dwelling, Multi-Family, Subsection (8)(e), in its entirety. Subsection (8)(e), which contains five sub-parts, allows a maximum of 100 units to be exempt from the definition of a Kitchen in multi-family developments resulting from a conversion of an existing non-residential development, which has received funding through the Department of Family and Community Services (FCS) and constitutes affordable housing. The sub-parts of Subsection (8)(e) establish what a kitchen must contain, that support services must be available, and limit unit size to two bedrooms. Please refer to p. 158 for all of the text.

The Subsection (8)(e) exemption is intended to facilitate and support conversion of non-residential uses, such as motels, into affordable housing by lessening the requirements associated with a kitchen for a maximum of 100 units- and only for projects that receive funding through FCS. The provision is narrowly-tailored and includes requirements (ex. separation of kitchen and bathroom and components of a kitchen) that provide for people’s basic needs while enabling more affordable housing to be provided.

Removal of Subsection (8)(e) would make it more difficult for the City to address the lack of affordable housing- one of the biggest challenges the City faces. Conversions of existing non-residential uses are one way to provide such housing and begin to assist under-housed individuals;

removing this provision and creating a barrier to addressing a pervasive social issue is not recommended.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendment:

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

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

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

Policy 9.1.1- Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

Goal 9.3- Density: Support increased housing density in appropriate places with adequate services and amenities.

Goal 9.4- Homelessness: Make homelessness rare, short-term, and non-recurring.

Goal 9.5- Vulnerable Populations: Expand capacity to provide quality housing and services to vulnerable populations.

Policy 9.6.1- Development Cost: Reduce development costs and balance short-term benefits of delivering less costly housing with long-term benefits of preserving investment in homes and protecting quality of life.

Overall, providing fewer affordable housing options would not help make homelessness rare, short-term, and non-recurring (Goal 9.4); a multitude of tools is needed to being to address the issue. The proposed amendment could potentially result in less efficient development patterns and infill development because it would remove an incentive to convert existing non-residential uses to residential; buildings suitable for such a conversion are mostly in developed parts of the City and in appropriate places to absorb increased housing density (Goal 5.3, Policy 5.3.1, and Goal 9.3).

Dis-incentivizing conversions of existing buildings would result in fewer affordable housing units provided, and thereby would generally not support the development of housing for a variety of income levels- since more affordable housing is needed to balance increases in market-rate multi-family development (Policy 9.1.1). Conversions can serve to reduce development costs and help provide less costly housing, which in the long-term would help to address housing needs and foster stability. Furthermore, fewer under-housed persons could be served if the proposed amendment is approved. These persons would remain vulnerable due to the reduced capacity to provide housing for them (Goal 9.5). More persons would remain on the streets and in permitted or non-permitted camps, so the amendment could help exacerbate a LULU (Policy 5.3.7).

Car Washes – IDO Subsection 14-16-4-3(D)(16)(b and Table 5-5-8), p. 168 and 290

There are two proposed amendments related to car washes, which include clarification on the types of outdoor activities that are restricted by the separation requirement within the use-specific standards, as well as creating a new stacking requirement for automated, conveyor-operated car wash facilities that have become more popular recently.

Currently, the use-specific standards for car washes requires a separation between the “associated outdoor activities” and nearby residential properties. However, it does not state what those activities are. The City has seen an increase in the construction of new car washes and the renovation of others, and in practice this separation requirement has been applied to payment kiosks, vacuums, and other similar uses. In a few instances, it has not been applied to the queuing lane beyond the location of the payment kiosk, so these amendments seek to clarify that the queuing lane is considered an activity for the purposes of this use along with the others.

In addition, the newer conveyor-operated facilities have greater turnover and traffic considerations than self-service car washes. The IDO currently only has one vehicle stacking requirement for all car washes regardless of type, so the amendments seek to clarify that the existing requirement is for smaller self-service car washes, while a new, larger stacking requirement of 12 stacking spaces is implemented for the conveyor-operated facilities with a reduction to 6 stacking spaces in UC-MS areas.

As these amendments may result in different site configurations and placement of queuing lanes or vacuums located closer to the front of a site in order to locate them away from residential properties, staff believes an additional amendment should be added to ensure these uses are screened in an attractive manner from the public right-of-way.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendments:

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

Policy 5.7.2 – Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 6.4.2 Air Quality: Reduce the adverse effects of automobile travel on air quality through coordinated land use and transportation that promote the efficient placement of housing, employment, and services and improve the viability of multi-modal transportation options.

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

Policy 7.2.1.e: Promote trees and landscape elements in the public right-of-way, along trails, and within private development to ensure a high-quality, pleasant, and healthy built environment.

Policy 7.6.2.a: Design sites to coordinate auto access, circulation, and building placement to minimize harmful effects of traffic on single-family neighborhoods adjacent to major streets.

Policy 7.6.2.b: Employ street trees, barriers, buffering, and other landscape design methods to minimize the effect of traffic on adjacent uses.

Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

Policy 8.2.1 Local Business: Emphasize local business development.

Policy 13.4.1 Air Quality: Maintain good air quality that complies with federal standards to safeguard public health and enhance quality of life for all residents.

These car wash amendments are generally consistent with Comp Plan Goals and Policies that help ensure adequate transitions between car washes and neighboring residential, as well as coordinating automobile circulation and site design and encouraging new business development as car washes have become increasingly popular in recent years. The amendments also further Policy 5.7.2 by better aligning the queuing lane separation and overall stacking requirements for conveyor-operated facilities with similar requirements for drive-through facilities. As newer facilities function more like drive-through facilities it is appropriate to create additional buffers to adjacent residential and ensure proper stacking is provided.

Although the amendments would ensure each site's capacity can accommodate increased automobile traffic, an increase in the numbers of idling vehicles waiting will increase pollution from tailpipe emissions and decrease air quality in the surrounding area. Therefore, the request may conflict with Comp Plan policies to improve air quality and reduce impacts on surrounding neighborhoods. Along with the proposed changes and potential effects on site design, an additional use-specific standard to provide landscape buffers between car wash queuing lanes and vacuums and the public right-of-way would mitigate some of the adverse effects of this use and be consistent with sub-policies 7.2.1.e and 7.6.2.b by minimizing the effects of traffic and ensuring a high-quality and pleasant pedestrian experience.

Medical or Dental Clinic – IDO Subsections 14-16-4-3(D)(26)(a) and (b), p. 175

There are two proposed amendments proposed for the Use-specific Standards for the Medical or Dental Clinic use. Specifically, these changes add a cross-reference to the Methadone Centers Ordinance, Article 13-11 ROA 1994 for clinics that dispense methadone, and clarify the distance separation requirements for both methadone centers and syringe exchange facilities.

Policy Analysis: These amendments further the following Comprehensive Plan policies:

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

Policy 5.7.2 - Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

The proposed amendments are consistent with Policy 5.7.2 because the additional cross-reference to Article 13-11 ROA 1994 ensures the IDO is coordinated with other applicable regulations for such facilities and makes applicants aware of additional requirements outside of the IDO, similar to the Use-specific Standard already in place for syringe exchange facilities.

The changes regarding distance separations further Policy 5.3.7 and 5.7.2 by clarifying that the separation for methadone centers and syringe exchange facilities are lot to lot, which makes this language internally consistent with other parts of the IDO and increases enforceability of the provisions.

Encroachment – IDO Table 5-1-4, p. 231

This proposed amendment would remove a current allowance for balconies to encroach into a side or rear setback up to 2 feet, but not closer than 3 feet from a property line. This provision of the IDO is intended for “architectural features” and includes other features such as awnings, chimneys, and other ornamental features. As balconies may be occupied by people, a concern was raised by the public that these are more than just architectural features and should not be allowed to encroach closer than the minimum required setback in order to protect neighboring properties.

The amendment would move balconies to their own separate line in Table 5-1-4 and restrict potential encroachment to the front yard only. Staff believes an encroachment into the front yard is still appropriate, similar to that of a porch, as it may enhance the streetscape and pedestrian realm.

Public comment has been received to extend this amendment to bay windows, which are similarly treated. Bay windows may also be occupied spaces, so it seems appropriate to move them along with balconies in order to limit their encroachment into side and rear setbacks. A recommended condition of approval is included for this change.

Policy Analysis: This amendment furthers the following Comprehensive Plan policies:

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

Policy 5.7.2 - Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

This amendment is consistent with Policy 4.1.2 because removing the allowance for an occupiable space from encroaching into a required setback protects abutting properties through the character of the building design. It is also consistent with Policy 5.7.2 because the change supports high-quality housing and neighborhood development. The proposed condition of approval to include bay windows within this change will also create consistency with these policies.

Sensitive Lands-Mature Trees – IDO Subsection 14-16-5-2(C)(2)(d), p. 233

The proposed amendment would replace the phrase “large stand of mature trees” with “established tree”. This would allow a single, established tree to be considered for preservation (see also the corresponding, proposed change to definition Sensitive Lands, Large Stand of Mature Trees).

A new subsection is proposed to be added to 5-2(C) that would allow the City Forrester to evaluate large, mature trees and determine if the trees should be retained or replaced. Two options would be available to count towards avoiding sensitive lands. Applicants would need to either provide a landscape area equal to the area under the dripline (of the tree) or new trees to replace the mature ones, as determined by the City Forrester. Any new trees would be required to at least equal the diameter of the established tree being replaced. Staff suggests that the new subsection be added to the end of the provision as (7) rather than (3) with subsequent renumbering, and that the phrase “of the tree” be added after the word “dripline”.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendment:

Goal 10.1 – Facilities & Access: Provide parks, Open Space and recreation facilities that meet the need of all residents and use natural resources responsibly.

Goal 10.3 - Open Space: Protect the integrity and quality of the region’s natural features and environmental assets and provide opportunities for outdoor recreation and education.

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

Goal 13.4 – Natural Resources: Protect, conserve, and enhance natural resources, habitat and ecosystems.

The text amendments, proposed by the Parks and Recreation Department, would help them to provide parks, open space, and recreation facilities that meet residents’ needs for green space and use natural resources responsibly (Goal 10.1). In a broad sense, the amendments could generally help protect ecosystems by potentially removing invasive species and ensuring replacement vegetation that supports the natural habitat (Goal 13.4).

However, the integrity and quality of the region’s natural features (whether a stand of trees or a single tree) could be affected due to the new, proposed process that would facilitate replacement of established trees and substitution with regular landscaping. Similarly, natural features such as established trees, which contribute to a place’s distinct identity, could be adversely affected. The request is partially consistent with Goal 10.3 and Policy 11.3.1.

Pedestrian Access – IDO Subsection 14-16-5-3(E)(1)(d)(4), p. 250

The proposed amendment to IDO Subsection 5-3(E)(1)(d)(4) is a clarification of an existing practice to ensure that pedestrian access is not impeded by a wall or fence. The IDO requires that pedestrian access is provided whenever practicable at the end of cul-de-sacs. In some cases, this easement is over a private property and not a separate tract or parcel of land. This change makes it

clear within the IDO that the property owner cannot extend a wall in such a way that it would narrow or block the pedestrian access easement. This reinforces the purpose and beneficiaries of the easement that is granted.

Policy Analysis: This amendment furthers the following Comprehensive Plan policies:

Policy 5.7.2 – Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 6.2.3 – Pedestrian & Bicycle Connectivity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods.

Policy 6.2.3.e: Design subdivisions to provide multiple vehicular and pedestrian access points.

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

Policy 7.2.1.f: Discourage gated and/or walled communities and cul-de-sacs.

This amendment aligns the IDO with the essential purpose of establishing pedestrian access easements whenever cul-de-sacs are created (Policy 5.7.2) such that pedestrians have direct access from within residential neighborhoods to adjacent Centers, Corridors, commercial properties, community facilities, and sidewalks. Maintaining these easements after they are created help ensure convenient and comfortable pedestrian travel, thus increasing walkability in all environments. The request is consistent with Policy 6.2.3, Goal 7.2, and Policy 7.2.1.

Parking Maximums – IDO Subsection 14-16-5-5(C)(7) and Table 5-5-1, p. 268 and 276

These proposed amendments delete the maximum parking requirements currently found for only a few uses within UC-MS-PT areas and replaces those with a new subsection that applies a maximum parking requirement to all uses in UC-MS-PT areas. This proposed subsection would cap maximum parking at 125 percent of the minimum parking after all applicable parking reductions are applied. Further, a second proposed subsection would prohibit any surface parking in locations currently exempt from minimum parking, which includes Downtown, McClellan Park, and Old Town. These provisions would not apply to structured parking because an existing provision applying maximums only to parking lots will remain.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendment:

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

Policy 4.1.1 – Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

Policy 6.1.2 Transit-Oriented Development: Prioritize transit-supportive density, uses, and building design along Transit Corridors.

Policy 6.1.3 Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

Policy 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

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

Policy 7.4.1 Parking Strategies: Provide parking options, optimize parking efficiencies, and plan for parking as essential infrastructure.

Policy 7.4.2 Parking Requirements: Establish off-street parking requirements based on development context.

Policy 7.4.2.a: Discourage oversized parking facilities.

If approved, the proposed amendments would be consistent with Goals and Policies related to promoting infill development, supporting transit (Policies 6.1.2 and 6.1.3), and promoting high-quality pedestrian-oriented neighborhoods (Policy 7.2.2). Providing parking maximums will prohibit oversized parking facilities from being constructed and prohibiting surface parking in Downtown, McClellan Park, and Old Town may complement the urban built environment of those areas.

However, the EPC should carefully consider whether the proposed maximums will discourage residential development opportunities by limiting options and flexibility for property owners due to the costs of constructing structured parking or by requiring the maximum to come after all possible reductions are applied, thus lowering the maximum below the general minimum requirements of Table 5-1-1. The request is partially consistent with Goal 7.4 Context-Sensitive Parking and Policies 7.4.1 and 7.4.2. Should the EPC desire, Staff can provide options and clarifications for the EPC to consider as proposed conditions for recommendation of approval.

Electric Vehicle Parking – IDO Subsection 14-16-5-5(C)(9), p. 279

Several amendments are proposed related to electric vehicle (EV) parking. The IDO presently allows EV parking spaces to count for two required off-street parking spaces, and requires at least 2 percent of the parking spaces to include EV charging stations with a rating of 240 volts or higher when 200 or more parking spaces are constructed. As EV usage is projected to continue increasing, these amendments seek to expand EV infrastructure in new developments, as well as provide additional capabilities for future expansions by the creation of “EV capable” requirements in addition to a minimum amount of charger installation in certain circumstances.

The first EV amendment clarifies that to get credit for two off-street parking spaces for each one EV space in subsection 5-5(C)(6)(a), the space must be equipped with an installed charger. The second amendment increases the current EV parking requirement for large parking lots from 2

percent to 5 percent of the spaces when 200 or more off street parking spaces are constructed. For a development with the minimum 200 parking spaces to trigger this requirement, this is an increase from 4 to 10 EV chargers that would be required to be installed.

Furthermore, these amendments propose to break out large multi-family and townhouse developments with their own EV parking requirements. Currently, EV chargers would only be required to be installed if these developments hit the minimum 200 parking spaces. For multi-family, the amendments would require 5 percent EV charger installation for any development with greater than 100 dwelling units, which effectively triggers compliance with smaller parking lots. In addition, 25 percent of the parking in these multi-family developments shall be provided as EV capable meaning the developer provides a capped cable/raceway connected to an electric panel with a dedicated circuit capable of handling the future installation of an EV charger. Providing for this installation with the exception of the charger when a project is initially constructed saves on costs compared to retrofitting a project for this infrastructure in the future. For townhouse developments with greater than 6 dwelling units, all units are proposed to be EV capable, thus allowing the future occupant the ability to install a charger should they choose.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendment:

Policy 7.4.1 Parking Strategies: Provide parking options, optimize parking efficiencies, and plan for parking as essential infrastructure.

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

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

Policy 13.1.2 Greenhouse Gas Mitigation: Mitigate greenhouse gas emissions in developments and streetscapes.

Policy 13.1.2.b: Accommodate the use of motorized vehicles that run on alternative fuels through zoning and development regulations.

The proposed amendments for electric vehicle (EV) parking are consistent with the Comp Plan by providing parking options for users of EVs and planning for EV charging and parking as essential infrastructure for the future. In addition, including EV chargers and EV capable parking in new residential projects, these amendments further Goal 9.2 and Policy 9.2.2 to encourage high quality, sustainable housing design, as well as providing additional opportunities to mitigate greenhouse gases by accommodating alternative fuel EVs through the zoning and development regulations of the IDO (Policy 13.1.2).

Edge Landscape Buffers – IDO Subsections 14-16-5-6(E)(2)(a) and (b), p. 306 and 307

A series of amendments are proposed to the Edge Buffer Landscaping Section 5-6(E) of the IDO, including competing amendments to Subsection 5-6(E)(5) and Table 5-6-5.

The first three amendments are editorial in nature to remove a duplication of the width requirements also listed in Table 5-6-4, as well as a potential conflict with Table 5-6-5 if the proposed amendment to Table 5-6-5 is approved as described below.

The next two amendment to Subsection 5-6(E)(5) Area of Change Next to Area of Consistency attempt to resolve conflicts that have arisen over the first several years of implementing the IDO. Areas of Change and Consistency were adopted with the Comprehensive Plan in 2017 and are established based on platted lots and a methodology for mapping found within the Comp Plan, Appendix I. Since the Areas of Change and Consistency were mapped on existing lots, it is possible for redevelopment projects to include properties with both designations. When this occurs, as currently written, a property owner or developer must provide a landscape buffer between their own lots and not between themselves and the next development or premises. These amendments propose to change the language from “lots” to “premises” in order to shift the required buffer to the edge of the new development and therefore adjacent to the existing development that is intended to be protected.

Next, these amendments propose to consolidate the buffers for an Area of Change next to an Area of Consistency to 15 feet in width. Presently, a 15-foot buffer is required when adjacent to single-family residential, but it increases when next to a commercial property, which is counterintuitive. Creating a consistent 15-foot buffer width acknowledges that a buffer may be appropriate next to residential or non-residential properties due to differences in scale but would no longer require an Applicant to provide a larger buffer to a commercial shopping center than to a single-family house.

Lastly, a competing amendment is proposed by City Council, which would delete Subsection 5-6(E)(5) and Table 5-6-5 in their entirety. The rationale for this is that the previous subsections and Table 5-6-4 provide adequate buffers for development between non-residential and multi-family to single-family, and the most intense industrial uses to non-industrial uses. It is important to recognize that eliminating this subsection would eliminate buffers between different scales of commercial properties, unless they are industrial, as well as eliminate a buffer requirement that protects any low-density residential development that is incorrectly zoned and non-conforming because the Areas of Change and Consistency methodology picked up on those zoning and land use mismatches.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendment:

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

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

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

Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

Goal 5.6 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 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

Policy 5.7.2 – Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

The proposed amendments to the Edge Landscape Buffers Section are intended to address issues that have arisen through implementation of the IDO and the review and approval process of real-world projects using the IDO regulations. Not all projects occur entirely within an Area of Change or an Area of Consistency. Furthermore, the methodology and mapping of Areas of Change and Consistency occurred in 2017 and has remained static while projects consolidate and subdivide various lots. This has led to occasions where an Applicant has been required to create a buffer from themselves in the middle of a redevelopment project and other inconsistencies. These amendments would further Policy 5.7.2 Regulatory Alignment by eliminating such inconsistencies and potentially creating standardized buffers between Areas of Change and Consistency regardless of use or zoning.

The amendments, with the exception of the proposed Council amendment to delete Subsection 5-6(E)(5) are consistent with several goals and policies related to neighborhood character, Development Areas, Areas of Consistency, and Areas of Change. The competing Council amendment is inconsistent with these goals and policies and would eliminate a tool that helps implement the Comp Plan, as well as protect non-conforming low-density residential uses and ease the transition between different scales of development. Staff recommends moving forward with the changes without eliminating the subsection as proposed by Council. Options can be provided with proposed conditions for recommendation of approval.

Walls & Fences – IDO Subsection 14-16-5-7(D)(3)(a) and (b), Table 5-7-2, p. 320, 321 and 322

Three text amendments are proposed with respect to walls and fences. The first amendment would create a new subsection in 5-7-(D)(3)(a)(1), at the start of the Section (Exceptions to Maximum Wall Height), which would allow walls in the front yards of low-density residential development provided the wall is no taller than 5 feet and has view fencing for at least two feet at the top and is set back at least 2 feet. The first row under View Fencing, in Table 5-7-2, would be correspondingly revised to read “2 feet” from lot line abutting the street, rather than 10 feet (the second proposed amendment).

The third amendment pertains only to walls in multi-family developments in the R-ML (Residential Multi-Family Low Density) and the R-MH (Residential Multi-Family High Density) zone districts. In the R-ML zone [14-16-2-3(E)], primary land uses are townhouses and small-scale multi-family development. In the R-MH zone [14-16-2-3(F)], the primary land use is multi-family development. Taller, multi-storied buildings are encouraged. The proposed amendment would add the language “of walls in any front or street side yard” to clarify what the maximum height of 6 feet refers to.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendment:

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

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

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

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

Goal 7.3- Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.2 - Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

The proposed amendments would allow walls in the front yards of low-density residential development, which is defined as everything except multi-family development. Neighborhood character and sense of place are protected through design. Many older, established residential areas have a distinct character and were developed without walled yards. Walls could create a sense of enclosure that takes away from the connectivity of neighborhoods and the sense of safety that comes from having “eyes on the street.” The proposed change would not enhance, protect, and preserve these distinct communities or protect the identity or cohesiveness of such neighborhoods (Goal 4.1, Policy 4.1.2, Policy 4.1.4).

Although allowing a taller maximum height for view fencing would create an opportunity for natural surveillance, this would also deter from protecting the identity and character of communities through scale of development. Newer low-density residential areas with the allowed 3-foot walls would be able to add 2 feet of view fencing, which could affect the character of these areas, though to a lesser degree than if there were no existing walls. The proposed changes would result in changes to streetscapes and development, and could contribute to creating a range of environments and experiences (Goal 7.1). In some areas, however, the addition of walls and view fencing would not constitute context-sensitive streetscape design and would not reinforce an established sense of place (Goal 7.3).

Hazardous Materials- IDO Subsection 14-16-5-13(A)(4), p. 377

The proposed amendment would clarify that compliance with Federal statutes, in addition to local regulations regarding hazardous materials, must be maintained. Staff suggests adding the word “applicable” for additional clarification.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendment:

Policy 5.7.4- Streamlined Development: Encourage efficiencies in the development review process.

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

The proposed change would generally encourage efficiencies in the development review process (Policy 5.7.4) by providing clarification regarding requirement, which would also foster a transparent permitting process and support high-quality customer service (Policy 5.7.6).

Community Planning Area Assessments- IDO Subsection 14-16-6-3(E), p. 396

The proposed amendment would remove existing language that specifies that Community Planning Area (CPA) Assessments be done “at least every five years” and replace it with “an ongoing cycle”. The change would result in consistency with Council Bill R-22-42, which establishes an ongoing cycle of CPA assessments.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendment:

Goal 4.1- Process: Engage communities to identify and plan for their distinct character and needs.

Policy 4.2.1- Community Planning Areas: Use Community Planning Areas to track conditions and progress toward implementation of the community vision over time and organize planning efforts to identify distinct community character.

Policy 5.7.2- Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

The proposed amendment would generally support efforts to conduct the CPA Assessments moving forward, because the continuing cycle would support organizing planning efforts to engage communities and support a community vision (Goal 4.1 and Policy 4.2.1). The amendment would also update the IDO regulatory framework that supports the quality of life priorities that emerge through the CPA process (Policy 5.7.2).

Mailed Notice to Property Owners – IDO Subsection 14-16-6-4(K)(3)(c and d), p. 407

The proposed amendments would clarify and strengthen the connection between the language in Subsection 14-16-6-4(K)(3), which contains requirements for mailed notice to property owners for various types of development applications (c) and Small Areas (d). The amendment would add the language “Where Table 6-1-1 requires mailed notice,” at the start of (c) and (d), so it would be clear that the requirements in the Table apply and are consistent with the provisions.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendment:

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

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

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

Facilitating clarity and consistency is a way to help employ procedures that contribute to effectively and equitably implementing the Comprehensive Plan (Goal 5.7), as well as support high-quality customer service with a transparent approval and permitting process (Policy 5.7.6). The clarity and consistency regarding mailed notice would also generally help residents and stakeholders better understand and engage in the development process.

Post-Submittal Facilitated Meeting – IDO Subsection 14-16-6-4(L)(1)(a), p. 410

Post-submittal facilitated meetings may be requested by property owners within 330 feet of a subject site and/or by neighborhood associations within 660 feet of a subject site, except for requests for Site Plan-Admin for new low-density residential development.

The proposed text amendment would remove this exception and expand and clarify the provision, so that post-submittal facilitated meetings could be requested for Site Plan-Admin applications that propose new building(s) that meet the following thresholds: more than 100 multi-family dwellings; more than 50,000 sf of non-residential development; the application requires a public hearing; and the application is a policy decision that requires a neighborhood meeting.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendment:

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

Policy 5.7.2- Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

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

Providing clarity is a way to generally help employ procedures that contribute to effectively and equitably implementing the Comprehensive Plan (Goal 5.7). The amendments would establish thresholds for post-submittal facilitated meetings, which would help provide opportunities for residents and stakeholders to engage in the development process (Policy 5.7.5), while generally improving a regulatory framework supports desired growth, housing, and economic development (Policy 5.7.2).

Appeals – Remand Hearings – IDO Subsection 14-16-6-4(V)(3)(d), p. 430

The proposed amendment would clarify procedures for remand hearings. A new subsection 7 would be added to 6-4(V)(3)(d) and require that the Planning Department notify the parties regarding the date and time of the remand hearing. The second proposed sentence states that “The decision by the original decision-making body at the remand hearing is considered final unless one of the parties appeals the decision to the LUHO”.

This sentence is confusing because it convolutes the original decision-making body with the decision to be made on remand. Staff suggests a condition to simplify the language, so that it is clear that the decision on remand is final unless a new appeal is filed.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendment:

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

Policy 5.7.2 -Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 5.7.4-. Streamlined Development: Encourage efficiencies in the development review process.

The proposed amendment to clarify an existing procedure would generally help update a regulatory framework and support implementation processes that aim to make Comprehensive Plan concepts a reality (Policy 5.7.2 and Goal 5.7). With some additional clarification, the proposed amendment would support efficiency in the development review process (Policy 5.7.4).

Minor Amendments – Circulation – IDO Subsection 14-16-6-4(Y)(2)(a)(9), p. 441

This amendment proposes to delete a provision that would elevate an amendment to a Site Plan from a Minor Amendment approved by staff, up to a Major Amendment approved by the original decision-making body due to changes in circulation patterns on the site. For old shopping centers originally approved by the EPC, this has arisen when the owner is redeveloping the site with new users on pads within the parking lot. Deletion of this provision would allow a property owner to obtain an administrative Minor Amendment approval, as long as the City Traffic Engineer reviews and approves the amendment in conjunction with any other required traffic approvals, and if the Minor Amendment meets the remaining criteria.

Staff has discussed this at length internally, and rather than eliminating this provision in its entirety, it may be more appropriate to amend the provision from a “significant change to circulation patterns,” which can be subjective to a more objective requirement whether or not the amendment triggers the need for a Traffic Impact Study (TIS). A TIS is required for any new development creating over 100 peak hour trips to and from a site. Projects above this threshold may warrant additional review by the original decision-making body. Options for the EPC’s consideration are included in the recommended conditions of approval.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendment:

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

Policy 5.7.2 -Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 5.7.4-. Streamlined Development: Encourage efficiencies in the development review process.

Policy 5.7.4.c. -Streamlined Development: Provide streamlined approval processes for projects that meet the intent of the Comp Plan.

The proposed amendment, as originally requested, would encourage greater efficiencies in the development review process and potentially allow more projects to be approved through an administrative process and Minor Amendment rather than bringing Site Plans back to the original decision-making body. Therefore, the request furthers Policy 5.7.4 Streamlined Development. The proposed amendment, as requested or with an updated requirement related to a Traffic Impact Study, would effectively implement the Comp Plan and help support desired growth through the IDO review and approval procedures. Should the EPC choose to approve either option for this proposed amendment, it should also be carried forward to IDO Subsection 6-4(Z)(1)(a)(3), which includes an identical provision related to amendments of pre-IDO Site Development Plan approvals.

Site Plan- Administrative (various) – IDO Subsections 14-16-6-4(Y)(1)(a)(3), 6-5(G)(2), 6-5(G)(3), Table 6-4-3, p. 441, 456 and 434

The proposed amendments to Section 14-16-6 address administration and enforcement, and development review procedures; this section discusses those as related to the Site Plan Administrative process. An amendment to table 6-4-4 Allowable Amendments would allow amendments of prior approvals to be approved administratively by staff for decisions that would be able to be approved administratively if they were submitted as new applications.

Several amendments to IDO Subsection 14-16-6-5(G)(1)(d) relate Site Plan - Administrative. The amendments clarify that a property owner can apply for a new Site Plan - Administrative without having to amend a prior approval, unless the geography of the proposed site plan overlaps with portions of a prior-approved site plan that will remain in place [IDO Subsection 14-16-6-

5(G)(1)(d)]. If there are any overlapping boundaries, an amendment of the prior approved site plan to remove the overlapping portions of the boundary is needed before a new site plan can be approved [IDO Subsection 14-16-6-5(G)(2)(b)].

Additionally, decisions made administratively for the replacement of a prior-approved site plan, as described above, would require the new site plan to be linked to the prior-approved site plan. The project number, case number, site boundary, and date of the decision of the original approval shall be noted on the newly approved site plan [IDO Subsection 14-16-6-5(G)(2)(e)]. This would ensure that a connection is made between the newly approved site plan and the prior approved site plan.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendment:

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

Policy 5.7.2 -Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 5.7.4-. Streamlined Development: Encourage efficiencies in the development review process.

Policy 5.7.4.c. -Streamlined Development: Provide streamlined approval processes for projects that meet the intent of the Comp Plan.

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

If approved, the proposed amendments would be consistent with Implementation Goal 5.7, Regulatory Alignment Policy 5.7.2, Streamlined Development Policy 5.7.4 and sub policy 5.7.4.a, and Development Services policy 5.7.6. The proposed changes would promote clarity and consistency in administration and enforcement by allowing amendments of prior approvals, that are within the same thresholds of new approvals to be reviewed administratively (Permit – Sign, Permit – Wall or Fence – Minor, Site Plan Administrative). The amendments would not only allow for consistency in the channels required for review, they would provide applicants an avenue for keeping a prior-approved site plan, while making the desired amendments in a concise manner.

Demolition Outside of an HPO – IDO Subsection 14-16-6-6(B)(1) and (B)(2), p. 463 and 464

The proposed amendments, which pertain to Demolition Outside of an HPO (Historic Protection Overlay zone), would remove current language that limits staff review of historic structures to designated small areas only. The amendments would allow Historic Preservation Staff to review proposed demolitions of any structures 50 years or older City-wide, whether it is in a HPO zone or not.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendment:

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

Policy 4.1.3- Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

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

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

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Goal 11.2- Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

Policy 11.2.2- Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest.

The proposed text amendments would allow staff review of historic buildings City-wide, which would help preserve historic assets and promote preservation of historic buildings determined to be significant at a local, state, and/or national level (Goal 11.2 and Policy 11.2.2). The regulatory framework that supports historic preservation efforts would be updated and the process improved to better facilitate implementation of Comprehensive Plan Goals and policies regarding historic assets (Goal 5.7 and Policy 5.7.2). Furthermore, allowing demolition review City-wide could help protect special places in the built environment that contribute to the distinct identity of communities (Goal 4.1 and Policy 4.1.3).

Zoning Map Amendment, Council – IDO Subsection 14-16-6-7(H)(1)(b), p. 520

The proposed amendment would add the phrase “within 15 calendar days of the Notice of Decision” to 6-7(H)(1)(b). A Zoning Map Amendment- Council cannot be appealed, since the EPC is not the final decision-making body. Rather, if a party disagrees with the EPC’s decision as a recommending body, they can file a protest of the decision (rather than an appeal). Consistent with appeals, however, is the 15-day timeframe for filing. The proposed amendment would add this language to the protest provision for clarity going forward.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendment:

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

Policy 5.7.2 -Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 5.7.4-. Streamlined Development: Encourage efficiencies in the development review process.

The proposed amendment would create consistency between related procedures would generally help update a regulatory framework and support implementation processes that aim to make Comprehensive Plan ideas a reality (Policy 5.7.2 and Goal 5.7). The proposed amendment would create clarity and encourage an efficiency in the development review process (Policy 5.7.4).

Definitions (various) – IDO Subsection 14-16-7-1, p. 561, 582, 585, and 591

The intent of the proposed amendments to Definitions is to provide clarification and support for regulations and processes in the IDO and to ensure a common understanding of a given term, which will help provide for consistent implementation.

The proposed amendments include one new definition and four revisions to existing definitions. The new definition of EV Capable would be added to the parking definitions. Revisions would be made to the definitions of Floodplain, Overnight Shelter, Personal and Business Services, and Large Stand of Mature Trees.

Policy Analysis: The following Comprehensive Plan Goals and Policies apply to the above-referenced amendment:

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

Policy 5.7.2 -Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 5.7.4 -Streamlined Development: Encourage efficiencies in the development review process.

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

The proposed amendments to Definitions would help support improved procedures and processes to implement the Comprehensive Plan (Goal 5.7), as well as help to update the regulatory framework needed to support desired growth, economic development, and quality of life priorities (Policy 5.7.2). Having clear definitions helps encourage efficiencies in the development review process (Policy 5.7.4) and create transparency that supports consistent implementation and high-quality customer service (Policy 5.7.6).

IV. PUBLIC OUTREACH

Meetings and Presentations

The proposed 2022 annual updates were reviewed at two online public study sessions in October 2022 via Zoom, prior to application submittal for the EPC process. One session was held on October 20th in the evening and another session on October 21st over the lunch hour (same content). Planning Staff presented the proposed text amendments and answered questions from participants for both the City-wide and the small area amendments.

The presentations, in .pdf format and video format, are posted on the project webpage at: <https://abc-zone.com/document/ido-annual-update-2022-pre-epc-review>

A public meeting to review and discuss the proposed changes was held on November 18, 2022. A link to the presentation, in .pdf format and video format, is here: <https://abc-zone.com/ido-annual-update-2022#Meetings>

The EPC held a study session regarding the proposed 2022 IDO amendments on December 1, 2022. This was a publicly-noticed meeting, although no public input is received during Study Sessions (see EPC Rules of Practice and Procedure, Article II, Section V).

V. NOTICE

Required Notice for the EPC Hearing

For an Amendment to IDO Text, the required notice must be published, e-mailed, and posted on the web (see Table 6-1-1: Summary of Development Review Procedures). A neighborhood meeting is not required for an Amendment to IDO Text-City-wide. The City published notice of the EPC hearing on November 21, 2022, the legal ad, in the ABQ Journal newspaper.

E-mail notice was sent to the two representatives of each Neighborhood Association and Coalition registered with the Office of Neighborhood Coordination (ONC) pursuant to the requirements of IDO Subsection 14-16-6-4(K) (see attachments). Representatives without e-mail addresses were mailed first class letters.

The City posted notice of the EPC hearing on the Planning Department website at this address: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>.

The City also posted notice of the application, the proposed changes to the IDO, and the EPC hearing on the project website at this address: <https://abc-zone.com/ido-annual-update-2022>

Additional Notice Provided

E-mail notice about the pre-application review meetings was sent to approximately 10,000 subscribers on the ABC-Z project update email list on October 11, 2022. Another e-mail notice, which provided information about the EPC hearing for the proposed text amendments, was sent on December 1, 2022.

VI. AGENCY & PUBLIC COMMENTS

Agency Comments

Few agency comments were received. Albuquerque Public Schools (APS), the Solid Waste Management Division (SWMD), and PNM stated that they have “no comment”. PNM had substantive comments with last year’s IDO annual update.

Public and Neighborhood Comments

Letters via e-mail

As of this writing, Staff has received approximately 12 written comments regarding the proposed City-wide text amendments (note: the housing-focused comments regarding O-54-22 are associated with another Staff report). The comments are from interested parties such as coalitions, neighborhood associations, and individuals (see attachments).

Neighborhood organizations that commented include, but are not limited to, the Santa Fe Village Neighborhood Association (NA), the Westside Coalition of NAs, the Taylor Ranch NA, the Southeast Heights NA, the Embudo Canyon NA, the District 6 Coalition of NAs, and the Victory Hills NA. There is also a consolidated comment letter from the Inter-Coalition Council, which consists of members from various coalitions (see attachment). There are also comments from individuals.

These comments express strong opposition to the proposed walls and fences text amendments and ask why this is being considered again. One individual provided photo examples regarding this amendment. Some individuals expressed concern about the IDO annual update process, and suggest that people become more involved. It was also mentioned that starting at the beginning of the year, rather than the end, might make it easier for the public to participate because it's after the holidays.

Pinned Comments

Staff also received comments that response to the IDO Annual Update 2022 Spreadsheet, which was posted on the ABC-Z project website <https://abc-zone.com>. The spreadsheet was interactive and provided an opportunity to pin a comment directly onto a line-item (see attachments).

As of this writing, approximately 86 pinned comments were submitted. A few topics did not have any pinned comments (ex. Mailed Notice, Post-submittal Facilitated Meeting, Site Plan- Admin). For those that did, the number is indicated in the following table. In some cases, a comment was pinned to a particular topic row in the spreadsheet, but it addressed a different topic. These are noted as much as possible, below.

Topic	# of Comments
General Comment	1
Mobile Food Truck Court	1
Deviations, Variances, Waivers	2
Dwelling, Townhouse	2
Multi-Family Kitchen Exemption	7
Car Wash (5)/Vehicle Stacking	4
Medical or Dental Clinic	2
Encroachment/Balcony	6
Mature Trees	2
Parking Maximums	4
Electric Vehicles	6
Edge Landscape Buffers	10 shown, 5 on topic
Walls and Fences	21 shown, 5 more elsewhere
Hazardous Materials	3
CPA Assessments	2
Appeals- Remand Hearings	1
Demolition outside HPO	2
Zoning Map Amendment-Council	1
Definitions	1

By far, the most commented on topic is Walls and Fences and almost all comments indicate strong opposition. People wonder why the amendment is being considered again, since it was last year. They oppose raising allowable height, especially in front yards, because of adverse effects on neighborhood aesthetics and character, as well as providing hiding places for crime. Many point out that there's a process already in place (Variance -ZHE) to request a higher wall and that such walls should not be allowed permissively.

Edge Landscaping Buffers/Areas of Change and Consistency received the second-most comments. One individual would like the sizes to refer to Table 5-6-4, Edge Buffer Development Type Summary, and stated that Areas of Change are becoming more residential over time.

Some people would like to see more analysis and supporting information in the development of the proposed text amendments. Other state that examples and impact analyses would be helpful for their understanding.

VII. CONCLUSION

The request is for City-wide text amendments to the IDO. The Planning Department has compiled approximately 49 proposed changes and analyzed them for the EPC's review and recommendation to the City Council.

The request meets relevant application and procedural requirements in IDO Subsection 14-16-6-7(D) for City-wide text amendments and is consistent with the Annual Update process established by IDO Subsection 14-16-6-3(D). This request meets the review and decision criteria for City-wide text amendments in IDO Subsection 14-16-6-7(D)(3).

The proposed changes are generally consistent with applicable Articles of the City Charter and a preponderance of applicable Comprehensive Plan Goals and policies from Chapter 5- Land Use, Chapter 8- Economic Development, Chapter 11- Heritage Conservation, and Chapter 13- Resilience and Sustainability.

Planning Staff held online study sessions and open houses regarding the proposed changes. The request was announced in the Albuquerque Journal, on the ABC-Z project webpage, and by e-mail. The Planning Department provided notice to neighborhood representatives via e-mail as required, and via mail for those without an e-mail address on file.

Interested parties, including various neighborhood organizations and individuals, provided comments that address a variety of topics. Topics generating the most interest and/or concern are walls and fences and edge buffer landscaping. Some neighborhood organizations expressed concern about the IDO update process and have questions about some of the proposed text amendments.

Staff recommends a continuance for one month to the regular EPC hearing on January 19, 2023, but will be prepared should the EPC choose to make its recommendation at the December 8, 2022 special hearing.

RECOMMENDED FINDINGS – RZ-2022-00054, December 8, 2022

1. The request is for various City-wide, legislative amendments to the text of the Integrated Development Ordinance (IDO) for the Annual Update required by IDO Subsection 14-16-6-3(D). The proposed City-wide amendments, when combined with the proposed Small-area amendments, are collectively known as the 2022 IDO Annual Update.
 2. Staff has collected approximately 49 proposed text amendments to the IDO requested by neighbors, developers, Staff, Council, and the Administration. The proposed changes would improve the effectiveness and implementation of adopted regulations, address community-wide issues, clarify regulatory procedures, and balance these needs with the Comprehensive Plan vision of protecting and enhancing existing neighborhoods.
 3. Interested parties including various neighborhood groups, individuals, and organizations provided comments that cover a variety of topics. Topics generating the most interest and/or concern allowing duplexes and accessory dwelling units in the R-1 zone district. Some neighborhood organizations expressed concern about the process, and requested answers to questions about some of the proposed text amendments.
 4. As of this writing, Staff has received many comments from the public. Some include suggested revisions. Staff recommends a continuance for one month to the regular EPC hearing on January 19, 2023.
-

Catalina Lehner

Catalina Lehner, AICP
Principal Planner

Michael Vos

Michael Vos, AICP
Principal Planner

Notice of Decision cc list:

List will be finalized subsequent to the EPC hearing on December 8, 2022.

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

No comments.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER: none

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division- no comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No adverse comments to zone change.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

No adverse impacts.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

Please see attached memo dated 1-14-2021

APPLICATION INFORMATION

CITY OF ALBUQUERQUE

Planning Department
PO Box 1293
Albuquerque NM 87103



October 27, 2022

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

Dear Chair MacEachen,

As required by IDO Subsection 14-16-6-3(D), we are submitting the 2022 annual update to the Integrated Development Ordinance (IDO) for the Environmental Planning Commission's review and recommendation to the City Council, the City's ultimate planning and zoning authority.

In order for the City's land use, zoning, and development regulations to stay up-to-date, the IDO has an annual update process built into its regulatory framework. The annual update for 2022 includes approximately 35 changes requested by members of the public, staff, and the City Administration. Each proposed change provides the page and section of the adopted IDO that would be modified, the text that is proposed to change, along with an explanation of the purpose or intent of the change. This document is the main body of the application for Amendments to IDO Text - Citywide.

These proposed amendments to the IDO text are consistent with the required Annual Update process described in IDO Subsection 14-16-6-3(D). The Planning Department has compiled the requested changes and is now submitting the proposed amendments for EPC's review and recommendation at a special hearing in December. A detailed staff analysis of the amendments will be submitted to the EPC, which will include an analysis of the decision criteria set forth in IDO Subsection 14-16-6-7(D)(3).

Sincerely,

Alan Varela (Oct 25, 2022 11:18 MDT)

Alan Varela, Director
Planning Department



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

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

APPLICATION INFORMATION

Applicant: City of Albuquerque, Planning Department / Urban Design & Development		Phone: (505) 924-3860
Address: 600 2nd Street NW, 3rd Floor		Email: mvos@cabq.gov
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Amendment to IDO Text - Citywide for the 2022 IDO Annual Update, as required by Section 6-3(D) of the IDO.

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

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

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Citywide	Between:	and:
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2018-001843 / RZ-2021-00048 (2021), RZ-2020-00046 (2020), RZ-2019-00046 (2019); Project #1001620 Case #16EPC-40082 (Adoption of the IDO)

Signature:	Date: October 27, 2022
Printed Name: Michael Vos, AICP	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:		Date:	Project #		

Form Z: Policy Decisions

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

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

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

- ☒ Interpreter Needed for Hearing? No ☐ if yes, indicate language: _____
- N/A Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) *Not required for Amendment to IDO Text - Citywide
- N/A Letter of authorization from the property owner if application is submitted by an agent
- N/A Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- N/A Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

- ☐ Plan, or part of plan, to be amended with changes noted and marked
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☐ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- ☐ Proof of emailed notice to affected Neighborhood Association representatives
- ☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

☒ **AMENDMENT TO IDO TEXT**

- ☒ Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☒ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- N/A Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing *Not required for Amendment to IDO Text - Citywide

☐ **ZONING MAP AMENDMENT – EPC**

☐ **ZONING MAP AMENDMENT – COUNCIL**

- ☐ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☐ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- ☐ Proof of emailed notice to affected Neighborhood Association representatives
- ☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- ☐ Sign Posting Agreement

☐ **ANNEXATION OF LAND**

- ☐ Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*
- ☐ Petition for Annexation Form and necessary attachments
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)
- ☐ Board of County Commissioners (BCC) Notice of Decision

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

Signature: 

Date: October 27, 2022

Printed Name: Michael Vos, AICP

☒ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:



October 27, 2022

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



Dear Chair MacEachen,

Please accept this letter of justification, required by IDO Subsection 14-16-6-7(D)(3)(a), of the request for a Text Amendment to the Integrated Development Ordinance (IDO), submitted for the Environmental Planning Commission's review and recommendation to the City Council as part of the annual update required by IDO Subsection 14-16-6-3(D).

The IDO is the regulatory tool to realize and implement the "Centers and Corridors" community vision set out in the Albuquerque-Bernalillo County Comprehensive Plan ("Comp Plan") in a coordinated, citywide context where existing communities can benefit from appropriate new development, while being protected from potential adverse effects. The IDO regulations coordinate with the City's Development Areas – Areas of Change and Consistency – that work together to direct growth to appropriate locations and ensure protections for low-density residential neighborhoods, parks, and Major Public Open Space. The IDO implements the Comp Plan through regulations tailored to each of the City's designated Centers and Corridors. The IDO regulations are also coordinated with transportation and urban design policies in the updated Comp Plan, as well as updated technical standards for infrastructure in the Development Process Manual (DPM).

In order for the City's land use, zoning, and development regulations to stay up-to-date, the IDO built in an annual update process into the regulatory framework. This process was established to provide a regular cycle for discussion among residents, City staff, and decision-makers to consider any needed changes that were identified over the course of the year. Since the completion of the 2021 annual update, Planning staff has collected approximately 50 proposed amendments. These amendments were requested by members of the public, staff, City Councilors, and the City administration. Proposed amendments are compiled into a table of "Citywide Proposed Text Amendments." Each proposed change provides a reference number, the page and section of the IDO that would be modified, the text that is proposed to change, an explanation of the purpose or intent of the change, and the source of the change (i.e. staff, Admin, public, or Council). In addition, several amendments proposed by City Council with supporting memos are included individually for consideration. Together, these documents are the main body of the application for Amendments to IDO Text - Citywide.

Justification for an Amendment to IDO Text – Citywide under the Criteria in 14-16-6-7(D)(3)

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

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

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

These proposed amendments to the IDO text are consistent with Comp Plan policies that direct the City to adopt and maintain an effective regulatory system for land use, zoning, and development review. These amendments further the following applicable goals and policies of the ABC Comprehensive Plan and protect the public health, safety, and welfare.

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

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

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

Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

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

Goal 5.6 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 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

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

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

Policy 7.3.1 Natural and Cultural Features: Preserve, enhance, and leverage natural features and views of cultural landscapes.

a) Minimize alteration of existing vegetation and topography in subdivision and site design.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

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

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

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

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

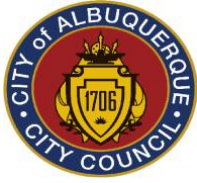
This request promotes public health, safety, and welfare by improving the quality and the enforceability of the existing land use and zoning regulations.

These proposed amendments to the IDO text are also required to promote economic growth and investment in the City as a whole. The proposed changes respond to challenges in implementing new regulations and neighborhood protections in a real-world context with real-world projects. Changes in market demands for housing and business needs, coupled with the imperative of protecting private property and the character of existing neighborhoods, are addressed in the proposed text amendments.

Sincerely,



Mikaela Renz-Whitmore, Division Manager, Urban Design & Development
City Planning Department



CITY OF ALBUQUERQUE CITY COUNCIL

INTEROFFICE MEMORANDUM

TO: Alan Varela, Planning Department Director
Mikaela Renz-Whitmore, Urban Design and Development Division Manager

FROM: Trudy Jones, City Councilor

SUBJECT: IDO Amendment – Landscape Buffer

DATE: Wednesday, October 26th

Director Varela and Mrs. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission for the 2022 IDO Annual Update.

- **Purpose:** The purpose of this requested amendment is to remove section 5-6(E)(5) from the IDO as unnecessary and duplicative regulation. This section sets forth landscaping requirements based on if the subject lot is within an Area of Change and is located next to an Area of Consistency. However, table 5-6-4 already sets forth landscaping requirements but instead bases the requirement on development types. It is not necessary to regulate landscaping based on Areas of Change or Consistency when there are other provisions (table 5-6-4) that adequately regulate landscaping requirements.

- **Actions:**

1. Strike 5-6(E)(5) and renumber subsequent sections as necessary

~~[5-6(E)(5) Area of Change Next to Area of Consistency]~~

~~Where a lot in an Area of Change is abutting or across an alley from a lot in an Area of Consistency (per City Development Areas in the ABC Comp Plan, as amended), the following standards shall apply on the lot in the Area of Change, regardless of the proposed land use on that lot.~~

Table 5-6-5: Edge Buffer – Development Area Summary[1]			
Lot in Area of Change Next to	Specific Standards	Edge Buffering in	UC-MS-PT
Area of Consistency in R-A, R-1, R-MC, or R-T		Landscaped buffer area ≥15 ft.	Wall, fence, or vegetative screen ≥6 ft.
Area of Consistency in R-MH or R-MH	14-16-5-6(E)(3)	Landscaped buffer area ≥20 ft.	
Area of Consistency in Mixed-use, NR-C, or NR-PO	14-16-5-6(E)(4)	Landscaped buffer area ≥25 ft.	
[1] See subsections 14-16-5-6(E)(5)(a), 14-16-5-6(E)(5)(b), and 14-16-5-6(E)(5)(c) for the complete buffer standards for Development Areas.			

~~5-6(E)(5)(a) If the lot in the Area of Consistency is in an R-A, R-1, R-MC, or R-T zone district, the requirements of Subsections 14-16-5-6(E)(1) and 14-16-5-6(E)(2) shall apply.~~

~~5-6(E)(5)(b) If the lot in the Area of Consistency is in an R-MH or R-MH zone district, the requirements of Subsections 14-16-5-6(E)(1) and 14-16-5-6(E)(3) shall apply.~~

~~5-6(E)(5)(c) If the lot in the Area of Consistency is in any Mixed-use, NR-C, or NR-PO zone district, the requirements of Subsections 14-16-5-6(E)(1) and 14-16-5-6(E)(4) shall apply.]~~



CITY OF ALBUQUERQUE CITY COUNCIL

INTEROFFICE MEMORANDUM

TO: Alan Varela, Planning Department Director
Mikaela Renz-Whitmore, Urban Design and Development Division Manager

FROM: Renee Grout, City Councilor

SUBJECT: IDO Amendment – Non-Residential Conversions

DATE: Wednesday, October 26th

Director Varela and Mrs. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission for the 2022 IDO Annual Update.

- **Purpose:** The purpose of this requested amendment is to remove the use-specific standard for Multi-Family development that allows for conversions of non-residential uses into multi-family residential uses to provide a lesser kitchen when these conversions are associated with funding provided by the City's Family and Community Services Department in conjunction with an affordable housing project. All multi-family housing should conform to standards that seek to protect the health, safety, and welfare of occupants for residential whether the project is affordable or not to contribute positively to quality of life for residents and the surrounding area.

- **Actions:**

1. Strike 4-3(B)(8)(e) in its entirety and renumber subsequent sections as necessary.

~~[4-3(B)(8)(e) In Mixed-use zone districts, a maximum of 100 dwelling units resulting from a conversion of existing non-residential development to a residential use shall be exempt from the definition of kitchen in IDO Section 14-16-7-1 in multi-family residential dwellings that receive funding through the City of Albuquerque Department of Family and Community Services as affordable housing as defined by Article 14-21 of ROA 1994 (Affordable Housing Implementation Ordinance), if all of the following requirements are met:~~

- ~~1. A separate kitchen and bathroom shall be provided in each dwelling unit.~~
- ~~2. The kitchen shall include all of the following requirements:~~

- ~~a. A sink of adequate size and shape for washing dishes and food items (as opposed to washing hands).~~
- ~~b. A refrigerator that includes a separate freezer compartment.~~
- ~~c. A countertop surface, an appliance for warming food (such as microwave or hotplate), and an electrical outlet that allows the appliance to be plugged in safely.~~

~~3. An accessory or primary use for office or personal services shall be provided on the same premises for service coordination.~~

~~4. An agreement shall be provided with application materials to prove that a minimum of 40 hours of support services a week will be provided to residents.~~

~~5. Units shall have a maximum of 2 bedrooms, and occupancy shall be limited as follows:~~

- ~~a. 2 people per efficiency unit.~~
- ~~b. 2 people per 1-bedroom unit.~~
- ~~c. 4 people per 2-bedroom unit.}~~



CITY OF ALBUQUERQUE CITY COUNCIL

INTEROFFICE MEMORANDUM

TO: Alan Varela, Planning Department Director
Mikaela Renz-Whitmore, Urban Design and Development Division Manager

FROM: Isaac Benton, City Councilor

SUBJECT: IDO Amendment – Parking Maximums

DATE: Wednesday, October 26th

Director Varela and Mrs. Renz-Whitmore,

Please include the following proposed amendment in the packet of materials to be submitted to the Environmental Planning Commission for the 2022 IDO Annual Update.

- **Purpose:** The purpose of this requested amendment is to institute parking maximums in areas where surface parking is undesirable. Currently, the IDO does not limit how much parking a property owner may provide with a development which can result in excess parking on a site. In Centers and Corridors, it's appropriate to limit the amount of surface parking provided. This will require the site be developed with other features, such as landscaping, building footprint, or other usable site amenities. The proposed request will only impact Urban Centers, Main Street Corridors, and Premium Transit Areas.
- **Actions:**
 1. Strike all "parking maximum" requirements that are associated with UC-MS-PT areas in table 5-5-1.
 2. Create a new 5-5(C)(2) as follows and renumber subsequent sections:

[5-5(C)(2) Maximum off-street parking]

5-5(C)(2)(a) In UC-MS-PT areas the maximum parking spaces provided shall be no more than 125% of the required off-street parking spaces required, calculated after all applicable parking reductions have been applied.

5-5-(C)(2)(b) In areas where the minimum required off-street parking spaces in 5-5(B)(2)(a) parking spaces, the maximum parking spaces provided shall also be zero.]

SPREADSHEET OF PROPOSED TEXT AMENDMENTS-

IDO Annual Update 2022 – EPC Review – City-wide

IDO Annual Update 2022 - EPC Submittal - Citywide

(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
1	35	2-4(E)(3)(c)	Mobile Food Truck Court in MX-FB Add a new subsection with the following text: "Mobile food truck court."	Adds mobile food truck court as an allowable outdoor use. Mobile food truck is already listed, but when the mobile food truck court was added as a new use in 2020, staff missed adding it as an allowable use in MX-FB.	Staff
2	47	2-5(B)(3)	NR-BP - Deviations, Variances, Waivers Create a new subsection with text as follows: Deviations, Variances, and Waivers from Master Development Plan Standards 1. Deviations from Master Development Plan standards may be granted pursuant to the same thresholds and procedures as established by IDO Subsection 14-16-6-4(O). 2. Variances from Master Development Plan standards may be granted pursuant to the same thresholds and procedures as established by Table 6-1-1 and IDO Subsection 14-16-6-6(O). 3. Waivers from Master Development Plan standards may be granted pursuant to the same thresholds and procedures as established by Table 6-1-1 and IDO Subsection 14-16-6-6(P).	Establishes how to request a special exception from a Master Development Plan standard.	Staff
3	62	2-6(B)	PC - Deviations, Variances, Waivers Create a new subsection with text as follows: Deviations, Variances, and Waivers from Framework Plan Standards 1. Deviations from Framework Plan standards may be granted pursuant to the same thresholds and procedures as established by IDO Subsection 14-16-6-4(O). 2. Variances from Framework Plan standards may be granted pursuant to the same thresholds and procedures as established by Table 6-1-1 and IDO Subsection 14-16-6-6(O). 3. Waivers from Framework Plan standards may be granted pursuant to the same thresholds and procedures as established by Table 6-1-1 and IDO Subsection 14-16-6-6(P).	Establishes how to request a special exception from a Framework Plan standard.	Staff

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(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
4	156	4-3(B)(6)(a)	Dwelling, Townhouse - Usable Open Space Revise text as follows: "For townhouse developments containing more than 6 dwelling units on a common lot , minimum usable open space shall be provided as follows:"	Extends usable open space requirements to townhouses with each dwelling unit on its own lot.	Staff
5	156	4-3(B)(6)(c)	Dwelling, Townhouse - UC-MS-PT exemption Revise text as follows: "Except in UC-MS-PT areas, for each townhouse dwelling shall not contain more than 3 dwelling units on properties with a rear or side lot line that abuts an R-A or R-1 zone district or with a rear lot line that is across an alley from an R-A or R-1 zone district, no townhouse dwelling may contain more than 3 dwelling units." <u>"Except in UC-MS-PT areas, For each townhouse dwelling shall not contain more than 3 dwelling units on properties with a rear or side lot line that abuts an R-A or R-1 zone district or with a rear lot line that is across an alley from an R-A or R-1 zone district, no townhouse dwelling may contain more than 3 dwelling units."</u>	Exempts UC-MS-PT areas from a regulation intended to limit the scale of townhouses on properties near an R-A or R-1 zone district. UC-MS-PT areas encourage higher-density development and a more urban character of development, which conflict with this regulation.	Council - Benton
6	158	4-3(B)(8)(e)	Dwelling, Multi-family - Kitchen Exemption for Affordable Housing Delete this subsection and renumber subsequent subsections as necessary.	Removes the use-specific standard for multi-family dwellings that allows for conversions of non-residential uses into multi-family residential uses to provide a lesser kitchen when these conversions are associated with funding provided by the City's Family and Community Services Department in conjunction with an affordable housing project.	Council - Grout
7	168	4-3(D)(16)(b)	Car Wash Revise text as follows: "A car wash building and any associated outdoor activities, <u>including but not limited to vacuum stations, drying/polishing stations, and queuing lanes</u> , are prohibited within 50 feet in any direction of any Residential zone district or any lot containing a residential use in any Mixed-use zone district."	Clarifies what types of outdoor activity are precluded in the area less than 50 feet from residential areas. See also related proposed change for Subsection 5-5(l)(1)/Table 5-5-8.	Staff

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(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
8	175	4-3(D)(26)(a)	Medical or Dental Clinic / Methadone Centers Revise text as follows: <u>Facilities that are considered methadone centers pursuant to Article 13-11 of ROA 1994 (Methadone Centers)</u> Facilities that dispense methadone as a primary activity are prohibited in the following locations: 1. <u>On lots within</u> Within 330 feet in any direction of any other facility that dispenses methadone as a primary activity. 2. <u>On lots within</u> Within 330 feet in any direction of a lot containing a religious institution. 3. <u>On lots within</u> Within 500 feet in any direction of an R-1 zone district. 4. <u>On lots within</u> Within 500 feet in any direction of a lot containing an elementary, middle, or high school.	Added reference to existing Methadone Centers Ordinance. Fixed distance separation measurement to be lot to lot for consistency with the IDO and to improve enforceability.	Staff
9	175	4-3(D)(26)(b)	Medical or Dental Clinic / Syringe Exchange Facility Revise text in subsections 1-4 to begin with "On lots" to change the distance separation measurement to be lot to lot.	Fixed distance separation measurement to be lot to lot for consistency with the IDO and to improve enforceability.	Staff
10	231	Table 5-1-4	Encroachment Remove balcony from Architectural feature and make a new row for Balcony with text as follows: "May encroach any amount into a required front yard setback; encroachments into the public right-of-way require an approved revocable permit."	Removes the allowance for balconies to encroach up to 2 ft. into a required side or rear yard setback, but not closer than 3 ft. from any lot line.	Public

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(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
11	233	5-2(C)	<p>Sensitive Lands / Mature Trees Revise text in Subsection 5-2(C)(2)(d) as follows: Established tree Large stands of mature trees Add a new subsection 5-2(C)(3) with text as follows and renumber subsequent subsections accordingly: <u>"Established trees shall be evaluated by the City Forester. Where maintaining a large mature tree is not desired by the City Forester, one of the following options may be substituted as approved by the City Forester to count as avoiding sensitive lands. Either option must be provided on the premises in addition to any landscaping required by IDO Subsection 14-16-5-6.</u> <u>a. A landscaped area equal to the area under the dripline shall be provided, with vegetative coverage that meets the requirement of IDO Subsection 14-16-5-6(C)(2)(c).</u> <u>b. Replacement trees shall be provided, whose total trunk diameters at the time of planting equal the diameter of the large mature tree."</u></p>	Revised to shift from multiple trees to a large tree. Provides an alternative replacement for the tree if the City Forester determines the tree is not healthy, etc. See related proposal to change the definition of this type of Sensitive Land.	Staff
12	250	5-3(E)(1)(d)4	<p>Pedestrian Access Revise text as follows: "Whenever cul-de-sacs are created, 1 20-foot wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street turnaround and the sidewalk system of the closest adjacent street or walkway, unless the City Engineer determines that public access in that location is not practicable due to site or topography constraints. <u>Walls or fences are not allowed within the easement."</u></p>	Clarifies existing practice and ensures that pedestrian access is not impeded by a wall or fence.	Staff
13	268	Table 5-5-1	<p>Off-street Parking - Parking Maximums Delete all parking maximum requirements associated with UC-MS-PT areas in Table 5-5-1.</p>	Together with associated change for a new Subsection 14-16-5-5(C)(2), adds parking maximums for all uses in UC-MS-PT areas.	Council - Benton

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(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
14	277	5-5(C)(6)(a)	Electric Vehicle Charging Station Credit Revise text as follows: "Each off-street electric vehicle charging station with a rating of 240 volts or higher <u>installed in an off-street parking space</u> shall count as 2 vehicle parking spaces toward the satisfaction of minimum off-street parking requirements."	Ties the parking credit to an installed Electric Vehicle (EV) charging station. See related proposed change to require EV-capable spaces in large townhouse developments in Subsection 5-5(C)(9).	Staff
15	278	5-5(C)(7)	Off-street Parking - Parking Maximums Make existing text Subsection (a) and add new subsections with text as follows: "(b) In UC-MS-PT areas the maximum number of off-street parking spaces provided shall be no more than 125% of the off-street parking spaces required, calculated after all applicable parking reductions have been applied. (c) In areas exempt from minimum required off-street parking spaces pursuant to Subsection 14-16-5-5(B)(2)(a), the maximum number of off-street parking spaces provided shall be zero."	Together with associated change with Table 5-5-1, adds parking maximums for all uses in UC-MS-PT areas. Prohibits surface parking for any use in Downtown Center, McClellan Park, and Old Town HPO-5.	Council - Benton
16	279	5-5(C)(9)	Electric Vehicle Parking Make existing text into a subsection (a) and revise text as follows: "When more than 200 off-street parking spaces are constructed, at least <u>5 ±</u> percent of the vehicle parking spaces shall include electric vehicle charging stations <u>installed</u> with a rating of 240 volts or higher."	Increases the existing requirement for Electric Vehicle (EV) charging stations in large parking lots.	Staff
17	279	5-5(C)(9)	Electric Vehicle Parking Add a new subsection with text as follows: " <u>All new townhouse dwellings containing more than 6 dwelling units shall provide all required off-street parking spaces as EV capable.</u> "	Adds a new requirement for Electric Vehicle (EV) charging stations in large townhouse developments. See related proposed change in Section 7-1 for a definition of EV capable in the Parking Definitions.	Staff

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(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
18	279	5-5(C)(9)	Electric Vehicle Parking Add a new subsection with text as follows: <u>"All new multi-family residential development containing more than 100 dwelling units shall meet both of the following requirements.</u> <u>i. At least 5 percent of the required off-stree parking spaces shall have electric vehicle (EV) charging stations installed with a rating of 240 volts or higher.</u> <u>ii. At least 25 percent of the required off-street parking spaces shall be provided as EV capable."</u>	Adds a new requirement for Electric Vehicle (EV) charging stations in large multi-family developments.	Staff
19	290	Table 5-5-8	Vehicle Stacking, Car Washes Revise existing "Car Wash" row to "Car Wash, <u>Self-service</u> " Add new row for "Car Wash, Conveyor-operated" with a general requirement of 12 stacking spaces and UC-MS requirement of 6 stacking spaces.	Ensures adequate stacking and vehicle queuing for larger, automatic conveyor-operated car washes, which the city has seen an increase in applications for.	Staff
20	305	5-6(E)(2)(a)	Edge Landscape Buffers - Width Requirements Revise text as follows: General A landscaped edge buffer area at least 15 feet wide shall be provided on the subject property along the property line between the two properties.	Removes duplication of the width requirement from Table 5-6-4 and avoids a conflict with Table 5-6-5 based on the proposed amendment to buffers in Areas of Change next to Areas of Consistency. See related row for proposed change to Subsection 5-6(E)(5). Note that this change, and related changes, conflict with the proposed change by Councilor Jones.	Public
21	306	5-6(E)(3)(a)	Edge Landscape Buffers - Width Requirements Revise text as follows: General An edge buffer area at least 20 feet wide shall be provided on the subject property along the property line between the two properties.	Removes duplication of the width requirement from Table 5-6-4 and avoids a conflict with Table 5-6-5 based on the proposed amendment to buffers in Areas of Change next to Areas of Consistency. See related row for proposed change to Subsection 5-6(E)(5). Note that this change, and related changes, conflict with the proposed change by Councilor Jones.	Public

IDO Annual Update 2022 - EPC Submittal - Citywide

(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
22	307	5-6(E)(4)(b)	Edge Landscape Buffers - Width Requirements Revise text as follows: General A landscaped edge buffer area at least 25 feet wide shall be provided on the subject property along the property line between the two adjacent properties...	Removes duplication of the width requirement from Table 5-6-4 and avoids a conflict with Table 5-6-5 based on the proposed amendment to buffers in Areas of Change next to Areas of Consistency. Keeps 15-foot buffer and related text for drainage facilities as an exception to the tables. See related row for proposed change to Subsection 5-6(E)(5). Note that this change, and related changes, conflict with the proposed change by Councilor Jones.	Public
23	308	5-6(E)(5)	Edge Landscape Buffers - Areas of Change and Consistency Revise text as follows: Where a lot <u>premises partially or completely</u> in an Area of Change is abutting or across an alley from a lot <u>premises wholly</u> in an Area of Consistency (per City Development Areas in the ABC Comp Plan, as amended), the following standards shall apply on the <u>lot(s) adjacent to the premises wholly</u> in the Area of Change <u>Consistency</u> , regardless of the proposed land use on that lot <u>or premises unless specified otherwise in this IDO.</u>	Applies buffer requirements to the whole premises so project sites with both Area of Change and Area of Consistency designations are not providing buffers internally, but rather to development on adjacent properties. Note that this change, and related changes, conflict with the proposed change by Councilor Jones.	Public
24	308	Table 5-6-5	Edge Landscape Buffers - Areas of Change and Consistency Revise and merge all three rows in the General Buffering column with one requirement for a "Landscaped buffer area ≥15 ft."	Applies a consistent buffer width for all Areas of Change next to Areas of Consistency. Larger Edge Buffer widths that apply based on development types elsewhere would prevail over this standard. Note that this change, and related changes, conflict with the proposed change by Councilor Jones.	Public

IDO Annual Update 2022 - EPC Submittal - Citywide

(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
25	308	5-6(E)(5) / Table 5-6-5	Edge Landscape Buffers - Areas of Change and Consistency Delete this subsection and renumber subsequent subsections as necessary. Delete Table 5-6-5.	Removes this requirement as unnecessary and duplicative regulation. This section sets forth landscaping requirements based on if the subject lot is within an Area of Change and is located next to an Area of Consistency. However, table 5-6-4 already sets forth landscaping requirements but instead bases the requirement on development types. It is not necessary to regulate landscaping based on Areas of Change or Consistency when there are other provisions (Table 5-6-4) that adequately regulate landscaping requirements. Note that this change conflicts with proposed change from the public for the same subsection.	Council - Jones
26	320	5-7(D)(3)(a)	Walls & Fences - Front Yard Wall Create a new subsection 1, renumbering subsequent subsections accordingly, with text as follows: "For low-density residential development, the maximum height for a wall in the front yard or street side yard is 5 feet if view fencing is used for portions of a wall above 3 feet and if the wall is set back at least 2 feet, except where a taller wall is prohibited pursuant to Subsection (3) below."	Allows 5 foot walls in front yard with view fencing for at least 2 feet at top and set back 2 feet. See related row for proposed deletion of Permit - Wall or Fence - Major in Table 6-1-1 and Subsection 14-16-6-6(H).	Admin
27	321	Table 5-7-2	Options for a Taller Front or Side Yard Wall Revise the first row of text under View Fencing as follows: "<2 10 ft. from lot line abutting the street"	Requires Permit - Wall or Fence - Major for 5-ft. walls less than 2 feet from the property line.	Admin
28	322	5-7(D)(3)(b)	Walls & Fences, Multi-family Development in R-ML or R-MH Zone Districts Revise text as follows: "For multi-family residential development in R-ML or R-MH zone districts, the maximum height of walls in any front or street side yard is 6 feet if view fencing is used for portions of a wall above 3 feet."	Requires Permit - Wall or Fence - Major for 5-ft. walls less than 2 feet from the property line.	Staff

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Item	Page	Section	Change / Discussion	Explanation	Source
29	377	5-13(A)(4)	Hazardous Materials Revise text as follows: "All uses and activities shall comply with all State <u>and federal</u> statutes and regulations..."	Clarifies that compliance with federal standards must also be maintained. Also generally covered by Subsection 14-16-1-7(A)(3), 14-16-1-8(D), and 14-16-4-1(F).	Staff
30	396	6-3(E)	Community Planning Area Assessments In Subsection (1), replace "at least once every 5 years" with "on an ongoing cycle." In Subsection (6), delete "At least every 5 years."	Removes language that conflicts with City Council's Resolution R-22-42, which sets the cycle of assessments.	Staff
31	407 D	6-4(K)(3)(c)	Mailed Notice to Property Owners Revise text as follows: " <u>Where Table 6-1-1 requires mailed notice for</u> For Administrative Decisions, Decisions Requiring a Public Hearing, Amendments to Zoning Map, Adoption or Amendment of Historic Designation, or Annexation of Land as shown in Table 6-1-1 , the applicant shall mail a notice to all of the following:	Makes text consistent with Subsection 6-4(K)(3)(b) and 6-4(K)(4), 6-4(K)(5), and 6-4(K)(6).	Staff
32	408 D	6-4(K)(3)(d)	Mailed Notice to Property Owners Revise text as follows: " <u>Where Table 6-1-1 requires mailed notice for</u> For an application for an Amendment to IDO Text – Small Area as shown in Table 6-1-1 , the applicant shall mail a notice to all of the following, in addition to Neighborhood Associations pursuant to Subsection 6-4(K)(3)(b)3:	Makes text consistent with Subsection 6-4(K)(3)(b) and 6-4(K)(4), 6-4(K)(5), and 6-4(K)(6).	Staff

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Item	Page	Section	Change / Discussion	Explanation	Source
33	410	6-4(L)(1)(a)	<p>Post-submittal Facilitated Meeting Revise text as follows: "Once an application for a decision listed in Table 6-1-1 is accepted as complete by the City Planning Department, property owners within 330 feet and Neighborhood Associations within 660 feet in any direction of the subject property may request a post-submittal facilitated meeting <u>in any of the following circumstances:</u> except for Site Plan – Administrative applications for new low-density residential development as identified by Subsection 14-16-6-5(G)(1)(e)1.a, which are not subject to this provision. <u>1. The application is a Site Plan – Administrative proposing a new building or multiple new buildings that include a total of any of the following:</u> <u>i. More than 100 multi-family residential dwelling units.</u> <u>ii. More than 50,000 s.f. of non-residential development.</u> <u>2. The application is in the category "Decision Requiring a Public Hearing" in Table 6-1-1.</u> <u>3. The application is in the category "Policy Decision" in Table 6-1-1, and Table 6-1-1 indicates that a Neighborhood Meeting is required for that application type."</u></p>	Changes the 10-day delay of Administrative decisions in Table 6-1-1 to allow for a Post-submittal Facilitated Meeting to be consistent with the threshold for Pre-submittal Neighborhood meetings in Subsection 6-4(B)(1)(b). Changes the Post-submittal Facilitated Meeting requirement for Policy Decisions to be only for applications that require a Pre-submittal Neighborhood Meeting: Adoption or Amendment of Historic Designation, Amendment to IDO Text - Small ARea, Zoning Map Amendment - EPC, and Zoning Map Amendment - Council.	Staff
34	430	6-4(V)(3)(d)	<p>Appeals - Remand Hearings Revise Subsection 6 to add text as follows: <u>"The LUHO shall notify the parties and Planning Department staff of the remand."</u> Add a new Subsection 7 with text as follows: <u>"Planning Department staff shall notify the parties of the date and time of the remand hearing. Public notice pursuant to Table 6-1-1 for the original decision is not required. The decision by the original decision-making body at the remand hearing is considered final unless one of the parties appeals the decision to the LUHO."</u></p>	Clarifies procedures for remand hearings.	Staff

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Item	Page	Section	Change / Discussion	Explanation	Source
35	434	Table 6-4-3	Period of Validity – Site Plan – Admin Revise 5 years to 7 years to be consistent with Site Plan – EPC.	Extends the period of validity for approved Site Plan - Administrative to be consistent with Site Plan - EPC.	Staff
36	441	6-4(Y)(1)(a)3	Minor Amendments - Circulation Revise text as follows: The requested change does not require major public infrastructure or significant changes to access or circulation patterns on to the site, which would warrant additional review by the original decision-making body.	Allows amendments that include changes to circulation contained within the site to be processed as minor amendments reviewed by the City Traffic Engineer if they meet other requirements and thresholds.	Public
37	456	6-5(G)(1)(f)6	Site Plan - Admin: New vs. redevelopment vs. expansion Revise text as follows: "expansion" --> "All expansions that increase <u>increases in the number of residential dwelling units originally approved on the subject property or increases to the gross floor area that expand the originally approved gross floor area beyond the threshold for Minor Amendment pursuant to Subsection 14-16-6-4(Y) or 14-16-6-4(Z).</u> "	Clarifies that any additional dwelling units and any non-residential gross floor area beyond what's allowed to be added through a minor amendment require a Site Plan - Administrative approval. Makes this subsection consistent with Minor Amendments in Subsection 14-16-6-4(Y)(2).	Staff
38	456	6-5(G)(2)(b)	Site Plan - Administrative - Procedure Revise text as follows: "An application for a Site Plan – Administrative is typically submitted with an application for a building permit. The ZEO shall review the application and make a decision on the Site Plan – Administrative as part of the zone check during building permit review."	Revised to reflect changing practice as a ripple of Site Plan - DRB moving to Site Plan - Administrative, which means more complicated projects will be reviewed by staff, likely separate from building permit submittals.	Staff
39	457	6-5(G)(2)(b)3	Site Plan - Administrative - Procedure Revise text in Subsection (b)(3) as follows: "The Notice of Decision shall be posted on the City website as soon as practicable and not more than 3 business days after the final action on any applicable building permit application. "	Revised to reflect changing practice as a ripple of Site Plan - DRB moving to Site Plan - Administrative, which means more complicated projects will be reviewed by staff, likely separate from building permit submittals.	Staff

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Item	Page	Section	Change / Discussion	Explanation	Source
40	463	6-6(B)(1)	Demolition Outside of an HPO - Citywide Revise text as follows: "This Subsection 14-16-6-6(B) applies to demolition of structures that are at least 50 years old located within the following small areas , regardless of whether they are registered on a State or national historic register or are eligible for listing. If a structure is of unknown age, it shall be presumed that it is over 50 years old for the purposes of this Subsection 14-16-6-6(B)." Delete Subsections (a), (b), (c), (d), and (e) as unnecessary to list separately, as the proposed change would apply citywide.	Allows Historic Preservation staff to review proposed demolitions of any structures 50+ years old citywide, regardless of whether it is on the State or national historic register, a City landmark, or within a Historic Protection Overlay (HPO) zone. Recommended by Landmarks Commission.	Staff
41	464	6-6(B)(2)	Demolition Outside of an HPO Replace "demolition permit application" with "application involving demolition" wherever it appears.	Clarifies that all applications involving demolition (e.g. demolition permit or site plan for redevelopment) of a structure 50+ years old are subject to review by Historic Preservation staff.	Staff
42	520	6-7(H)(1)(b)	Zoning Map Amendment - Council Revise text as follows: "Pursuant to Section 3-21-6 NMSA 1978, an application for a Zoning Map Amendment – EPC for which a protest of the final action has been received <u>within 15 calendar days of the Notice of Decision</u> that meets both of the following criteria..."	Adds a time limit for submitting the protest, consistent with appeals.	Staff
43	561 D	7-1	Definitions, Flood Definitions Floodplain Revise text as follows: Any land susceptible to being inundated by water <u>area that is subject to a one percent or greater chance of flooding in any given year (i.e. a base flood), as defined by the Federal Emergency Management Agency and shown on National Flood Insurance Program maps, from any source. The floodplain includes both the floodway and flood fringe. See also Sensitive Lands Definitions.</u>	Ties the definition of floodplain to FEMA definitions and to other defined terms for Flood in the IDO.	Staff

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Item	Page	Section	Change / Discussion	Explanation	Source
44	582	7-1	<p>Definitions, Overnight Shelter Revise term to "Transitional Shelter" wherever it appears in the IDO and revise definition as follows: "A facility that provides <u>temporary or transitional</u> sleeping accommodations for 6 or more persons for a period of less than 24 hours within completely enclosed portions of a building with no charge or a charge substantially less than market rates value. Such facilities it may provide meals and, personal assistance, personal services, social services, personal care, and protective care. Any such facility open to clients between 10:00 P.M. and 7:00 A.M. is considered an overnight shelter. This use does not include skilled nursing care, which is regulated as either hospital or nursing home for the purposes of this IDO. See also Community Residential Facility, Group Home, Campground or Recreational Vehicle Park, Hotel or Motel, Nursing Home, and Safe Outdoor Space."</p>	Revises the definition so that it does not overlap with a hotel that happens to charge substantially less than market rates, a safe outdoor space that charges less than market rates but happens outdoors, or a nursing home, which includes skilled nursing care. Revised definition is intended to better match the operations of many shelters. Having definitions be as parallel as possible helps make their distinctions clear and enforceable.	Staff
45	582	7-1 [new]	<p>Parking Definitions, EV Capable Add a new term with text as follows: "<u>Parking spaces with a capped cable/raceway connected to an installed electric panel with a dedicated branch circuit(s) to install the infrastructure and equipment needed for a future electric vehicle (EV) charging station with a rating of 240 volts or higher.</u>"</p>	Adds a new term related to a proposed new requirement for multi-family and townhouse dwellings. See related rows for proposed change to off-street parking requirements in Subsection 5-5(C)(9).	Staff
46	585	7-1	<p>Definitions, Personal and Business Services Revise text as follows: "Establishments providing services to individuals or businesses for profit, including but not limited to bail bond providers, beauty and barber shops, shoe repair, tailor/alterations shops, tattoo parlors, taxidermy services, electronic data processing, and employment service; mailing, addressing, stenographic services; and specialty business service such as travel bureau, news service, exporter, importer, interpreter, appraiser, and film library."</p>	Clarifies that regulations related to personal and business services apply whether they are for-profit or non-profit.	Staff

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Item	Page	Section	Change / Discussion	Explanation	Source
47	591	7-1	<p>Sensitive Lands, Large Stand of Mature Trees Revise term and definition text as follows: Established Tree Large Stand of Mature Trees- "A tree A collection of 5 or more trees 30 years or older or having a trunk diameters (as determined by Diameter at Breast Height – DBH) averaging at least 8 16 inches in diameter, as determined by the City Forester, and listed as either Generally Recommended or Conditionally Recommended on the Official Albuquerque Plant Palette and Sizing List."</p>	Changes the sensitive land to be a single large tree from 5 or more and limits the tree to those recommended by the Official Plate Palette. See related row for change to Subsection 14-16-5-2(C).	Staff
48	All	All	<p>Clerical Changes Make any necessary clerical corrections to the document, including fixing typos, numbering, and cross references.</p>	Covers general clerical corrections.	Staff
49	All	All	<p>Editorial Changes Make any necessary editorial changes to the document, including minor text additions, revisions for clarity (without changing substantive content), adding cross references, reorganizing content for better clarity and consistency throughout, revisions to graphic content for clarity, and updating tables of contents.</p>	Covers general editorial corrections.	Staff

PUBLIC COMMENTS- Pinned to Online Spreadsheet

<https://ido.abc-zone.com/ido-annual-update-2022-epc-submittal-citywide-proposed-changes>

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Item	Page	Section	Change / Discussion	Explanation	Source
1	35	2-4(E)(3)(c)	Mobile Food Truck Court in MX-FB Add a new subsection with the following text: "Mobile food truck court."	Adds mobile food truck court as an allowable outdoor use. Mobile food truck is already listed, but with 001 the mobile food truck court was added as a new use in 2020, staff missed adding it as an allowable use in MX-FB.	Staff
2	47	2-5(B)(3)	NR-BP - Deviations, Variances, Waivers Create a new subsection with text as follows: Deviations, Variances, and Waivers from Master Development Plan Standards 1. Deviations from Master Development Plan standards may be granted pursuant to the same thresholds and procedures as established by IDO Subsection 14-16-6-4(O). 2. Variances from Master Development Plan standards may be granted pursuant to the same thresholds and procedures as established by Table 6-1-1 and IDO Subsection 14-16-6-6(O). 3. Waivers from Master Development Plan standards may be granted pursuant to the same thresholds and procedures as established by Table 6-1-1 and IDO Subsection 14-16-6-6(P).	Establishes how to request a special exception from a Master Development Plan standard. 002 004	Staff
3	62	2-6(B)	PC - Deviations, Variances, Waivers Create a new subsection with text as follows: Deviations, Variances, and Waivers from Framework Plan Standards 1. Deviations from Framework Plan standards may be granted pursuant to the same thresholds and procedures as established by IDO Subsection 14-16-6-4(O). 2. Variances from Framework Plan standards may be granted pursuant to the same thresholds and procedures as established by Table 6-1-1 and IDO Subsection 14-16-6-6(O). 3. Waivers from Framework Plan standards may be granted pursuant to the same thresholds and procedures as established by Table 6-1-1 and IDO Subsection 14-16-6-6(P).	Establishes how to request a special exception from a Framework Plan standard. 003	Staff

#001

Posted by **Peggy Neff** on **11/23/2022** at **7:32am** [Comment ID: 246] - [Link](#)

Agree: 1, Disagree: 0

This amendment presents as a good example of a fundamental flaw in the broken IDO Annual Update process. This year, as we began discussions regarding amendments and pointed to this as a non-substantive change to our zone code, planners insisted that this too would be a substantive change. It was as if they had planned to have these discussions here at the beginning of the process to divert the issue that the Annual Update process needs a different approach for substantive changes to our zone code.

The public had highlighted this change as a substantive change in the 2020 amendments, but having had that pass (without our concerns and questions being addressed: our request for examples, risk analysis, beneficiary statements, impact summary and a salient digest of public comments) this then becomes an appropriate, non-substantive update. The planners, working without metrics to gauge whether or not an update amendment is textual/technical in nature versus an update being a substantive change to our zone code, continue to obfuscate the issues at hand.

In addition, the public made a suggestion to address this oversight by suggesting an improvement to the process. We proposed a complimentary amendment to the IDO sections where the Annual Update process is defined. It could read something like: when a substantive amendment is considered, the associated impact analysis will review the applicability of the change for each zone code.

But planners do not want to listen to public concerns.

#002

Posted by **Peggy Neff** on **11/23/2022** at **7:51am** [Comment ID: 247] - [Link](#)

Agree: 1, Disagree: 0

Again, at the public discussions, public questions were not responded to by the planners. With out our questions being considered, we cannot determine the nature of this change (if it is substantive or textual/technical in nature) to our zone code.

Last year, in the IDO Annual Update ordinance for 2020, it was legislated that each proposed amendment would be given an identifier/number and it's source captured. The numbering system was faulty at the onset of the 2021 process but has been modified to qualify. However the source information does not qualify here.

It is important that the source (and in this, the motivations) for amendments be full disclosed in order to understand the need for this change to our zone code.

It is not clear to the public what is driving this change. We asked for examples, impact, risk, beneficiaries but were denied. We still have questions on this amendment:

Does this reduce the ability for community members to be engaged in the discussions for deviations, variances, waivers? (this would be evidenced in a requisite impact statement)

Does this benefit developers over residents? (this would be evidenced in a requisite beneficiaries statement)

Are there current plans in process that need this change to move forward? (this would be evidenced in a requisite risk statement - to avoid the illegal process of using law changes to provide certain individuals with legislation to favor their developments, a process known as spot zoning)

Prior to this approval don't we need metrics for these Deviations, Variances and Waivers that provide for a full review of public health issues to protect residents and sensitive lands from unintended consequences of this change? (this would be evidenced with a requisite set of examples and maps where this amendment would affect changes)

Sad.

#003

Posted by **Peggy Neff** on **11/23/2022** at **7:52am** [Comment ID: 248] - [Link](#)

Agree: 0, Disagree: 0

See comments to #3.

#004

Posted by **Rene' Horvath** on **11/26/2022** at **12:57am** [Comment ID: 278] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Amendments #2 and #3 need better explanation. It is unclear what is being proposed. Please explain the intent of the two proposed amendments: on how to request special exceptions to NR-BP Master Development Plan standards and PC Framework Plan standards. Development standards are important to the Community in order to maintain

quality development. Will these amendments strengthen or weaken development standards, or any negotiated site plan agreements?

#005

Posted by **Patricia Willson** on **11/24/2022** at **10:38am** [Comment ID: 277] - [Link](#)

Agree: 2, Disagree: 0

A general comment: I find it problematic that there is no way to make interactive, online comments for Case RZ-2022-00059 Text Amendments to IDO - Citywide (Housing Forward). These 6 major, substantive changes to the IDO should not be happening in the annual text amendment process. The blowback about Safe Outdoor Spaces will pale in comparison to the reaction to the changes in this case!

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Item	Page	Section	Change / Discussion	Explanation	Source
4	156	4-3(B)(6)(a)	Dwelling, Townhouse - Usable Open Space Revise text as follows: "For townhouse developments containing more than 6 dwelling units on a common lot , minimum usable open space shall be provided as follows:"	Extends usable open space requirements to townhouses with each dwelling unit on its own lot.	Staff
5	156	4-3(B)(6)(c)	Dwelling, Townhouse - UC-MS-PT exemption Revise text as follows: " <u>Except in UC-MS-PT areas, For each townhouse dwelling shall not contain more than 3 dwelling units on properties with a on which the rear or side lot line that abuts an R-A or R-1 zone district or with a on which the rear lot line that is across an alley from an R-A or R-1 zone district, no townhouse dwelling may contain more than 3 dwelling units.</u> "	Exempts UC-MS-PT areas from a regulation intended to limit the scale of townhouses on properties near an R-A or R-1 zone district. UC-MS-PT areas encourage higher-density development and a more urban character of development, which conflict with this regulation.	Council - Benton
6	158	4-3(B)(8)(e)	Dwelling, Multi-family - Kitchen Exemption for Affordable Housing Delete this subsection and renumber subsequent subsections as necessary.	Removes the use-specific standard for multi-family dwellings that allows for conversions of non-residential uses into multi-family residential uses. Provide a lesser kitchen when these conversions are associated with funding provided by the City's Family and Community Services Department in conjunction with an affordable housing project.	Council - Grout
7	168	4-3(D)(16)(b)	Car Wash Revise text as follows: "A car wash building and any associated outdoor activities, <u>including but not limited to vacuum stations, drying/polishing stations, and queuing lanes</u> , are prohibited within 50 feet in any direction of any Residential zone district or any lot containing a residential use in any Mixed-use zone district."	Clarifies what types of outdoor activity are precluded in the area less than 50 feet from residential areas.	Staff

#006

Posted by **Rene' Horvath** on **11/26/2022** at **4:46pm** [Comment ID: 283] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I agree with community comments in supporting this amendment to ensure affordable housing has full kitchen appliances to operate in order for the homeowner/tenant to provide cost effective meals for their families. Note: public testimony at City Council meetings from tenants who have lesser kitchens, have expressed that lesser kitchens are less cost effective in providing nutritious meals for their families, making affordable housing less affordable. Therefore I support this amendment to ensure we have full kitchens in affordable housing.

#007

Posted by **Peggy Neff** on **11/23/2022** at **8:40am** [Comment ID: 250] - [Link](#)

Agree: 1, Disagree: 0

While I fully support this change and applaud Councilor Grout for bringing back this issue, this is an example of how significantly broken the IDO Annual Update Process is broken (as is the circus of the SOS amendment from last year).

The negation of a full section within the IDO would qualify an amendment as substantive if the ICC's IDO Amendment Committee's 2020 suggested metrics were applied here. During the 2020 IDO Annual Amendment process, the ICC's IDO Amendment Committee suggested to the EPC that simple metrics could be used to determine if an amendment is textual/technical in nature or substantive. We had agreed that substantive zone code changes need more information, a wider notification process, and a better application of best practices to adequately address impact, beneficiaries, and risk. Without examples of substantive changes and a better understanding of public concerns we set the city up for a true abuse of power and a serious deviance of justice.

Zoning laws are to be stable, reliable - things that homeowners with \$20,000 down can depend on. They are not to be changed annually like this. With this IDO Annual Update Process flying through without public questions being fully addressed, without proper information for our commissioners to read and analyze, we are creating systems for Oligarchy to become entrenched and destroying established systems of Democracy that we fought to have in place.

#008

Posted by **Willa Pilar** on **11/21/2022** at **10:40am** [Comment ID: 222] - [Link](#)

Agree: 1, Disagree: 0

Where in the technical development review process is water use evaluated? Also, how are these standards interpreted and enforced?

#009

Posted by **Peggy Neff** on **11/23/2022** at **8:22am** [Comment ID: 249] - [Link](#)

Agree: 2, Disagree: 0

We need examples for this amendment.

We need an impact analysis for this change as we may need more notifications as we cannot determine if 20% of residents that will be impacted by this change have even been notified in order to make a written comment about this. (See NM State Statue 2021 New Mexico Statutes

Chapter 3 - Municipalities

Article 21 - Zoning Regulations

Section 3-21-6 - Zoning; mode of determining regulations, restrictions and boundaries of district; public hearing required; notice...C. If the owners of twenty percent or more of the area of the lots and [of] land included in the area proposed to be changed by a zoning regulation or within one hundred feet, excluding public right-of-way, of the area proposed to be changed by a zoning regulation, protest in writing the proposed change in the zoning regulation, the proposed change in zoning shall not become effective unless the change is approved by a majority vote of all the members of the governing body of the municipality or by a two-thirds vote of all the members of the board of county commissioners.)

While we have seen that IDO Annual Updates pass through EPC and City Council with majority votes and therein this passage is nullified. The true nature of the notification legislation is not being addressed.

We need numbers of those impacted and some way to confirm that those impacted are aware of this change: as per findings for notifications in state statutes in regard to

(see 2021 New Mexico Statutes

Chapter 3 - Municipalities

Article 21 - Zoning Regulations

Section 3-21-6 - Zoning; mode of determining regulations, restrictions and boundaries of district; public hearing required; notice, ANNOTATIONS IV

Notice: Purpose of section. — In New Mexico, substantial compliance with the statutory notice provisions would satisfy

the purpose of this section, but where substantial compliance with mandatory publication requirements is not met, the action of the zoning authority is invalid. *Nesbit v. City of Albuquerque*, 1977-NMSC-107, 91 N.M. 455, 575 P.2d 1340. The public believes that Due process is subverted by the current publication of these amendments without responses to our questions and that public bodies refusing to provide information on law changes is a breach of their responsibilities.

and

Notice: Determination of adequate notice. — In order to meet the statutory requirement of adequate notice, it must be determined whether notice, as published, fairly apprised the average citizen reading it with the general purpose of what was contemplated. If the notice is insufficient, ambiguous, misleading or unintelligible to the average citizen, it is inadequate to fulfill the statutory purpose of informing interested persons of the hearing so that they may attend and state their views. *Bogan v. Sandoval Cnty. Planning & Zoning Comm'n*, 1994-NMCA-157, 119 N.M. 334, 890 P.2d 395, cert. denied, 119 N.M. 168, 889 P.2d 203 (1995); *Nesbit v. City of Albuquerque*, 1977-NMSC-107, 91 N.M. 455, 575 P.2d 1340. The public believes that this standard has not been met since the inception of the IDO. (This would be evidenced in a requisite risk analysis for both textual/technical and substantive amendments since 2017).

For TLTRers: The IDO Annual Update process is negatively impacting property values for single family homes across the city and has significantly reduced the capacity for an individual to hold on to his/her property rights.

#010

Posted by **Peggy Neff** on **11/23/2022** at **9:28am** [Comment ID: 251] - [Link](#)

Agree: 2, Disagree: 0

Public questions regarding estimates of beneficiaries, impact summaries, examples, and risk were not addressed.

We also asked to have the site plan buffers extended for this use, but were denied the opportunity to have this amendment included in the packet to the EPC.

We asked if there were any current site plans in place for this change and were told no, but this would need to be in writing in order to have it apply in a court of law in a case regarding spot zoning. And, we were denied this.

There was additional dialog on this issue regarding how a hydrology analysis would be affected for each such site plan. Given that community concerns are no longer to be heard at a public hearing for such site plans, how is oversight for water use to be affected?

The public does not trust the Abq planning department, we have lost faith in the Abq City Administration. We do not believe that planning, nor the city admin, prioritizes residential rights over and above economic gains. This is something that R 1980-270 did to protect Albuquerque residents - simply stating that community concerns would be weighed prior to and above development plans, but residents lost that protection in the faulty translation process at the IDO's inception in 2017. Subsequent attempts to build residents' protection back into the IDO have basically been met with disdain by planning officials and staff and by City Councilors' empty rhetorical amendments to the IDO. For example the purpose to protect communities was added during the 2019 IDO Annual Amendment process by Councilor Bassan. This change was accompanied by the promise to create metrics that would provide guidance to planners in adhering to this protection. But the following year the person who was working in planning to help achieve this was transferred out of planning and long term planners then said the following year, that the department was no longer working on metrics such as these.

We need ways and means to protect our residents' investments in their property. But we do not have them. This benefits NAIOP and realtors as people move in and out at an astounding rate. This also benefits investment realty as more and more ownerships transfer over to absent landlords and rental opportunities. This data is somewhere, where is the leadership that needs to bring this to the surface. Oh wait, they moved out of town.

#011

Posted by **Julie Dreike** on **11/09/2022** at **1:10pm** [Comment ID: 209] - [Link](#)

Agree: 3, Disagree: 0

I support this amendment to delete the allowable substandard kitchens. Having apartments with only a microwave and small refrig is bad public policy. 1) Substandard kitchens do not support individuals and families making cost effective nutritious meals. With the high rate of diabetes and obesity in NM we cannot have a public policy that contributes to poor health. With a microwave only, meals would be primarily processed "boxed" meals high in sodium and fat. Regarding costs, with only a small refrig and limited freezer processed meals are more expensive. Additionally, little space for fresh fruits and veggies. Without the ability to cook a meal, there would be no left overs. The proposal for substandard kitchens is in conflict with programs the administration and others have for teaching nutrition and meal preparation aimed at those living in poverty. While I support the conversion of unused space to apartments for the housing needs, full kitchens need to be included for good public policy.

#012

Posted by **Patricia Willson** on **11/22/2022** at **10:22am** [Comment ID: 233] - [Link](#)

Agree: 1, Disagree: 0

This Amendment is in direct conflict with a change proposed in O-22-54. (As an aside, not having all the changes in the same place adds a level of frustration and aggravation to those who volunteer their time to review this!)

I do agree with this change; as providing healthy food with only a microwave and/or a hotplate is challenging in the least and dangerous at most. There are many hospitality industry "micro kitchens" that could fit the bill--however, it's always about the money.

#013

Posted by **Rene' Horvath** on **11/27/2022** at **1:52am** [Comment ID: 284] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I agree that distance is needed between the car wash building and adjacent residents due to noise and fumes. This has been a major concern expressed by residents at prior EPC meetings. Fifty feet is not enough distance. Has any research been done to determine the distance needed to address impacts related to noise and fumes? Google earth show distances between residents and car washes at over 100 ft. to 250 feet. The further away the better. I would recommend car wash buildings be at least 200 ft. away from residents. Place vacuum stations and drying/polishing stations on the opposite side of the building away from residents, which also helps to buffer the noise.

#014

Posted by **Patricia Willson** on **11/22/2022** at **10:17am** [Comment ID: 232] - [Link](#)

Agree: 1, Disagree: 0

Will 5-9 Neighborhood Edges still apply to increased density of townhomes adjacent to R-A or R-1 zones? (specifically 5-9(C)(2) Building Height Step-down in UC, MS and PT areas)

#015

Posted by **Patricia** on **11/21/2022** at **2:55pm** [Comment ID: 224] - [Link](#)

Agree: 3, Disagree: 0

There seems to be a huge increase in the number of automated car wash businesses popping up all over town. I am concerned about noise to adjacent properties, water usage, etc.

#016

Posted by **Deborah Conger** on **11/22/2022** at **2:03pm** [Comment ID: 235] - [Link](#)

Agree: 3, Disagree: 0

I support this and agree with the comments given by Patricia Willson and Julie Dreike. In order to break the cycle of poverty, people need full kitchens. Not having a full kitchen results in having to buy processed foods and not being able to prepare foods in bulk to freeze. In addition, hot plates are too common a cause of fires.

#017

Posted by **Debbie** on **11/21/2022** at **8:53pm** [Comment ID: 229] - [Link](#)

Agree: 0, Disagree: 0

I support Councilor Grout's amendment and fully agree with Julie Dreike's comments.

#018

Posted by **Patricia Willson** on **11/22/2022** at **10:24am** [Comment ID: 234] - [Link](#)

Agree: 1, Disagree: 0

Has there been any research on the seemingly recent increase in these car washes in Albuquerque? Was there an article in some Car Wash Trade Magazine portraying us as the low hanging fruit location for your next franchise???

#019

Posted by **Rene' Horvath** on **11/26/2022** at **3:48pm** [Comment ID: 282] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This Amendment to increase Town house density along certain corridors needs more explanation, and discussion. There are certain areas that are labeled urban centers, main street, premium transit areas that may be more historical, rural, or near sensitive /natural/cultural areas, where increasing the density of townhomes may not be appropriate, as they might not fit with the scale and character of the surrounding area. This amendment should not be approved until appropriate locations along these corridors have been determined for town house density increases.

IDO Annual Update 2022 - EPC Submittal - Citywide

(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
8	175	4-3(D)(26)(a)	Medical or Dental Clinic / Methadone Centers Revise text as follows: <u>Facilities that are considered methadone centers pursuant to Article 13-11 of ROA 1994 (Methadone Centers) Facilities that dispense methadone as a primary activity</u> are prohibited in the following locations: 1. <u>On lots within</u> Within ...330 feet in any direction of any other facility that dispenses methadone as a primary activity. 2. <u>On lots within</u> Within 330 feet in any direction of a lot containing a religious institution. 3. <u>On lots within</u> Within 500 feet in any direction of an R-1 zone district. 4. <u>On lots within</u> Within 500 feet in any direction of a lot containing an elementary, middle, or high school.	Added reference to existing Methadone Centers Ordinance. Fixed distance separation measurement to be lot to lot for consistency with the IDO and to improve enforceability. <div>023</div> <div>021</div>	Staff
9	175	4-3(D)(26)(b)	Medical or Dental Clinic / Syringe Exchange Facility Revise text in subsections 1-4 to begin with "On lots" to change the distance separation measurement to be lot to lot.	Fixed distance separation measurement to be lot to lot for consistency with the IDO and to improve enforceability.	Staff
10	231	Table 5-1-4	Encroachment <div>027</div> Remove balcony from Architectural feature and make a new row for Balcony with text as follows: <div>026</div> "May encroach any amount into a required front yard setback; encroachments into the public right-of-way require an approved revocable permit."	Removes the allowance for balconies to encroach up to 2 ft. into a required side or rear yard setback, but not closer than 3 ft. from any lot line. <div>024</div> <div>022</div> <div>020</div>	Public

025

#020

Posted by **Peggy Neff** on **11/23/2022** at **9:37am** [Comment ID: 253] - [Link](#)

Agree: 2, Disagree: 0

This amendment is in response to a suggestion by the public and I fully support it. As well, I support the additional restriction on bay windows. Yes, this would be a substantive issue using the ICC's suggested metrics, as it is a public health issue as the encroachment affects the fire corridor. Information on this would be beneficial and in fact, very telling, in that it is a huge taking of the IDO.

The EPC should ask a long range planner to calculate the actual taking that was done in 2018 when this was enacted. One would take all R-1 built out to 1 story add up the square footage for a second story on sides and back and subtract 30" for every foot and that is what we as residents lost to the IDO. Shame. How can any of the EPC commissioners or the City Councilors not see this apparent 'taking' by developers. (A requisite risk analysis would have shown this directly)

#021

Posted by **Peggy Neff** on **11/23/2022** at **9:29am** [Comment ID: 252] - [Link](#)

Agree: 1, Disagree: 0

A clear example of a necessary textual/technical update.

#022

Posted by **Patricia** on **11/21/2022** at **2:57pm** [Comment ID: 225] - [Link](#)

Agree: 0, Disagree: 0

also remove bay windows from the architectural features allowed to encroach; allowing a person on a balcony or sitting in a window 30 inches from your property line is a real invasion of privacy. If the architectural feature is that important, have it be at the 5' setback and move back from there!

Reply by **Patricia Willson** on **11/23/2022** at **12:19pm** [Comment ID: 270] - [Link](#)

Agree: 1, Disagree: 0

replying to earlier comments I made without my last name; so that they will be passed on to EPC

#023

Posted by **Rene' Horvath** on **11/26/2022** at **2:46pm** [Comment ID: 280] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Agree, there should be a distance requirement for Methadone clinics. I don't understand the reason to lump Medical and Dental clinics with the Methadone clinic requirements. Please explain. Also be aware, that drug dealers have targeted certain drug treatment clinics to do drug deals with clients that are going in and out of the clinic. What is being done to prevent this from happening?

#024

Posted by **Rene' Horvath** on **11/26/2022** at **3:13pm** [Comment ID: 281] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I support this amendment to keep balconies from encroaching into the required setback areas. I would also include bay windows in this requirement. This would help resolve privacy and encroachment issues with the adjacent neighbors.

#025

Posted by **Jim Griffee** on **11/22/2022** at **4:03pm** [Comment ID: 240] - [Link](#)

Agree: 2, Disagree: 0

I am aware the IDO and building code before it allowed shade structures to within 3' of a lot line but I was not aware until now that the IDO currently allows the same for a balcony. I'm shocked. I support this proposed amendment. In instances where a property owner believes the restriction is too severe, the owner can petition for variance after coordinating with the neighbor property owner(s). I'm not sure how the IDO would handle non-conformance of existing properties if this amendment were to be adopted.

#026

Posted by **Peggy Neff** on **11/23/2022** at **9:39am** [Comment ID: 254] - [Link](#)

Agree: 0, Disagree: 0

Need a definition of 'feature'.

#027

Posted by **Patricia Willson** on **10/28/2022** at **1:43pm** [Comment ID: 206] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

include "Bay Window" as an architectural feature that also should not encroach on 5' side yard setback.

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(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
11	233	5-2(C)	<p>Sensitive Lands / Mature Trees Revise text in Subsection 5-2(C)(2)(d) as follows: Established tree Large stands of mature trees Add a new subsection 5-2(C)(3) with text as follows and renumber subsequent subsections accordingly: <u>"Established trees shall be evaluated by the City Forester. Where maintaining a large mature tree is not desired by the City Forester, one of the following options may be substituted as approved by the City Forester to count as avoiding sensitive lands. Either option must be provided on the premises in addition to any landscaping required by IDO Subsection 14-16-5-6.</u> <u>a. A landscaped area equal to the area under the dripline shall be provided, with vegetative coverage that meets the requirement of IDO Subsection 14-16-5-6(C)(2)(c).</u> <u>b. Replacement trees shall be provided, whose total trunk diameters at the time of planting equal the diameter of the large mature tree."</u> </p>	<p>Revised to shift from multiple trees to a large tree. Provides an alternative replacement for the tree if the City Forester determines the tree is not healthy, etc. See related proposal to change the definition of this type of Sensitive Land.</p>	Staff
12	250	5-3(E)(1)(d)4	<p>Pedestrian Access Revise text as follows: "Whenever cul-de-sacs are created, 1 20-foot wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street turnaround and the sidewalk system of the closest adjacent street or walkway, unless the City Engineer determines that public access in that location is not practicable due to site or topography constraints. <u>Walls or fences are not allowed within the easement.</u>" </p>	Clarifies existing practice and ensures that pedestrian access is not impeded by a wall or fence.	Staff
13	268	Table 5-5-1	<p>Off-street Parking - Parking Maximums Delete all parking maximum requirements associated with UC-MS-PT areas in Table 5-5-1.</p>	Together with associated change for a new Subsection 14-16-5-5(C)(2), adds parking maximums for all uses in UC-MS-PT areas.	Council - Benton
14	277	5-5(C)(6)(a)	<p>Electric Vehicle Charging Station Credit Revise text as follows: "Each off-street electric vehicle charging station with a rating of 240 volts or higher <u>installed in an off-street parking space</u> shall count as 2 vehicle parking spaces toward the satisfaction of minimum off-street parking requirements."</p>	<p>Ties the parking credit to an installed Electric Vehicle (EV) charging station. See related proposed change to require EV-capable spaces in large townhouse developments in Subsection 5-5(C)(9).</p>	Staff

#028

Posted by **Jim Griffee** on **11/22/2022** at **3:01pm** [Comment ID: 239] - [Link](#)

Agree: 0, Disagree: 0

Making this additional encroachment permissive is not appropriate. I am sure there are instances where this additional encroachment would not compromise a neighbor's privacy or street-front appeal but in these instances a variance can be requested after coordinating with the neighbor/neighborhood.

#029

Posted by **Peggy Neff** on **11/23/2022** at **9:52am** [Comment ID: 257] - [Link](#)

Agree: 2, Disagree: 0

This appears to be associated with current discussion on townhouse developments along the west mesa and, in that, it has to be considered spot zoning change. This change needs to be in a publicly vetted, community engaged process of an approval of a single site plan. There after one could see a wider application of this issue brought to the public in a change to our zone code. Changing our zone code to facilitate a developer's needs is not best practice and sets the city up for risk and sets a bad precedent.

#030

Posted by **Peggy Neff** on **11/23/2022** at **9:48am** [Comment ID: 256] - [Link](#)

Agree: 0, Disagree: 0

Without a clear impact statement associated with this zone change, how can anyone approve it?

#031

Posted by **Peggy Neff** on **11/23/2022** at **9:46am** [Comment ID: 255] - [Link](#)

Agree: 2, Disagree: 0

We need examples of this. The intention was unclear. With clear written response to our questions we would be able to see how the IDO will protect areas that are currently zoned for parks when they are sold by the city. One can imagine that where an underlying zone might influence this removal of trees being replaced by bushes. This was discussed without written responses regarding the case at Coronado Park. (A requisite statement on possible unintended consequences would address this)

#032

Posted by **Jim Griffie** on **11/23/2022** at **6:38pm** [Comment ID: 276] - [Link](#)

Agree: 1, Disagree: 0

Off street parking is important. Charging stations are important. But don't trade off one for the other. Find a better way to incentivize installation of charging stations or maybe better yet, let market demand handle it.

#033

Posted by **Julie Dreike** on **11/09/2022** at **1:12pm** [Comment ID: 210] - [Link](#)

Agree: 1, Disagree: 0

Suggest adding a clarification where the trunk is measured

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(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
15	278	5-5(C)(7)	Off-street Parking - Parking Maximums Make existing text Subsection (a) and add new subsections with text as follows: "(b) In UC-MS-PT areas the maximum number of off-street parking spaces provided shall be no more than 125% of the off-street parking spaces required, calculated after all applicable parking reductions have been applied. (c) In areas exempt from minimum required off-street parking spaces pursuant to Subsection 14-16-5-5(B)(2)(a), the maximum number of off-street parking spaces provided shall be zero."	Together with associated change with Table 5-5-1, adds parking maximums for all uses in UC-MS-PT areas. Prohibits surface parking for any use in Downtown Center, McClellan Park, and Old Town HPO-5.	Council - Benton
16	279	5-5(C)(9)	Electric Vehicle Parking Make existing text into a subsection (a) and revise text as follows: "When more than 200 off-street parking spaces are constructed, at least 5 2 percent of the vehicle parking spaces shall include electric vehicle charging stations installed with a rating of 240 volts or higher."	Increases the existing requirement for Electric Vehicle (EV) charging stations in large parking lots.	Staff
17	279	5-5(C)(9)	Electric Vehicle Parking Add a new subsection with text as follows: "All new townhouse dwellings containing more than 6 dwelling units shall provide all required off-street parking spaces as EV capable."	Adds a new requirement for Electric Vehicle (EV) charging stations in large townhouse developments. See related proposed change in Section 7-1 for a definition of EV capable in the Parking Definitions.	Staff
18	279	5-5(C)(9)	Electric Vehicle Parking Add a new subsection with text as follows: "All new multi-family residential development containing more than 100 dwelling units shall meet both of the following requirements. i. At least 5 percent of the required off-street parking spaces shall have electric vehicle (EV) charging stations installed with a rating of 240 volts or higher. ii. At least 25 percent of the required off-street parking spaces shall be provided as EV capable."	Adds a new requirement for Electric Vehicle (EV) charging stations in large multi-family developments.	Staff
19	290	Table 5-5-8	Vehicle Stacking, Car Washes Revise existing "Car Wash" row to "Car Wash, Self-service" Add new row for "Car Wash, Conveyor-operated" with a general requirement of 12 stacking spaces and UC-MS requirement of 12 stacking spaces.	Ensures adequate stacking and vehicle queuing for larger, automatic conveyor-operated car washes, which has seen an increase in applications for.	Staff

#034

Posted by **Peggy Neff** on **11/23/2022** at **10:04am** [Comment ID: 261] - [Link](#)

Agree: 2, Disagree: 0

Again, the public requests that amendments to our zone code include impact statements, beneficiary analysis, examples, and risk analysis with possible unintended consequences highlighted. The continued denial of providing information to the public in this fashion as applies to the creation of law may constitute a breach of due process.

Furthermore, it is the my understanding that the IDO Annual Update process does not meet the standards noted in NM State Statute for gauging successful achievement of notification as pertains to zone code changes to our city.

#035

Posted by **Rene' Horvath** on **11/26/2022** at **2:01am** [Comment ID: 279] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Please explain what the amendment wants to achieve, in regards to parking. There have been lots of conflicts associated with not having enough parking in many areas of town, such as Nob Hill, Downtown, University, and Old Town areas. More recently the Journal reported on Old Town businesses not having enough parking spaces for their businesses and their customers. Customers have said they will stop shopping in areas that do not provide enough parking. Please do not reduce parking at this time as it affects the quality of life in Albuquerque.

#036

Posted by **Peggy Neff** on **11/23/2022** at **10:01am** [Comment ID: 260] - [Link](#)

Agree: 2, Disagree: 0

This whole section is substantive and needs a wider discussion than 40 persons.

#037

Posted by **Peggy Neff** on **11/23/2022** at **9:55am** [Comment ID: 258] - [Link](#)

Agree: 2, Disagree: 0

I agree with the given statements and again suggest that zone code amendments include impact statements, beneficiary notes, risk analysis (where possible unintended consequences are addressed) and examples.

#038

Posted by **Peggy Neff** on **11/23/2022** at **10:00am** [Comment ID: 259] - [Link](#)

Agree: 2, Disagree: 0

Again, the public requests that amendments to our zone code include impact statements, beneficiary analysis, examples, and risk analysis with possible unintended consequences highlighted. The continued denial of providing information to the public in this fashion as applies to the creation of law may constitute a breach of due process.

#039

Posted by **Julie Dreike** on **11/09/2022** at **1:18pm** [Comment ID: 212] - [Link](#)

Agree: 3, Disagree: 0

With an increase in applications is the city reviewing water use and water conservation at these businesses?

#040

Posted by **Julie Dreike** on **11/09/2022** at **2:08pm** [Comment ID: 217] - [Link](#)

Agree: 2, Disagree: 0

I am interested in staff analysis of how this would affect costs of a townhouse in light of the housing shortage in the city. With projections of 30%-50% EVs by 2030 it would seem this should be a market driven option. Why the requirement for all when some cannot afford an EV, why would they be forced to pay for EV charging capability? Seems contrary to affordable housing needs.

#041

Posted by **Leslie Padilla** on **11/27/2022** at **9:21pm** [Comment ID: 289] - [Link](#)

Agree: 1, Disagree: 0

Has this proposal been vetted with experts? Most EV charging--to be efficient and done off-peak (not during busy times of the day for the electric system)--should be done overnight at home. While this proposal may seem virtuous, I'm not sure it's well thought out.

#042

Posted by **Deborah Conger** on **11/22/2022** at **2:07pm** [Comment ID: 236] - [Link](#)

Agree: 1, Disagree: 0

I agree with Julie Dreike's suggestion that this requirement for stacking be reviewed and analyzed for all drive up establishments. There are many examples of cars stacking on busy streets.

#043

Posted by **Carrie Barkhurst** on **11/21/2022** at **3:54pm** [Comment ID: 228] - [Link](#)

Agree: 1, Disagree: 0

The parking structure definition excludes underground parking, which is built at the same or higher expense than above ground structured parking. The parking maximum exemption should also apply to projects with underground parking, particularly in mixed use developments that may serve multiple destinations and uses. For the purposes of encouraging and supporting higher density development, underground parking is functionally the same as structured parking and as such, should be added to 5-5(C)(7)(a).

#044

Posted by **Julie Dreike** on **11/09/2022** at **1:17pm** [Comment ID: 211] - [Link](#)

Agree: 1, Disagree: 0

Suggest this requirement for stacking be reviewed and analysis for all drive up establishments. Many examples of cars stacking on busy streets.

#045

Posted by **Jim Griffee** on **11/11/2022** at **12:50pm** [Comment ID: 218] - [Link](#)

Agree: 1, Disagree: 0

A very indirect and obscure way to achieve the prohibitions stated in the Explanation column...if that is indeed the intent of this amendment. As such, it carries a risk of causing confusion that might result in it to be applied areas of town where it should not be.

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(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
20	305	5-6(E)(2)(a)	Edge Landscape Buffers - Width Requirements Revise text as follows: General 050 A landscaped edge buffer area at least 15 feet wide shall be provided on the subject property along the property line between the two properties.	Removes duplication of the width requirement from Table 5-6-4 and avoids a conflict with Table 5-6-5 based on the proposed amendment to buffers in Areas of Change next to Areas of Consistency. See related row for proposed change to Subsection 5-6(E)(5). Note that this change, and related changes, conflict with the proposed change by Councilor Jones. 048	Public
21	306	5-6(E)(3)(a)	Edge Landscape Buffers - Width Requirements Revise text as follows: General 052 An edge buffer area at least 20 feet wide shall be provided on the subject property along the property line between the two properties.	Removes duplication of the width requirement from Table 5-6-4 and avoids a conflict with Table 5-6-5 based on the proposed amendment to buffers in Areas of Change next to Areas of Consistency. See related row for proposed change to Subsection 5-6(E)(5). Note that this change, and related changes, conflict with the proposed change by Councilor Jones. 047	Public
22	307	5-6(E)(4)(b)	Edge Landscape Buffers - Width Requirements Revise text as follows: General 051 A landscaped edge buffer area at least 25 feet wide shall be provided on the subject property along the property line between the two adjacent properties...	Removes duplication of the width requirement from Table 5-6-4 and avoids a conflict with Table 5-6-5 based on the proposed amendment to buffers in Areas of Change next to Areas of Consistency. Keeps 15-foot buffer and related text for drainage facilities as an exception to the tables. See related row for proposed change to Subsection 5-6(E)(5). Note that this change, and related changes, conflict with the proposed change by Councilor Jones. 046	Public
23	308	5-6(E)(5)	Edge Landscape Buffers - Areas of Change and Consistency Revise text as follows: Where a lot <u>premises partially or completely</u> in an Area of Change is abutting or across an alley from a lot <u>premises wholly</u> in an Area of Consistency (per City Development Areas in the ABC Comp Plan, as amended), the following standards shall apply on the lot(s) <u>adjacent to the premises wholly</u> in the Area of Change <u>Consistency</u> , regardless of the proposed land use on that lot <u>or premises unless specified otherwise in this IDO.</u>	Applies buffer requirements to the whole premises so project sites with both Area of Change and Area of Consistency designations are not providing buffers internally, but rather to development on adjacent properties. Note that this change, and related changes, conflict with the proposed change by Councilor Jones. 049	Public

#046

Posted by **Peggy Neff** on **11/23/2022** at **10:08am** [Comment ID: 264] - [Link](#)

Agree: 1, Disagree: 0

These amendments support developers over current residents and should be addressed individually to protect communities rights to participate in decisions that affect their own properties.

Again, the public requests that amendments to our zone code include impact statements, beneficiary analysis, examples, and risk analysis with possible unintended consequences highlighted. The continued denial of providing information to the public in this fashion as applies to the creation of law may constitute a breach of due process.

Furthermore, it is the my understanding that the IDO Annual Update process does not meet the standards noted in NM State Statute for gauging successful achievement of notification as pertains to zone code changes to our city.

Reply by **Patricia Willson** on **11/23/2022** at **12:37pm** [Comment ID: 271] - [Link](#)

Agree: 1, Disagree: 0

Amendment B10, passed last year, provided a watered down version of A20 (presented at the 2nd LUPZ hearing 3.30.22), which failed for lack of a second. Many of us have been asking for these protections for years!

#047

Posted by **Peggy Neff** on **11/23/2022** at **10:07am** [Comment ID: 263] - [Link](#)

Agree: 1, Disagree: 0

See comment in #20.

#048

Posted by **Peggy Neff** on **11/23/2022** at **10:06am** [Comment ID: 262] - [Link](#)

Agree: 1, Disagree: 0

The question about whether or not this would affect the approval of the site plan at Alameda and Louisiana has not been addressed in writing by the planning department. This another example of spot zoning where the applicant is in process and the planning department is changing laws in order to facility that particular plan. Shame.

#049

Posted by **Jim Griffie** on **11/22/2022** at **5:39pm** [Comment ID: 244] - [Link](#)

Agree: 1, Disagree: 0

Changing the regulated property from those in Areas of Change to those in Areas of Consistency is seems illogical. I would think it would be the properties in Areas of Change rather than those in Area of Consistency that would be more likely to be in development/redevelopment and therefore able to incorporate the buffers. I also get the impression that the mindset is that Areas of Change are more non-residential than Area of Consistency but is this necessarily the case given the new focus on housing including conversion of commercial space into residential.

#050

Posted by **Jim Griffie** on **11/22/2022** at **5:24pm** [Comment ID: 241] - [Link](#)

Agree: 1, Disagree: 0

Replace the deleted phrase with a reference to size requirement in Table 5-6-4.

#051

Posted by **Jim Griffie** on **11/22/2022** at **5:24pm** [Comment ID: 243] - [Link](#)

Agree: 1, Disagree: 0

Replace the deleted phrase with a reference to size requirement in Table 5-6-4.

#052

Posted by **Jim Griffie** on **11/22/2022** at **5:24pm** [Comment ID: 242] - [Link](#)

Agree: 0, Disagree: 0

Replace the deleted phrase with a reference to size requirement in Table 5-6-4.

IDO Annual Update 2022 - EPC Submittal - Citywide

(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
24	308	Table 5-6-5	Edge Landscape Buffers - Areas of Change and Consistency Revise and merge all three rows in the General Buffering column with one requirement for a "Landscaped buffer area ≥15 ft."	Applies a consistent buffer width for all Areas of Change next to Areas of Consistency. Larger Edge Buffer widths that apply based on development types elsewhere would prevail over this standard. Note that this change, and related changes, conflict with the proposed change by Councilor Jones. 059	Public
25	308	5-6(E)(5) / Table 5-6-5	Edge Landscape Buffers - Areas of Change and Consistency Delete this subsection and renumber subsequent subsections as necessary. Delete Table 5-6-5. 072	Removes this requirement as unnecessary and duplicative regulation. This section sets forth landscaping requirements based on if the subject lot is within an Area of Change and is located next to an Area of Consistency. However, table 5-6-4 already sets forth landscaping requirements but instead 058s the requirement on development types. It is not necessary to regulate landscaping based on Areas of Change or Consistency when there are other provisions (Table 5-6-4) that adequately regulate landscaping requirements. Note that this change conflicts with proposed change from the public for the same subsection.	Council - Jones
26	320	5-7(D)(3)(a)	Walls & Fences - Front Yard Wall Create a new subsection 1, renumbering subsequent subsections accordingly, with text as follows: "For low-density residential development, the maximum height for a wall in the front yard or street side yard is 5 feet if view fencing is used for portions of a wall above 3 feet and if the wall is set back at least 2 feet, except where a taller wall is prohibited pursuant to Subsection (3) below."	Allows 5 foot walls in front yard with view fencing for at least 2 feet at top and set b064 feet. See related row fo071 posed deletion of Permit - Wall or Fence - Major for in Table 6-1-1 at Subsection 14-16-6-6(H). 067 066 063 061 057 070 068 065 060	053 054 in 055
27	321	Table 5-7-2	Options for a Taller Front or Side Yard Wall Revise the first row of text under View Fencing as follows: "< 10 ft. from lot line abutting the street"	Requires Permit - Wall or Fence - Major for 5-ft. walls less than 2 feet from the property line. 069 065	Admin

#053

Posted by **Rene' Horvath** on **11/28/2022** at **3:04am** [Comment ID: 294] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Walls usually generate a lot of community interest as they represent the aesthetic character for the community. Most of Albuquerque does not have front yard walls, or has followed the 3 foot wall height requirement for a front yard wall.

Changing the rules would create a lot of resentment. There are areas of town where the taller walls with view fencing are more prevalent such as the Southwest area of town, where I used to live. Since this amendment could change the visual character of a community resulting in a lot of community resentment, if approved; I recommend not passing this amendment. Perhaps in the future, a solution could be reached through more community discussion to allow a simpler approval process for only certain small areas of town where tall view walls are already prevalent. But it should be carefully done so it would not affect areas of town that want to maintain the current rules.

#054

Posted by **Willa Pilar** on **11/21/2022** at **11:01am** [Comment ID: 223] - [Link](#)

Agree: 3, Disagree: 0

There seems to be no singularly-interpretable set of standards for erecting CMU walls or front yard fences. As a result, improperly built walls fail and this looks derelict. Aesthetic irregularities increase this neglected feel. For example, it's permissible for home owners to stucco/paint only one side of a CMU wall and leave the untreated side exposed to the neighborhood, this degrades neighborhood character. Also, the 3ft height restriction is for safety -- "eyes on the street" and this passive safety measure should remain the norm. Lastly, these height variances being decided administratively (by DHO rather than ZHE, perhaps?) communicates an unwillingness from Planning Dept to hear neighborhood voice.

#055

Posted by **Julie Dreike** on **11/23/2022** at **3:59pm** [Comment ID: 275] - [Link](#)

Agree: 0, Disagree: 0

In addition to my previous comments--Regarding the statement that higher fences are needed in the front yard for children and pets--a look at google earth will quickly identify that most of ABQ have back yards for children and pets to us safely.

#056

Posted by **James Montalbano** on **11/14/2022** at **1:52pm** [Comment ID: 220] - [Link](#)

Agree: 2, Disagree: 0

For reasons stated by others, I oppose raising the allowable height of a fence beyond 3 feet. Turning Abq into a gated community will not foster awareness among neighbors and won't solve any security problems. In fact, it will introduce security problems in cases where thieves get more places to hide. There is no reason to amend a rule that has existed for many many years.

#057

Posted by **Julie Dreike** on **11/09/2022** at **1:36pm** [Comment ID: 213] - [Link](#)

Agree: 3, Disagree: 0

I oppose the increase in the height of the fence in front and side street yard for the same reasons I opposed it on the update last year. 1) changes the character of a neighborhood. 2) Do not want us to become a city of fences. 3) Safety concerns related to line of site. This applies to crime and safety of pedestrians. A higher fence gives criminals space to hide behind. A high fence creates safety hazards for people walking by a fence and a car backing out of a driveway--rear view mirrors cannot see around the fence. Pedestrians walking on the sidewalks approaching corners with visibility blocked by the fence. I have heard those supporting the increase that a 3 ft fence does not keep children or dogs in. The city has existed for hundreds of years with no fences or 3 ft fences without a related crisis for children or dogs. There is a way for people to request a higher fence.

#058

Posted by **Peggy Neff** on **11/23/2022** at **10:11am** [Comment ID: 266] - [Link](#)

Agree: 1, Disagree: 0

Substantive changes should be dealt with differently than Textual/Technical changes. These are important issues affecting hundreds of thousands of individuals properties. Without a full analysis of who all is affected, you cannot determine if notice has been fully achieved and in that as EPC commissioners, you participate in the taking and put yourselves at risk.

#059

Posted by **Peggy Neff** on **11/23/2022** at **10:09am** [Comment ID: 265] - [Link](#)

Agree: 0, Disagree: 0

See above comments

#060

Posted by **Debbie** on **11/21/2022** at **9:05pm** [Comment ID: 231] - [Link](#)

Agree: 1, Disagree: 0

I agree with Patricia's comment regarding the amendment to Table 5-7-2.

#061

Posted by **Peggy Neff** on **11/23/2022** at **10:11am** [Comment ID: 267] - [Link](#)

Agree: 2, Disagree: 0

Again, the public requests that amendments to our zone code include impact statements, beneficiary analysis, examples, and risk analysis with possible unintended consequences highlighted. The continued denial of providing information to the public in this fashion as applies to the creation of law may constitute a breach of due process.

Furthermore, it is the my understanding that the IDO Annual Update process does not meet the standards noted in NM State Statute for gauging successful achievement of notification as pertains to zone code changes to our city.

#062

Posted by **Michael Brasher** on **11/27/2022** at **6:15pm** [Comment ID: 285] - [Link](#)

Agree: 0, Disagree: 0

I agree with the comments of JA Montalbano and others opposing the increase in fence height. There is a real safety concern about children who may not be seen as a driver backs out without a clear view.

#063

Posted by **Jasper Hardesty** on **11/02/2022** at **9:18pm** [Comment ID: 207] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

Why does this bad idea to raise allowable front wall heights keep coming up? Anyone who has looked at data and studied site design, safety, and security knows that the taller the wall, the less safe and secure is the site. For example, the GSA guidelines for site security note that landscape features (walls, fences, vegetation) "offer attractive hiding places and limit visibility. Such [landscaping] can also hinder first responders from accessing the building and

site quickly in the event of an emergency." (https://www.wbdg.org/FFC/GSA/site_security_dg.pdf). Good safety and security site design requires good visibility to help detect and deter intruders. Not only does good visibility provide better security for the resident of a property, but it also allows them to see suspicious activity at their neighbors' properties.

This is especially true for residential districts, where taller walls impede site lines to neighbors, pedestrians and motorists while also detracting from a neighborhood's character, commerce, and vitality.

For example, a family that I performed landscaping services for in Albuquerque had me tear out a large hedge of pyracantha after they had been robbed twice in one year. Their neighbors told them that they were home during both robberies but could not see any activity at their property due to the height of the vegetative wall that prevented visibility. It was obvious from the manner of theft that the robbers used the hedge to conceal their actions during both thefts. After removing the tall hedge, all neighbors were better able to surveil each others houses and there were no further robberies.

I strongly oppose this proposed change that would compromise the character, safety, and security of our neighborhood. I reside in the Southeast Heights Neighborhood.

Reply by **Patricia Willson** on **11/23/2022** at **12:45pm** [Comment ID: 273] - [Link](#)

Agree: 0, Disagree: 0

excellent comment--I hope the EPC listens...

#064

Posted by **Leslie Padilla** on **11/27/2022** at **9:25pm** [Comment ID: 290] - [Link](#)

Agree: 0, Disagree: 0

I strongly oppose any IDO changes that would make it permissive to build higher walls in front or side yards. Our neighborhoods in the southeast are walkable, friendly, and safe precisely due to the LACK of high walls. Fortresses should not be the default in many neighborhoods. For all the reasons that others articulate better than I can, please do not change this section of the IDO.

#065

Posted by **Michael Brasher** on **11/27/2022** at **6:26pm** [Comment ID: 286] - [Link](#)

Agree: 0, Disagree: 0

I agree with the comments from Patty Willson and Debbie Conger

#066

Posted by **Andrew Schuler** on **10/27/2022** at **2:31pm** [Comment ID: 203] - [Link](#)

Agree: 5, Disagree: 0

I strongly oppose any modifications to increase wall height limits in front yards. In addition to increasing places for criminals to hide, tall walls destroy our neighborhoods and our feeling of community. I am a resident in the SE Heights Neighborhood.

#067

Posted by **Deborah Conger** on **11/22/2022** at **2:22pm** [Comment ID: 237] - [Link](#)

Agree: 2, Disagree: 0

I am opposed to this amendment to 5-7(D)(3)(a) for the reasons stated by the others who have made comments. Walls or fences higher than 3 feet should not be allowed as Permissive. Many fences or walls that are on paper transparent are not because of the angle of the wrought iron and/or the block pillars. There are already many instances of walls and fences in my neighborhood that violate the clear-sight triangles at intersections and that violate mini clear-sight triangles at driveways. Also, walls and fences right up against the sidewalks make it uncomfortable for people to walk when the sidewalks are narrow. Allowing this proposed change will not make Albuquerque more walkable. It will destroy aesthetics and give thieves more places to hide. We need "eyes on the street". It is my understanding that Mayor Keller requested this in part because of the many requests for variances that go before the ZHE. Rather than changing the ordinance, it would be far better for the City to educate the citizens of Albuquerque on not just the ordinance, but on the reasons that 3 foot height should be the maximum in most cases. Many of the requests that go before the ZHE are because people build walls or fences not knowing the ordinance is in place. They think this because of all the out-of-compliance ones that are in place.

Reply by **Deborah Conger** on **11/27/2022** at **7:42pm** [Comment ID: 288] - [Link](#)

Agree: 0, Disagree: 0

Looking at the amendment again, I realize my comment about walls and fences right up against the sidewalk may not be applicable if this means 2 feet set back from the sidewalk (if there is one), not the curb. However, I am still opposed to this amendment for all the reasons I've already stated and that others have stated.

#068

Posted by **Leslie Padilla** on **11/27/2022** at **11:48pm** [Comment ID: 293] - [Link](#)

Agree: 0, Disagree: 0

Could it please be clarified who proposed this amendment? The document says only "admin."

#069

Posted by **Patricia** on **11/21/2022** at **3:04pm** [Comment ID: 227] - [Link](#)

Agree: 1, Disagree: 0

Applicants should be REQUIRED to know where there property line is, as opposed to "it's a good idea to know where your property line is" . I have seen variance requests because a designer drew the property line at the face of the curb--three entities at fault here: the property owner for not providing correct information; the designer for not doing their due diligence; the plan reviewer for not catching this IMMEDIATELY.

#070

Posted by **Patricia** on **11/21/2022** at **3:01pm** [Comment ID: 226] - [Link](#)

Agree: 1, Disagree: 0

Please provide data on how many variance requests there are for higher than 3 ft walls in the front yard setback. If the staff is so burdened by this, there needs to be more staff. A higher wall does NOT deter crime, and I don't buy the dog & toddler argument.

Reply by **Patricia Willson** on **11/23/2022** at **12:44pm** [Comment ID: 272] - [Link](#)

Agree: 0, Disagree: 0

I am replying to my own comment because I did not have my last name in the first one--and want to make sure this comment is transmitted to EPC.

#071

Posted by **Debbie** on **11/21/2022** at **9:03pm** [Comment ID: 230] - [Link](#)

Agree: 2, Disagree: 0

I am opposed to this amendment to 5-7(D)(3)(a). Walls or fences higher than 3 feet should not be allowed as Permissive. Even "transparent" is not transparent if over 3 feet because of the needed closeness of iron fencing to prevent children's heads getting caught and also because of the block pillars. There are already many instances of walls and fences in my neighborhood that violate the clear-sight triangles at intersections and that violate mini clear-sight triangles at driveways. In addition, walls and fences right up against the sidewalks make it uncomfortable for people to walk when the sidewalks are narrow.

Reply by **Deborah Conger** on **11/27/2022** at **7:38pm** [Comment ID: 287] - [Link](#)

Agree: 0, Disagree: 0

I am replying so that I can add my last name so that my comment is on record. Also, I see now that there is a provision that the wall need to be set back two feet, so I realize my comment about walls right up against the sidewalk is not applicable to this amendment. I also want to point out though that as written this seems to allow 5 foot chainlink fences in front yards. This will make our neighborhoods look like prison yards. Please do not allow this.

#072

Posted by **Jim Griffie** on **11/22/2022** at **6:13pm** [Comment ID: 245] - [Link](#)

Agree: 1, Disagree: 0

It appears to me that Item 23+24 and item 25 have comparable stated goals which is to remove redundancy, but there is a subtle difference. Where 23+24 would make the properties in Areas of Consistency the regulated properties, by deleting all of section 5-6(E)5 as proposed by item 25 the distinction between Areas of Change and Areas of Consistency are lost making the regulated property the one that is more commercial and/or higher residential density no matter which side of the boundary it is on. Granted, in most cases that would be the property within the Area of Change. But again, I raise the same point I made in item 23 and that is which properties are more likely to be in development/re-development and in a better position to incorporate the buffers, those in the Areas of Change or those in the Areas of Consistency?

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Item	Page	Section	Change / Discussion	Explanation	Source
28	322	5-7(D)(3)(b)	Walls & Fences, Multi-family Development in R-ML or R-MH Zone Districts Revise text as follows: "For multi-family residential development in R-ML or R-MH zone districts, the maximum height <u>of walls in any front or street side yard</u> is 6 feet if view fencing is used for portions of a wall above 3 feet."	Requires Permit - Wall or Fence - Major for 5-ft. walls less than 2 feet from the property line. 075 079 077 073	Staff
29	377	5-13(A)(4)	Hazardous Materials Revise text as follows: "All uses and activities shall comply with all State <u>and federal</u> statutes and regulations..."	Clarifies that compliance with federal standards must also be maintained. Also generally covered by Subsection 14-16-1-7(A)(3), 14-16-1-7(B), and 14-16-4-1(F). 080 076 078	Staff
30	396	6-3(E)	Community Planning Area Assessments In Subsection (1), replace "at least once every 5 years" with "on an ongoing cycle." In Subsection (6), delete "At least every 5 years." 081	Removes language that conflicts with City Council's Resolution R-22-42, which sets the cycle of assessments. 074	Staff
31	407 D	6-4(K)(3)(c)	Mailed Notice to Property Owners Revise text as follows: " <u>Where Table 6-1-1 requires mailed notice for</u> For Administrative Decisions, Decisions Requiring a Public Hearing, Amendments to Zoning Map, Adoption or Amendment of Historic Designation, or Annexation of Land as shown in Table 6-1-1 , the applicant shall mail a notice to all of the following:	Makes text consistent with Subsection 6-4(K)(3)(b) and 6-4(K)(4), 6-4(K)(5), and 6-4(K)(6).	Staff
32	408 D	6-4(K)(3)(d)	Mailed Notice to Property Owners Revise text as follows: " <u>Where Table 6-1-1 requires mailed notice for</u> For an application for an Amendment to IDO Text – Small Area as shown in Table 6-1-1 , the applicant shall mail a notice to all of the following, in addition to Neighborhood Associations pursuant to Subsection 6-4(K)(3)(b)3:	Makes text consistent with Subsection 6-4(K)(3)(b) and 6-4(K)(4), 6-4(K)(5), and 6-4(K)(6).	Staff

#073

Posted by **Andrew Schuler** on **10/27/2022** at **2:32pm** [Comment ID: 204] - [Link](#)

Agree: 3, Disagree: 0

I strongly oppose any modifications to increase wall height limits in front yards. In addition to increasing places for criminals to hide, tall walls destroy our neighborhoods and our feeling of community. I am a resident in the SE Heights Neighborhood.

#074

Posted by **Peggy Neff** on **11/23/2022** at **10:18am** [Comment ID: 269] - [Link](#)

Agree: 2, Disagree: 0

I just want to say shame on you all for really solidifying that community inputs and discussions are not necessary.

When Community Planning Area Assessments were first discussed (you can go back to the recordings and the questions that were posed to planners where written responses to questions were not required), city wide amendments would be discussed at CPA's giving the opportunity for substantive amendments to be fully vetted and for council representation to it's CPA to be clear.

Continuing down this way is not fortifying democratic processes it is removing the public further from the goals of public engagement.

#075

Posted by **James Montalbano** on **11/14/2022** at **1:53pm** [Comment ID: 221] - [Link](#)

Agree: 3, Disagree: 0

For reasons stated by others, I oppose raising the allowable height of a fence beyond 3 feet. Turning Abq into a gated community will not foster awareness among neighbors and won't solve any security problems. In fact, it will introduce security problems in cases where thieves get more places to hide. There is no reason to amend a rule that has existed for many many years.

#076

Posted by **Deborah Conger** on **11/22/2022** at **2:24pm** [Comment ID: 238] - [Link](#)

Agree: 0, Disagree: 0

I agree with this.

#077

Posted by **Julie Dreike** on **11/09/2022** at **1:38pm** [Comment ID: 214] - [Link](#)

Agree: 1, Disagree: 0

I oppose the increase in the height of the fence in front and side street yard for the same reasons I opposed it on the update last year. 1) changes the character of a neighborhood. 2) Do not want us to become a city of fences. 3) Safety concerns related to line of site. This applies to crime and safety of pedestrians. A higher fence gives criminals space to hide behind. A high fence creates safety hazards for people walking by a fence and a car backing out of a driveway--rear view mirrors cannot see around the fence. Pedestrians walking on the sidewalks approaching corners with visibility blocked by the fence. I have heard those supporting the increase that a 3 ft fence does not keep children or dogs in. The city has existed for hundreds of years with no fences or 3 ft fences without a related crisis for children or dogs. There is a way for people to request a higher fence.

#078

Posted by **Peggy Neff** on **11/23/2022** at **10:14am** [Comment ID: 268] - [Link](#)

Agree: 1, Disagree: 0

The task of aligning the IDO with State and National standards should be a priority of long term planning staff. It is a substantive task and should be done as a separate task and not part of an IDO Annual Update to textual and technical changes.

#079

Posted by **Berthold E. Umland** on **10/27/2022** at **3:26pm** [Comment ID: 205] - [Link](#)

Agree: 5, Disagree: 0

I live in the SE Heights and am fine with higher walls around the back yard but I oppose increasing the height of walls in the front yard due to the risk of criminal activity hidden from view as well as the aesthetic consideration of sight lines when we are walking in the neighborhood.

#080

Posted by **Julie Dreike** on **11/09/2022** at **1:44pm** [Comment ID: 215] - [Link](#)

Agree: 1, Disagree: 0

Support the amendment. All of the IDO should be in compliance with state and federal statutes and regulations.

#081

Posted by **Patricia Willson** on **11/23/2022** at **12:55pm** [Comment ID: 274] - [Link](#)

Agree: 0, Disagree: 0

I suppose this change is requested because the first CPA (Near Heights) took a lot longer than planned. Perhaps the city could hire more long range planners to accomplish a process carefully defined in the Comprehensive Plan, rather than adjust the process time.

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Item	Page	Section	Change / Discussion	Explanation	Source
33	410	6-4(L)(1)(a)	<p>Post-submittal Facilitated Meeting Revise text as follows: "Once an application for a decision listed in Table 6-1-1 is accepted as complete by the City Planning Department, property owners within 330 feet and Neighborhood Associations within 660 feet in any direction of the subject property may request a post-submittal facilitated meeting in any of the following circumstances: except for Site Plan – Administrative applications for new low-density residential development as identified by Subsection 14-16-6-5(G)(1)(e)1.a, which are not subject to this provision. 1. The application is a Site Plan – Administrative proposing a new building or multiple new buildings that include a total of any of the following: i. More than 100 multi-family residential dwelling units. ii. More than 50,000 s.f. of non-residential development. 2. The application is in the category "Decision Requiring a Public Hearing" in Table 6-1-1. 3. The application is in the category "Policy Decision" in Table 6-1-1, and Table 6-1-1 indicates that a Neighborhood Meeting is required for that application type."</p>	Changes the 10-day delay of Administrative decisions in Table 6-1-1 to allow for a Post-submittal Facilitated Meeting to be consistent with the threshold for Pre-submittal Neighborhood meetings in Subsection 6-4(B)(1)(b). Changes the Post-submittal Facilitated Meeting requirement for Policy Decisions to be only for applications that require a Pre-submittal Neighborhood Meeting: Adoption or Amendment of Historic Designation, Amendment to IDO Text - Small ARea, Zoning Map Amendment - EPC, and Zoning Map Amendment - Council.	Staff
34	430	6-4(V)(3)(d)	<p>Appeals - Remand Hearings Revise Subsection 6 to add text as follows: <u>"The LUHO shall notify the parties and Planning Department staff of the remand."</u> Add a new Subsection 7 with text as follows: <u>"Planning Department staff shall notify the parties of the date and time of the remand hearing. Public notice pursuant to Table 6-1-1 for the original decision is not required. The decision by the original decision-making body at the remand hearing is considered final unless one of the parties appeals the decision to the LUHO."</u></p>	Clarifies procedures for remand hearings.	Staff
35	434	Table 6-4-3	<p>Period of Validity – Site Plan – Admin Revise 5 years to 7 years to be consistent with Site Plan – EPC.</p>	Extends the period of validity for approved Site Plan - Administrative to be consistent with Site Plan - EPC.	Staff

#082

Posted by **Leslie Padilla** on **11/27/2022** at **9:38pm** [Comment ID: 291] - [Link](#)

Agree: 0, Disagree: 0

These changes are clearly (but badly) designed to address procedural and substantive due process problems the City faced in the appeal by neighborhood groups of the conditional use permit for the Gateway Center. The City (the permit applicant) failed to give neighborhood associations notice of a remand hearing and they had no idea the remand hearing took place. This was manifestly unfair, and the LUHO found it a violation of due process. It doesn't make sense that the LYHO would notify parties of any remand -- he/she is not the one who conducts remand hearings! To simply change the IDO to eliminate the need for notice does not alleviate the due process concerns.

The second part of this change does not take into account instances (as with the Gateway conditional use permit appeal) when only discrete issues are remanded, but the rest of the original decisionmakers' decision is not remanded. None of these changes should be accepted. It is exceptionally disappointing to see the City's Planning department deal with legitimate neighborhood issues by attempting to amend the IDO to try to erase the issues.

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Item	Page	Section	Change / Discussion	Explanation	Source
36	441	6-4(Y)(1)(a)3	Minor Amendments - Circulation Revise text as follows: The requested change does not require major public infrastructure or significant changes to access or circulation patterns on <u>to</u> the site, which would warrant additional review by the original decision-making body.	Allows amendments that include changes to circulation contained within the site to be processed as minor amendments reviewed by the City Traffic Engineer if they meet other requirements and thresholds.	Public
37	456	6-5(G)(1)(f)6	Site Plan - Admin: New vs. redevelopment vs. expansion Revise text as follows: "expansion" --> "All expansions that increase <u>increases in</u> the number of residential dwelling units originally <u>originally</u> approved <u>on the subject property</u> or increases to the gross floor area that expand the <u>originally approved gross floor area</u> beyond the threshold for Minor Amendment pursuant to Subsection 14-16-6-4(Y) or 14-16-6-4(Z)."	Clarifies that any additional dwelling units and any non-residential gross floor area beyond what's allowed to be added through a minor amendment require a Site Plan - Administrative approval. Makes this subsection consistent with Minor Amendments in Subsection 14-16-6-4(Y)(2).	Staff
38	456	6-5(G)(2)(b)	Site Plan - Administrative - Procedure Revise text as follows: "An application for a Site Plan – Administrative is typically submitted with an application for a building permit. The ZEO shall review the application and make a decision on the Site Plan – Administrative as part of the zone check during building permit review."	Revised to reflect changing practice as a ripple of Site Plan - DRB moving to Site Plan - Administrative, which means more complicated projects will be reviewed by staff, likely separate from building permit submittals.	Staff
39	457	6-5(G)(2)(b)3	Site Plan - Administrative - Procedure Revise text in Subsection (b)(3) as follows: "The Notice of Decision shall be posted on the City website as soon as practicable and not more than 3 business days after the final action on <u>any applicable building permit application.</u> "	Revised to reflect changing practice as a ripple of Site Plan - DRB moving to Site Plan - Administrative, which means more complicated projects will be reviewed by staff, likely separate from building permit submittals.	Staff

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Item	Page	Section	Change / Discussion	Explanation	Source
40 085	463	6-6(B)(1)	Demolition Outside of an HPO - Citywide Revise text as follows: "This Subsection 14-16-6-6(B) applies to demolition of structures that are at least 50 years old located within the following small areas , regardless of whether they are registered on a State or national historic register or are eligible for listing. If a structure is of unknown age, it shall be presumed that it is over 50 years old for the purposes of this Subsection 14-16-6-6(B)." Delete Subsections (a), (b), (c), (d), and (e) as unnecessary to list separately, as the proposed change would apply citywide.	Allows Historic Preservation staff to review proposed demolitions of any structures 50+ years old citywide, regardless of whether it is on the State or national historic register, a City landmark, or within a Historic Protection Overlay (HPO) zone. Recommended by Landmarks Commission. 083	Staff
41	464	6-6(B)(2)	Demolition Outside of an HPO Replace "demolition permit application" with "application involving demolition" wherever it appears.	Clarifies that all applications involving demolition (e.g. demolition permit or site plan for redevelopment) of a structure 50+ years old are subject to review by Historic Preservation staff.	Staff
42	520	6-7(H)(1)(b)	Zoning Map Amendment - Council Revise text as follows: "Pursuant to Section 3-21-6 NMSA 1978, an application for a Zoning Map Amendment – EPC for which a protest of the final action has been received <u>within 15 calendar days of the Notice of Decision</u> that meets both of the following criteria..." 084	Adds a time limit for submitting the protest, consistent with appeals.	Staff
43	561 D	7-1	Definitions, Flood Definitions Floodplain Revise text as follows: Any land susceptible to being inundated by water area that is subject to a <u>one percent or greater chance of flooding in any given year (i.e. a base flood), as defined by the Federal Emergency Management Agency and shown on National Flood Insurance Program maps, from any source. The floodplain includes both the floodway and flood fringe. See also Sensitive Lands Definitions.</u>	Ties the definition of floodplain to FEMA definitions and to other defined terms for Flood in the IDO.	Staff

#083

Posted by **Rene' Horvath** on **11/27/2022** at **11:40pm** [Comment ID: 292] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I Support expanding the Landmark Commission's ability to review specific 50 year old or older buildings citywide; as many structures may not be within a Historic overlay zone but still have historic or architectural significance. Hopefully, this will give the public a chance to express interest in the preservation of significant buildings. If this had been in place a few years ago the westside may have been able to preserve the 3 beautiful southwest style/adobe buildings on the Poole Property homestead, instead of them being demolished.

#084

Posted by **Julie Dreike** on **11/09/2022** at **1:50pm** [Comment ID: 216] - [Link](#)

Agree: 3, Disagree: 0

Suggest this be 15 business days

#085

Posted by **Peter Swift** on **11/09/2022** at **11:02am** [Comment ID: 208] - [Link](#)

Agree: 1, Disagree: 0

I think I entered a similar comment in October, but I can't verify that, so here it is again.

Item 40, "Demolition Outside of an HPO", seems unworkably broad, with its requirement that all structures of uncertain age be assumed to be over 50 years old, and that their demolition requires review and approval by the city preservation planning staff. Applying this requirement city-wide is an enormous expansion of the responsibility of the preservation planner. Applying it to all structures in the city (including, per IDO definition, "Anything constructed or erected above ground level that requires location on the ground or attached to something having a location on the ground but not including a tent, vehicle, vegetation, trash can, bench, picnic table, or public utility pole or line") seems to be a major overreach by the planning staff. Consider, for example, the number of property owners who will ignore the requirement when replacing aging chain link fencing or removing derelict utility sheds.

IDO Annual Update 2022 - EPC Submittal - Citywide

(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
44	582	7-1	Definitions, Overnight Shelter Revise term to "Transitional Shelter" wherever it appears in the IDO and revise definition as follows: "A facility that provides <u>temporary or transitional</u> sleeping accommodations for 6 or more persons for a period of less than 24 hours within completely enclosed portions of a building with no charge or a charge substantially less than market rates value . Such facilities it may provide meals and , personal assistance, personal services, social services, <u>personal care, and protective care</u> . Any such facility open to clients between 10:00 P.M. and 7:00 A.M. is considered an overnight shelter. This use does not include skilled nursing care, which is regulated as either hospital or nursing home for the purposes of this IDO. See also Community Residential Facility, Group Home , Campground or Recreational Vehicle Park, <u>Hotel or Motel</u> , <u>Nursing Home</u> , and <u>Safe Outdoor Space</u> ."	Revises the definition so that it does not overlap with a hotel that happens to charge substantially less than market rates, a safe outdoor space that charges less than market rates but happens outdoors, or a nursing home, which includes skilled nursing care. Revised definition is intended to better match the operations of many shelters. Having definitions be as parallel as possible helps make their distinctions clear and enforceable.	Staff
45	582	7-1 [new] 086	Parking Definitions, EV Capable Add a new term with text as follows: <u>Parking spaces with a capped cable/raceway connected to an installed electric panel with a dedicated branch circuit(s) to install the infrastructure and equipment needed for a future electric vehicle (EV) charging station with a rating of 240 volts or higher."</u>	Adds a new term related to a proposed new requirement for multi-family and townhouse dwellings. See related rows for proposed change to off-street parking requirements in Subsection 5-5(C)(9).	Staff
46	585	7-1	Definitions, Personal and Business Services Revise text as follows: "Establishments providing services to individuals or businesses for profit , including but not limited to bail bond providers, beauty and barber shops, shoe repair, tailor/alterations shops, tattoo parlors, taxidermy services, electronic data processing, and employment service; mailing, addressing, stenographic services; and specialty business service such as travel bureau, news service, exporter, importer, interpreter, appraiser, and film library."	Clarifies that regulations related to personal and business services apply whether they are for-profit or non-profit.	Staff

#086

Posted by **Jim Griffie** on **11/11/2022** at **2:55pm** [Comment ID: 219] - [Link](#)

Agree: 2, Disagree: 0

While I see some merit in pre-installing infrastructure to facilitate the future installation of EV charging stations at (or near since there are 2 port stations that can service two vehicles at once) some or all required off-street residential parking spaces, I fear this definition will result in a very expensive installation that will never be used. I say this not because I am an EV naysayer, but because the definition is not sufficient to assure the adequacy of the pre-installed infrastructure to support even today's charging technology (e.g. 240v is not sufficient to be called a rating without also specifying either the amperage or wattage) and not adaptive enough to support the evolving EV charging technology. It is one thing to require the raceways to be installed, it is a whole other thing to prescribe the power supply and distribution topography of an installation to support charging services to all required parking spaces. My recommendation is to either find and quote an industry standard, develop and reference a far more detailed specification in the DPM, or at the very least require pre-install design be reviewed and approved by a city engineer with knowledge of the most current charging technology forecast.

IDO Annual Update 2022 - EPC Submittal - Citywide

(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
47	591	7-1	<p>Sensitive Lands, Large Stand of Mature Trees Revise term and definition text as follows: Established Tree Large Stand of Mature Trees- "A tree A collection of 5 or more trees 30 years or older or having a trunk diameters (as determined by Diameter at Breast Height – DBH) averaging at least 8 16 inches in diameter, as determined by the City Forester, <u>and</u> listed as either Generally Recommended or Conditionally Recommended on the Official Albuquerque Plant Palette and Sizing List."</p>	Changes the sensitive land to be a single large tree from 5 or more and limits the tree to those recommended by the Official Plate Palette. See related row for change to Subsection 14-16-5-2(C).	Staff
48	All	All	<p>Clerical Changes Make any necessary clerical corrections to the document, including fixing typos, numbering, and cross references.</p>	Covers general clerical corrections.	Staff
49	All	All	<p>Editorial Changes Make any necessary editorial changes to the document, including minor text additions, revisions for clarity (without changing substantive content), adding cross references, reorganizing content for better clarity and consistency throughout, revisions to graphic content for clarity, and updating tables of contents.</p>	Covers general editorial corrections.	Staff

NOTIFICATION

From: Carmona, Delaina L.
To: Yos, Michael J.
Subject: Amendment to IDO Text - Citywide (City Council)
Date: Tuesday, October 25, 2022 12:34:22 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image007.png

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
ABQ Park NA	Tiffany	Mojarro	tiffany.m1274@gmail.com	7504 Sky Court Circle NE		Albuquerque	NM	87110	5053632643	
ABQ Park NA	Shirley	Lockyer	shirleylockyer@gmail.com	7501 Sky Court Circle NE		Albuquerque	NM	87110	5057107314	
ABQCore Neighborhood Association	Rick	Rennie	rickrennie@comcast.net	326 Lucero Road		Albuquerque	NM	87048		5054502182
ABQCore Neighborhood Association	Joaquin	Baca	bacajoaquin9@gmail.com	100 Gold Avenue	#408	Albuquerque	NM	87102		5054176689
Academy Estates East NA	James	Santistevan	dukecity777@yahoo.com	5609 Cometa Court NE		Albuquerque	NM	87111		5054508385
Academy Estates East NA	Larry	Pope	lelope@msn.com	9000 Galaxia Way NE		Albuquerque	NM	87111		5058213077
Academy Hills Park NA	Nadine	Waslosky	nwaslosky@comcast.net	9816 Compadre Lane NE		Albuquerque	NM	87111		5053621808
Academy Hills Park NA	Donald	Couchman	dhc@zianet.com	6441 Concordia Road NE		Albuquerque	NM	87111	5052698335	5058212421
Academy North NA	Debra	Wehling	dwehling@outlook.com	8112 Ruidoso NE		Albuquerque	NM	87109		5052807779
Academy North NA	Adam	Warrington	adamjwar@hotmail.com	8400 Parrot Run Road NE		Albuquerque	NM	87109		5056101820
Academy Park HOA	William	Pratt	prattsalwm@yahoo.com	6753 Kelly Ann Road NE		Albuquerque	NM	87109		5058561009
Academy Park HOA	Chris	Ockslider	chris@ocksliderlawfirm.com	6733 Kelly Ann Road NE		Albuquerque	NM	87109		5054894477
Academy Ridge East NA	Ellen	Wilsey	ellielw@comcast.net	10828 Academy Ridge Road NE		Albuquerque	NM	87111		5055033821
Academy Ridge East NA	Tom	Arnold	arnoldtom@yahoo.com	10901 Academy Ridge Road NE		Albuquerque	NM	87111	5055730535	
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE		Albuquerque	NM	87113		5058973052
Alamosa NA	Jeanette	Baca	jeanettebaca973@gmail.com	900 Field SW		Albuquerque	NM	87121	5053792976	5058362976
Alamosa NA	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW		Albuquerque	NM	87105	5053855809	5058362976
Albuquerque Meadows Residents Association	Frances	Cunzeman	jc.fc.cun2@gmail.com	7112 Pan American E Frwy	#388	Albuquerque	NM	87109	4102920596	
Albuquerque Meadows Residents Association	Judy	Green	sandiaj@hotmail.com	7112 Pan American E Frwy	#25	Albuquerque	NM	87109		5052289486
Altura Addition NA	Denise	Hammer	archhero@aol.com	1735 Aliso Drive NE		Albuquerque	NM	87110		5052681250
Altura Addition NA	Colin	Adams	colinadams@earthlink.net	1405 Solano Drive NE		Albuquerque	NM	87110		5055544066
Altura Park NA	Neal	Spero	nspero@phs.org	4205 Hannett NE		Albuquerque	NM	87110	7346585577	
Altura Park NA	Robert	Jackson	rajacks@msn.com	4125 Hannett NE		Albuquerque	NM	87110		5052101458
Alvarado Gardens NA	Mike	Dexter	medexter49@gmail.com	3015 Calle San Ysidro NW		Albuquerque	NM	87107	5052897648	
Alvarado Gardens NA	Diana	Hunt	president@alvaradoneighborhood.com	2820 Candelaria Road NW		Albuquerque	NM	87107		5053635913
Alvarado Park NA	Mary	Erwin	marybe9@gmail.com	PO Box 35704		Albuquerque	NM	87176	5052508158	
Alvarado Park NA	Elissa	Dente	elissa.dente@gmail.com	PO Box 35704		Albuquerque	NM	87176	5055733387	
Anderson Hills NA	Kristi	McNair	321kris@gmail.com	3127 Rio Plata Drive SW		Albuquerque	NM	87121	5053211748	
Anderson Hills NA	Jan	LaPitz	jlapitz@hotmail.com	3120 Rio Plata Drive SW		Albuquerque	NM	87121		5058774159
Antelope Run NA	Dean	Willingham	dwillingham@redw.com	11809 Ibox Avenue NE		Albuquerque	NM	87111	5052502679	5052938986
Antelope Run NA	Alex	Robinson	alexlrnm@comcast.net	12033 Ibox Avenue NE		Albuquerque	NM	87111	5056109561	5052940473
Arroyo Del Oso North NA	Willie	Orr	willieorr1@msn.com	7930 Academy Trail NE		Albuquerque	NM	87109	3039105707	
Arroyo Del Oso North NA	Max	Dubroff	adonneighborhood@gmail.com	7812 Charger Trail NE		Albuquerque	NM	87109		5053856039
Avalon NA	Joseph	Damon	avalonmw@comcast.net	9205 Harbor Road NW		Albuquerque	NM	87121		5052709643
Avalon NA	Lucy	Anchondo	avalon3a@yahoo.com	601 Stern Drive NW		Albuquerque	NM	87121		5058396601
Barelas NA	Bell	Courtney	liberty.c.bell@icloud.com	500 2nd Street SW	#9	Albuquerque	NM	87102	5059299397	
Barelas NA	Lisa	Padilla	lisa@swop.net	904 3rd Street SW		Albuquerque	NM	87102		5054537154
Bear Canyon NA	Patsy	Beck	patsybeck@aol.com	7518 Bear Canyon Road NE		Albuquerque	NM	87109		5052397897
Bear Canyon NA	Brian	Stone	bstone@yahoo.com	5800 La Madera NE		Albuquerque	NM	87109	5052715356	
BeAir NA	Seth	Arseneau	lons82@hotmail.com	2838 Manzano Street NE		Albuquerque	NM	87110	5059078314	
BeAir NA	Barb	Johnson	flops2@juno.com	2700 Hermosa Drive NE		Albuquerque	NM	87110	5053796187	5058890293
Campus NA	Kenny	Stansbury	kenny.stansbury@gmail.com	615 Vassar NE		Albuquerque	NM	87106		5054634276
Campus NA	Calvin	Martin	calmartin93@gmail.com	411 Girard Avenue NE		Albuquerque	NM	87106		5054127669
Cherry Hills Civic Association	Hank	Happ	hnhapp@juno.com	8313 Cherry Hills Road NE		Albuquerque	NM	87111		5052595656
Cherry Hills Civic Association	Ellen	Dueweke	edueweke@juno.com	8409 Cherry Hills Road NE		Albuquerque	NM	87111	5055731537	
Cibola Loop NA	Ginny	Forrest	gforrest47@comcast.net	4113 Logan Road NW		Albuquerque	NM	87114		5054170373
Cibola Loop NA	Julie	Rael	learrael@aol.com	10700 Del Sol Park Drive NW		Albuquerque	NM	87114	5052358189	
Cibola NA	Michael	Alexander	michael.alexander@altadt.com	2516 Madre Drive NE		Albuquerque	NM	87112		5052842486
Cibola NA	Joseph	Freedman	josefree@yahoo.com	13316 Tierra Montanosa Drive NE		Albuquerque	NM	87112	7033077929	
Cielito Lindo NA	Karl	Hattler	khattler@aol.com	3705 Camino Capistrano NE		Albuquerque	NM	87111	5052506705	5052989928
Cielito Lindo NA	Patricia	Duda	pat.duda.52@gmail.com	3720 Camino Capistrano NE		Albuquerque	NM	87111	5054403735	5052922015
Citizens Information Committee of Martineztown	Renee	Martinez	martinez.renee@gmail.com	515 Edith Boulevard NE		Albuquerque	NM	87102	5054108122	5052474605
Citizens Information Committee of Martineztown	Kristi	Houde	kris042898@icloud.com	617 Edith Boulevard NE	#8	Albuquerque	NM	87102	5053661439	
Classic Uptown NA	John	Whalen	johnwhalen78@gmail.com	2904 Las Cruces NE		Albuquerque	NM	87110		5052651278
Classic Uptown NA	Bert	Davenport	brt25@pm.me	2921 San Pablo Street NE		Albuquerque	NM	87110	7736206636	
Clayton Heights Lomas del Cielo NA	Eloisa	Molina-Dodge	e_molinadodge@yahoo.com	1704 Buena Vista SE		Albuquerque	NM	87106		5055015051
Clayton Heights Lomas del Cielo NA	Isabel	Cabrera	boyster2018@gmail.com	1720 Buena Vista SE		Albuquerque	NM	87106	5056592414	5052424494
Comanche Foothills NA	Ed	Browitt	meaganr@juno.com	3109 Camino De La Sierra NE		Albuquerque	NM	87111		
Comanche Foothills NA	Paul	Beck	beck3008@comcast.net	3008 Camino De La Sierra NE		Albuquerque	NM	87111		5052001985
Countrywood Area NA	Bob	Borgeson	bob.borgeson@msn.com	8129 Countrywood NE		Albuquerque	NM	87109	5053507077	
Countrywood Area NA	Christine	Messersmith	cmessersmith@q.com	7904 Woodridge Drive NE		Albuquerque	NM	87109	5052634181	
Crestview Bluff Neighbors Association	Alfred	Otero	alotero57@gmail.com	414 Crestview Drive SW		Albuquerque	NM	87105		5057105749
Crestview Bluff Neighbors Association	Stephanie	Gilbert		908 Alta Vista Court SW		Albuquerque	NM	87105	5059445528	
Del Norte NA	Mary	Bernard	fourofseven@comcast.net	6224 Baker Avenue NE		Albuquerque	NM	87109	5053498113	5058865929
Del Norte NA	Mary	White	white1ink@aol.com	4913 Overland Street NE		Albuquerque	NM	87109	5056201353	
Del Webb Mirehaven NA	Randy	Verble	rverble05@gmail.com	2316 Bates Well Lane NW		Albuquerque	NM	87120	7208837774	
Del Webb Mirehaven NA	Elizabeth	Smith	elizabethsmithchavez@gmail.com	2315 Woods Wash Way NW		Albuquerque	NM	87120	6192036153	

		Chavez							
District 4 Coalition of Neighborhood Associations	Mark	Reynolds	reynolds@unm.edu	6801 Barber Pl NE		Albuquerque	NM	87109	5053212968
District 4 Coalition of Neighborhood Associations	Mildred	Griffee	mgriffee@noreste.org	PO Box 90986		Albuquerque	NM	87199	5052800082
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedayspa.com	119 Vassar Drive SE		Albuquerque	NM	87106	5054014367
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE		Albuquerque	NM	87106	5059808007
District 7 Coalition of Neighborhood Associations	Tyler	Richter	tyler.richter@gmail.com	801 Madison NE		Albuquerque	NM	87110	5052392903
District 8 Coalition of Neighborhood Associations	Donald	Couchman	dhc@zianet.com	6441 Concordia Road NE		Albuquerque	NM	87111	5052698335
Downtown Neighborhoods Association	Zoning	Committee	zoning@abqdna.com	400 Romero Street NW	Unit 1	Albuquerque	NM	87104	
East Gateway Coalition	Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE		Albuquerque	NM	87112	5053218595
East Gateway Coalition	Michael	Brasher	eastgatewaycoalition@gmail.com	216 Zena Lona NE		Albuquerque	NM	87123	5053822964
Eastrange Piedra Vista NA	Debra	Cranwell	robertdebra4055@gmail.com	14349 Marquette Drive NE		Albuquerque	NM	87123	5052398245
Eastrange Piedra Vista NA	Robert	Harris	robtsharris@aol.com	824 Piedra Vista Road NE		Albuquerque	NM	87123	5052355844
Eastringe NA	Gail	Rasmussen	tgrasmussen@msn.com	12225 Cedar Ridge Drive NE		Albuquerque	NM	87112	5052966857
Eastringe NA	Verrity	Gershin	verrityg@yahoo.com	12017 Donna Court NE		Albuquerque	NM	87112	5052280640
Edo NA Incorporated	Ian	Robertson	irobertson@titan-developmnet.com	6300 Riverside Plaza Drive NW	200	Albuquerque	NM	87120	8479774228
Edo NA Incorporated	David	Tanner	david@edoabq.com	124 Edith Boulevard SE		Albuquerque	NM	87102	5052059229
El Camino Real NA	Chris	Christy	cchristy4305@gmail.com	PO Box 27288		Albuquerque	NM	87125	5055070912
El Camino Real NA	Linda	Trujillo	trujilloabqbc@comcast.net	PO Box 27288		Albuquerque	NM	87125	5054140595
Elder Homestead NA	M. Ryan	Kious	mrkious@aol.com	1108 Georgia SE		Albuquerque	NM	87108	5059804265
Elder Homestead NA	Sandra	Perea	sp-wonderwoman@comcast.net	800 California Street SE		Albuquerque	NM	87108	5052280918
Embudo Canyon NA	Joel	Hardgrave	jhardgrave505@gmail.com	13225 Agnes Court NE		Albuquerque	NM	87112	5052506038
Embudo Canyon NA	Julie	Dreike	presidentecna2020@gmail.com	13917 Indian School Road NE		Albuquerque	NM	87112	5053218595
Enchanted Park NA	Eddie	Plunkett	plunkett5724@outlook.com	2408 Hiawatha Drive NE		Albuquerque	NM	87112	5052630598
Enchanted Park NA	Gary	Beyer	financialhelp@earthlink.net	11620 Morenci Avenue NE		Albuquerque	NM	87112	5052932056
Fair West NA	Paul	Sanchez	paulsanchez7771@gmail.com	400 Cardenas Drive NE		Albuquerque	NM	87108	5059779598
Fair West NA	Sharon	Lawson	artisticmediacoop@gmail.com	405 Cardenas Drive NE		Albuquerque	NM	87108	5052443537
Four Hills Village Association	Ellen	Lipman	elkaleyah@aol.com	709 Wagon Train Drive SE		Albuquerque	NM	87123	5052380205
Four Hills Village Association	Andrew	Lipman	fhvapres@gmail.com	709 Wagon Train Drive SE		Albuquerque	NM	87123	5054809883
Gavilan Addition NA	Bret	Haskins	bhaskins1@aol.com	5912 Pauline Street NW		Albuquerque	NM	87107	5058773893
Gavilan Addition NA	Alice	Ernst	slernst@aol.com	5921 Pauline Street NW		Albuquerque	NM	87107	5053444533
Glenwood Hills NA	Matthew	Connelly	mattyc44@gmail.com	5005 Calle De Tierra NE		Albuquerque	NM	87111	5052352843
Glenwood Hills NA	Forest	Owens	woody761@yahoo.com	12812 Cedarbrook NE		Albuquerque	NM	87111	5054537728
Greater Gardner & Monkbridge NA	David	Wood	wood_cpa@msn.com	158 Pleasant Avenue NW		Albuquerque	NM	87107	5052212626
Heritage East Association of Residents	Daniel	Martinez	realtyofnewmexico@gmail.com	9109 Ridgefield NE		Albuquerque	NM	87109	5052633075
Heritage East Association of Residents	Paul	Jessen	willpawl@msn.com	9304 San Rafael Avenue NE		Albuquerque	NM	87109	5053133684
Heritage Hills NA	Homer	Gonzales	hgabq1985@gmail.com	8924 Armistice Road NE		Albuquerque	NM	87109	5052350215
Heritage Hills NA	Christy	Burton	christy_burton@hotmail.com	8709 Palomar Avenue NE		Albuquerque	NM	87109	5053074058
Highland Business and NA Incorporated	Melissa	Pacheco	melissa.ann.pacheco@gmail.com	213 Madison Street NE		Albuquerque	NM	87108	5059999799
Highland Business and NA Incorporated	Omar	Durant	omardurant@yahoo.com	305 Quincy Street NE		Albuquerque	NM	87108	5052654949
Highlands North NA	Elena	Hernandez	elena.hernandez.homes@gmail.com	6701 Arroyo del Oso Avenue NE		Albuquerque	NM	87109	5056882046
Highlands North NA	Mark	Reynolds	reynolds@unm.edu	6801 Barber Pl NE		Albuquerque	NM	87109	5053212968
Hodgin NA	Marilyn	Strube	mstrube@greer-stafford.com	4721 Delamar NE		Albuquerque	NM	87110	5052504314
Hodgin NA	Pat	Mallory	malloryabq@msn.com	3916 Douglas MacArthur Road NE		Albuquerque	NM	87110	5052211567
Hoffmantown NA	Pamela	Pettit		2710 Los Arboles Place NE		Albuquerque	NM	87112	5052991609
Hoffmantown NA	Stephanie	O'Guin	smurfmom@comcast.net	2711 Mesa Linda Drive NE		Albuquerque	NM	87112	5058040357
Huning Castle NA	Deborah	Allen	debzallen@ymail.com	206 Laguna Boulevard SW		Albuquerque	NM	87104	5052923644
Huning Castle NA	Harvey	Buchalter	hcbuchalter@gmail.com	1615 Kit Carson SW		Albuquerque	NM	87104	5052702495
Huning Highland Historic District Association	Ben	Sturge	bsturge@gmail.com	222 High SE		Albuquerque	NM	87102	5053895114
Huning Highland Historic District Association	Ann	Carson	annlouiscarson@gmail.com	416 Walter SE		Albuquerque	NM	87102	5052421143
Indian Moon NA	Ronald	Zawistoski	ronzawis@abq.com	8910 Princess Jeanne NE		Albuquerque	NM	87112	5054530905
Indian Moon NA	Lynne	Martin	lmartin900@aol.com	1531 Espejo NE		Albuquerque	NM	87112	5059804107
Inez NA	Maya	Sutton	yemaya@swcp.com	7718 Cutler Avenue NE		Albuquerque	NM	87110	5052478070
Inez NA	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE		Albuquerque	NM	87110	5055504715
Jerry Cline Park NA	Danielle	Boardman	danielle.e.boardman@outlook.com	1001 Grove Street NE		Albuquerque	NM	87110	5059805216
Jerry Cline Park NA	Eric	Shirley	ericshirley@comcast.net	900 Grove Street NE		Albuquerque	NM	87110	5052682595
John B Robert NA	Lars	Wells	larswells@yahoo.com	11208 Overlook Drive NE		Albuquerque	NM	87111	5052930468
John B Robert NA	Sue	Hilts	suzy0910@comcast.net	11314 Overlook NE		Albuquerque	NM	87111	5052751758
Juan Tabo Hills NA	Ryan	Giar	ryangiar@gmail.com	2036 Salvador Drive SE		Albuquerque	NM	87123	5056979410
Juan Tabo Hills NA	Richard	Lujan	richtriple777@msn.com	11819 Blue Ribbon NE		Albuquerque	NM	87123	
Kirtland Community Association	Elizabeth	Aikin	bakieaikin@comcast.net	1524 Alamo Avenue SE		Albuquerque	NM	87106	5052886324
Kirtland Community Association	Kimberly	Brown	kande0@yahoo.com	PO Box 9731		Albuquerque	NM	87119	5052429439
Knapp Heights NA	Susan	Timmerman	susan.timmerman@gmail.com	7009 Prairie Road NE		Albuquerque	NM	87109	5059030623
Knapp Heights NA	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE		Albuquerque	NM	87109	5052802549
La Luz Del Sol NA	Maureen	Fitzgibon	mofitz48@gmail.com	23 Mill Road NW		Albuquerque	NM	87120	6085160195
La Luz Del Sol NA	Arthur	Woods	sandia@flylonecone.com	33 Wind Road NW		Albuquerque	NM	87120	5059745301
La Luz Landowners Association	Dan	Jensen	dglj.lila.board@gmail.com	7 Arco NW		Albuquerque	NM	87120	5056100742
La Luz Landowners Association	Tim	Bowen	timbowen9@aol.com	9 Arco NW		Albuquerque	NM	87120	5052590931
La Mesa Community Improvement Association	Dayna	Mares	dayna.mares76@gmail.com	639 Dallas Street NE		Albuquerque	NM	87108	5054140085
La Mesa Community Improvement Association	Idalia	Lechuga-Tena	idalialt@gmail.com	PO Box 8653		Albuquerque	NM	87198	5055503868
La Sala Grande NA Incorporated	Shasta	Leonard	shasta.leonard@gmail.com	3309 La Sala del Este NE		Albuquerque	NM	87111	5055506744
La Sala Grande NA Incorporated	Kathryn	Watkins	watkins@unm.edu	3500 La Sala Redonda NE		Albuquerque	NM	87111	5052388186
Ladera West NA	Rose Marie	Keating	rkeating14@comcast.net	7209 San Benito Street NW		Albuquerque	NM	87120	5053522195
Ladera West NA	Steven	Collins	slcnalabq@aol.com	7517 Vista Alegre Street		Albuquerque	NM	87120	5052694604
Las Lomitas NA	Anne	Shaw	annes@swcp.com	8108 Corte de Aguila NW		Albuquerque	NM	87120	5053636583
Las Lomitas NA	Nancy	Griego	r.griego04@comcast.net	8024 Corte Del Viento NW		Albuquerque	NM	87120	5052286650
Las Terrazas NA	Donald	Voth	dvoth@uark.edu	4323 Balcon Court NW		Albuquerque	NM	87120	5057920182
Las Terrazas NA	David	Steidley	steidley@centurylink.net	8434 Rio Verde Place NW		Albuquerque	NM	87120	5052496367
Laurelwood NA	Paul	Gonzales	paul.gonzales01@comcast.net	7401 Maplewood Drive NW		Albuquerque	NM	87120	5052659215
Laurelwood NA	Frank	Comfort	laurelwoodna@gmail.com	2003 Pinonwood Avenue NW		Albuquerque	NM	87120	5053216886
Lee Acres NA	Nissa	Patterson	nissapatterson@gmail.com	836 Floretta Drive NW		Albuquerque	NM	87107	5052592074

Lee Acres NA	Allyson	Esquibel	abroyer1@msn.com	914 Fairway Road NW		Albuquerque	NM	87107	5052285789	
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Loma Del Rey NA	Carol	Orona	oronacarol@hotmail.com	8416 Palo Duro Avenue NE		Albuquerque	NM	87111		5052948016
Los Alamos Addition NA	Damian	Velasquez	damian@modernhandcrafted.com	301 Sandia Road NW		Albuquerque	NM	87107	5053798391	
Los Alamos Addition NA	Don	Dudley	don.dudley@dondudleydesign.com	302 Sandia Road NW		Albuquerque	NM	87107	5052806280	
Los Altos Civic Association	Darlene	Solis	darlenesolis.laca@gmail.com	915 Rio Vista Circle SW		Albuquerque	NM	87105	5059803592	
Los Altos Civic Association	Athena	La Roux	athenalaroux@yahoo.com	2831 Los Altos Place SW		Albuquerque	NM	87105	5125297048	
Los Duranes NA	Lee	Gamelsky	lee@lganm.com	2412 Miles Road SE		Albuquerque	NM	87106		5058428865
Los Duranes NA	William	Herring	billherring@comcast.net	3104 Coca Road NW		Albuquerque	NM	87104		5053281553
Los Griegos NA	Mary Beth	Thorn	marybethorn@gmail.com	4530 San Isidro Street NW		Albuquerque	NM	87107	2526755366	
Los Griegos NA	Susan	Carter	susanleecarter@me.com	4519 Compound North Ct. NW		Albuquerque	NM	87107		5056703222
Los Poblanos NA	Don	Newman	don.newman@mac.com	5723 Guadalupe Trail NW		Albuquerque	NM	87107		5053443900
Los Poblanos NA	Karon	Boutz	kjboutz@gmail.com	1007 Sandia Road NW		Albuquerque	NM	87107		5053456002
Los Volcanes NA	Alma	Ramirez	acr@q.com	6616 Honeylocust Avenue NW		Albuquerque	NM	87121		5058313595
Los Volcanes NA	Jenny	Sanchez	jennysanchez1@q.com	6512 Honeylocust Avenue NW		Albuquerque	NM	87121		5058360117
Mark Twain NA	Joel	Woodridge	joel.c.woodridge@gmail.com	1500 Indiana Street NE		Albuquerque	NM	87110	5053897840	5052666258
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McDuffie Twin Parks NA	Cathy	Drake	drakelavellfamily@gmail.com	4203 Avenida La Resolana NE		Albuquerque	NM	87110	5052350405	
McKinley NA	Marjorie	Padilla	mp1646@gmail.com	3616 Aztec Road NE		Albuquerque	NM	87110		5058811646
McKinley NA	Geraldine	Griego	griegocruz@comcast.net	3018 Solano Drive NE		Albuquerque	NM	87110	5052592517	5058811281
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Mesa Del Sol NA	David	Mills	dmills544@gmail.com	2400 Cunningham Avenue SE		Albuquerque	NM	87106	5052399052	
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Molten Rock NA	Mary Ann	Wolf-Lyerla	maryann@hlsnm.org	5608 Popo Drive NW		Albuquerque	NM	87120		5058992682
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Monte Largo Hills NA	Susan	Law	susanlaw009@comcast.net	13101 Summer Place NE		Albuquerque	NM	87112		5052967719
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Mossman NA	Lori	Jameson	jamesonlr@outlook.com	3543 Dakota Street NE		Albuquerque	NM	87110		5053061069
Mossman South NA	Brittany	Ortiz	britt@chipotlebutterfly.com	6213 Alta Monte NE		Albuquerque	NM	87110		5054104153
Mossman South NA	Sarah	Couch	wordsongtLLC@gmail.com	6224 Alta Monte NE		Albuquerque	NM	87110		5056108295
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Nob Hill NA	Jeff	Hoehn	jeffh@clnabq.org	411 Aliso Drive SE		Albuquerque	NM	87108		5055069327
Nob Hill NA	Gary	Eyster	meyster1@me.com	316 Amherst Drive NE		Albuquerque	NM	87106	5059911388	
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Nor Este NA	Gina	Pioquinto	rpmartinez003@gmail.com	9015 Moonstone Drive NE		Albuquerque	NM	87113	5052385495	5058560926
North Albuquerque Acres Community Association	Steve	Shackley	shackley@berkeley.edu	8304 San Diego Avenue NE		Albuquerque	NM	87122	5103933931	
North Albuquerque Acres Community Association	David	Neale	president@naaca.info	9500 Signal Avenue NE		Albuquerque	NM	87122		5055451482
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North Campus NA	Sara	Koplik	sarakoplik@hotmail.com	1126 Stanford NE		Albuquerque	NM	87106	5055705757	
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North Domingo Baca NA	Judie	Pellegrino	judiepellegirino@gmail.com	8515 Murrelet NE		Albuquerque	NM	87113		5058218516
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North Eastern Association of Residents	Matt	Bohnhoff	matt.bohnhoff@gmail.com	9500 Arvada Avenue NE		Albuquerque	NM	87112	5052200519	
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232		Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW		Albuquerque	NM	87104	5052490938	5053441363
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North Wyoming NA	Nanci	Carriveau	nancic613@hotmail.com	8309 Krim Drive NE		Albuquerque	NM	87109		5058218673
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Onate NA	Sharon	Ruiz	sr229@aol.com	1821 Paige Place NE		Albuquerque	NM	87112	5052219565	5052981570
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Oso Grande NA	Bob	Fass	nobulbob1@gmail.com	5226 Edwards Drive NE		Albuquerque	NM	87111		5052394774
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Palomas Park NA	David	Marsh	wmarsh7@comcast.net	7504 Laster Avenue NE		Albuquerque	NM	87109	5054531644	
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Parkland Hills NA	Mary	Darling	mldarling56@yahoo.com	650 Monroe Street SE		Albuquerque	NM	87108		5052201854
Parkland Hills NA	Janet	Simon	phnacommunications@gmail.com	725 Van Buren Place SE		Albuquerque	NM	87108		5052390229
Parkway NA	Many	Loughran	marykloughran@comcast.net	8015 Fallbrook Place NW		Albuquerque	NM	87120	5052497841	5058367841
Parkway NA	Ruben	Aleman	m_raleman@yahoo.com	8005 Fallbrook Place NW		Albuquerque	NM	87120	5053852189	
Pat Hurley NA	Barbara	Baca	postbbaca@gmail.com	636 Atrisco Drive NW		Albuquerque	NM	87105	5052696855	
Pat Hurley NA	Julie	Radoslovich	julieradoslovich@gmail.com	235 Mezcal Circle NW		Albuquerque	NM	87105	5053524440	
Peppertree Royal Oak Residents Association	Paul	Perez	paul@paulperez.net	11809 San Victorio Avenue NE		Albuquerque	NM	87111	4158105639	
Peppertree Royal Oak Residents Association	Art	Verardo	a.verardo@comcast.net	11901 San Victorio Avenue NE		Albuquerque	NM	87111	5053796721	5052966602
Piedras Marcadas NA	Robin	Lawlor	rlawlor619@gmail.com	4905 Mikell Court NW		Albuquerque	NM	87114	2063275444	
Piedras Marcadas NA	Debbie	Koranyi	debbie.a.koranyi@gmail.com	9323 Drolet NW		Albuquerque	NM	87114	5059919651	
Pueblo Alto NA	Tina	Valentine	auntiesym@msn.com	916 Madison Street NE		Albuquerque	NM	87110	5059480760	
Pueblo Alto NA	Tyler	Richter	tyler.richter@gmail.com	801 Madison NE		Albuquerque	NM	87110	5052392903	
Quaker Heights NA	Orlando	Martinez	lillog2002@yahoo.com	5808 Jones Place NW		Albuquerque	NM	87120	5053605017	5053605038
Quaker Heights NA	Vanessa	Alarid	valarid@gmail.com	5818 Jones Place NW		Albuquerque	NM	87120	5055030640	5055030640
Quigley Park NA	Eric	Olivas	eoman505@gmail.com	2708 Valencia Drive NE		Albuquerque	NM	87110		5059344540
Quintessence NA	Andrea	Landaker	president@qna-abq.org	10012 Coronado Avenue NE		Albuquerque	NM	87122	5057972466	
Rancho Sereno NA	Sander	Rue	sanderrue@comcast.net	7500 Rancho Solano Court NW		Albuquerque	NM	87120	5053010189	
Rancho Sereno NA	Debra	Cox	debracox62@comcast.net	8209 Rancho Paraiso NW		Albuquerque	NM	87120	5052388563	5057920448
Raynolds Addition NA	Joe	Alfonso	jv1089@gmail.com	1008 Central SW	Apt. H	Albuquerque	NM	87102	9016041298	
Raynolds Addition NA	Margaret	Lopez	raynoldsneighborhood@gmail.com	1315 Gold Avenue SW		Albuquerque	NM	87102	5052899857	
Rio Grande Boulevard NA	Eleanor	Walther	ewalth@comcast.net	2212 Camino De Los		Albuquerque	NM	87107		5053421820

				Artesanos NW						
Rio Grande Boulevard NA	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW		Albuquerque	NM	87104	5052490938	5053441363
Riverview Heights NA	Cynthia	Doe	cyndoe@hotmail.com	1414 Crescent Drive NW		Albuquerque	NM	87105		5059343951
Riverview Heights NA	Cyrus	Toll	tollhouse1@msn.com	1306 Riverview Drive NW		Albuquerque	NM	87105	5052052513	5058311657
Route 66 West NA	Paul	Fava	paulfava@gmail.com	505 Parnelli Drive SW		Albuquerque	NM	87121	5053853202	
Route 66 West NA	Cherise	Quezada	cherqueza@yahoo.com	10304 Paso Fino Place SW		Albuquerque	NM	87121	5052631178	
San Jose NA	Deanna	Barela	bacadeanna@gmail.com	408 Bethel Drive SE		Albuquerque	NM	87102		
San Jose NA	Olivia	Greathouse	sjnase@gmail.com	408 Bethel Drive SE		Albuquerque	NM	87102		
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Sandia High School Area NA	Michael	Kious	mikekious@aol.com	7901 Palo Duro NE		Albuquerque	NM	87110	5059778967	5058812564
Sandia Vista NA	Lucia	Munoz	lulumu1213@gmail.com	316 Dorothy Street NE		Albuquerque	NM	87123	5056207164	
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Sawmill Area NA	Jaime	Leanos	jaime.leanos@gmail.com	1427 15th Street NW		Albuquerque	NM	87104		5054635396
Sawmill Area NA	Dina	Afek	dina.afek@gmail.com	1503 Summer Avenue NW		Albuquerque	NM	87104	5204041988	
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Silver Hill NA	Don	Mclver	dbodinem@gmail.com	1801 Gold Avenue SE		Albuquerque	NM	87106		5053850464
Silver Hill NA	James	Montalbano	ja.montalbano@gmail.com	1409 Silver Avenue SE		Albuquerque	NM	87106	5052430827	
Singing Arrow NA	Singing Arrow NA		abqsana@gmail.com	12614 Singing Arrow SE		Albuquerque	NM	87123		5056750479
Singing Arrow NA	Judy	Young	youngjudy@ymail.com	13309 Rachel Road SE		Albuquerque	NM	87123	5053503108	
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Snow Heights NA	Laura	Garcia	laurasmigi@aol.com	1404 Katie Street NE		Albuquerque	NM	87110	5052355858	
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South Broadway NA	Frances	Armijo	fparmijo@gmail.com	915 William SE		Albuquerque	NM	87102	5054003473	5052478798
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South San Pedro NA	Khadijah	Bottom	khadijahasili@vizionz.org	1200 Madeira SE	#130	Albuquerque	NM	87108		5058327141
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South Valley Coalition of Neighborhood Associations	Peter	Eschman	eschman@unm.edu	1916 Conita Real Avenue SW		Albuquerque	NM	87105		5058731517
South Valley Coalition of Neighborhood Associations	Patricio	Dominguez	dpatriciod@gmail.com	3094 Rosendo Garcia Road SW		Albuquerque	NM	87105		5052382429
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Southeast Heights NA	John	Pate	jpate@molzencorbin.com	1007 Idlewild Lane SE		Albuquerque	NM	87108	5052354193	5052552984
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SR Marmon NA	Em	Ward	info@srmaa.org	PO Box 7434		Albuquerque	NM	87194	5053048167	
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Stronghurst Improvement Association Incorporated	William	Sabatini	wqsabatini@gmail.com	2904 Arno Street NE		Albuquerque	NM	87107	5052500497	
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Summit Park NA	Joe	Brooks	joebrooks@homesinabq.com	1418 Wellesley Drive NE		Albuquerque	NM	87106	5059773474	
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Supper Rock NA	Ken	O'Keefe	cnkokeefe@msn.com	600 Vista Abajo Drive NE		Albuquerque	NM	87123		5052969075
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The Courtyards NA	Jackie	Cooke	jackiecooke@comcast.net	8015 Dark Mesa NW		Albuquerque	NM	87120	4105985453	5058390388
The Courtyards NA	Jayne	Aubele	jaubele1012@comcast.net	2919 Monument Drive NW		Albuquerque	NM	87120	5059808703	5053526390
The Paloma Del Sol NA	Roland	Quintana	rq1dq1@gmail.com	10412 Calle Contento NW		Albuquerque	NM	87114	5052637220	
The Paloma Del Sol NA	Bob	McElearney	bob.mcelearney@yahoo.com	5009 San Timoteo Avenue NW		Albuquerque	NM	87114	3122184454	
The Quail Springs NA	Laura	High	laurah067@gmail.com	7135 Quail Springs Place NE		Albuquerque	NM	87113		5054532756
The Quail Springs NA	Goldialu	Stone	gstone@swcp.com	7116 Quail Springs Place NE		Albuquerque	NM	87113		5057975597
Thomas Village NA	Debbie	Ridley	dirhealing@aol.com	3247 Calle De Deborah NW		Albuquerque	NM	87104		5052435554
Thomas Village NA	Richard	Meyners	abrmeyners@gmail.com	3316 Calle De Daniel NW		Albuquerque	NM	87104		5052427319
Tres Volcanes NA	Rick	Gallagher	randm196@gmail.com	8401 Casa Gris Court NW		Albuquerque	NM	87120		5054048827
Tres Volcanes NA	Thomas	Borst	t0m2pat@yahoo.com	1908 Selway Place NW		Albuquerque	NM	87120	5058034836	5053526563
Trumbull Village Association	Alyce	Ice	alyceice@gmail.com	6902 4th Street NE		Los Ranchos	NM	87107	5053150188	5053150188
Trumbull Village Association	Joanne	Landry	landry54@msn.com	7501 Trumbull SE		Albuquerque	NM	87108	5056046761	5056046761
Tuscany NA	Harry	Hendriksen	hlhen@comcast.net	10592 Rio Del Sol NW		Albuquerque	NM	87114		5058903481
Tuscany NA	Janelle	Johnson	vistadelnorte@me.com	PO Box 6270		Albuquerque	NM	87197		5053440822
University Heights NA	Mandy	Warr	mandy@theremedayspa.com	119 Vassar Drive SE		Albuquerque	NM	87106	5054014367	5052659219
University Heights NA	Don	Hancock	sricdon@earthlink.net	105 Stanford SE		Albuquerque	NM	87106	5052622053	5052621862
Valle Prado NA	Steve	Shumacher	valle.prado.na@gmail.com	8939 South Sky Street NW		Albuquerque	NM	87114		
Valle Prado NA	Joshua	Beutler	jibeutler@gmail.com	7316 Two Rock Road NW		Albuquerque	NM	87114		5055036414
Valley Gardens NA	Robert	Price		2700 Desert Garden Lane SW		Albuquerque	NM	87105	5055506679	
Valley Gardens NA	Antoinette	Dominguez	ajarez8.ad@gmail.com	4519 Valley Park Drive SW		Albuquerque	NM	87105	5054591734	

Vecinos Del Bosque NA	Harrison (Tai)	Alley	taialleyh@gmail.com	1316 Dennison SW		Albuquerque	NM	87105		5059806151
Vecinos Del Bosque NA	Rod	Mahoney	rmahoney01@comcast.net	1838 Sadora Road SW		Albuquerque	NM	87105	5056813600	5058425140
Victory Hills NA	Alymay	Atherton	altheatherton@gmail.com	1107 Vassar Drive SE		Albuquerque	NM	87106	9786609532	
Victory Hills NA	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE		Albuquerque	NM	87106	5059808007	
Vineyard Estates NA	David	Zarecki	zarecki@aol.com	8405 Vintage Drive NE		Albuquerque	NM	87122		5058048806
Vineyard Estates NA	Elizabeth	Meek	djesmeek@comcast.net	8301 Mendocino Drive NE		Albuquerque	NM	87122		5055080806
Vista Del Mundo NA	Chris	Crum	ccrum.vdm@gmail.com	1209 Sierra Larga Drive NE		Albuquerque	NM	87112		
Vista Del Mundo NA	Dennis	Roach	dproach@sandia.gov	13812 Spirit Trail NE		Albuquerque	NM	87112		
Vista Del Norte Alliance	James	Souter	jamesouter@msn.com	6928 Via del Cerro NE		Albuquerque	NM	87113		5052506366
Vista Del Norte Alliance	Janelle	Johnson	vistadelnorte@me.com	PO Box 6270		Albuquerque	NM	87197		5053440822
Vista Grande NA	Dana	Skaar	dana@nationalheat.com	3504 Sequoia Court NW		Albuquerque	NM	87120		5054631484
Vista Grande NA	Richard	Schaefer	Schaefer@unm.edu	3579 Sequoia Place NW		Albuquerque	NM	87120		
Vista Magnifica Association	Anna	Solano	madmiles@msn.com	1616 Bluffsides Place NW		Albuquerque	NM	87105		5054532587
Vista Magnifica Association	Gabriela	Marques	olivegabrielam@gmail.com	1729 Cliffside Drive NW		Albuquerque	NM	87105	4849880460	
Wells Park NA	Mike	Prando	mprando@msn.com	611 Bellamah NW		Albuquerque	NM	87102	5054536103	
Wells Park NA	Doreen	McKnight	doreenmcknightnm@gmail.com	1426 7th Street NW		Albuquerque	NM	87102		5056152937
West La Cueva NA	Peggy	Neff	peggyd333@yahoo.com	8305 Calle Soquella NE		Albuquerque	NM	87113		5059778903
West La Cueva NA	Erica	Vasquez	ericamvas@gmail.com	8511 Rancho Del Oro Place NE		Albuquerque	NM	87113		5056817286
West Mesa NA	Alex	Klebenow	lavoce@aol.com	809 Palisades Drive NW		Albuquerque	NM	87105		5058398233
West Mesa NA	Dee	Silva	ddee4329@aol.com	313 63rd Street NW		Albuquerque	NM	87105	5053627737	
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW		Albuquerque	NM	87104		5058426620
West Old Town NA	Glenn	Effertz	gteffertz@gmail.com	2918 Mountain Road NW		Albuquerque	NM	87104		5059800964
West Park NA	Matt	Celesky	deadanimaldesign@hmnh.org	2213 New York Avenue SW		Albuquerque	NM	87104		5054003508
West Park NA	Lea	Pino	lea@thecasapino.com	2203 New York Avenue SW		Albuquerque	NM	87104		
Westgate Heights NA	Christoper	Sedillo	navrmc6@aol.com	605 Shire Street SW		Albuquerque	NM	87121	6193155051	
Westgate Heights NA	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW		Albuquerque	NM	87121	5054016849	5058367251
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW		Albuquerque	NM	87114	5054074381	5059805376
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW		Albuquerque	NM	87120	5059852391	5058982114
Wildflower Area NA	Charles	Bates	cefisher.67@gmail.com	5000 Watercress Drive NE		Albuquerque	NM	87113	5053737998	
Wildflower Area NA	Larry	Caudill	ltcaudill@comcast.net	4915 Watercress Drive NE		Albuquerque	NM	87113		5058570596
Willow Wood NA	Pamela	Meyer	pmeyer@sentrymgt.com	4121 Eubank Boulevard NE		Albuquerque	NM	87111		5053237600
Willow Wood NA	Samantha	Martinez	samijoster@gmail.com	823 Glacier Bay Street SE		Albuquerque	NM	87123	5054638036	
Winrock South NA	John	Kinney		7110 Constitution Avenue NE		Albuquerque	NM	87110		5053215432
Winrock South NA	Virginia	Kinney		7110 Constitution Avenue NE		Albuquerque	NM	87110		5053215432
Yale Village NA	Donald	Love	donalddlove08@comcast.net	2125 Stanford Drive SE		Albuquerque	NM	87106	5054807175	
Yale Village NA	Kim	Love	klove726@gmail.com	2122 Cornell Drive SE		Albuquerque	NM	87106	5056882162	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailled-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://do-abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Tuesday, October 25, 2022 9:00 AM

To: Vos, Michael J. <mvos@cabq.gov>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:
Other (please specify in field below)

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

Amendment to IDO Text - Citywide (City Council)

Contact Name

Michael Vos

Telephone Number

(505) 924-3825

Email Address

mvos@cabq.gov

Company Name

City of Albuquerque Planning Department

Company Address

600 2nd Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Citywide (Amendment to IDO Text - Citywide)

Physical address of subject site:

Citywide

Subject site cross streets:

Citywide

Other subject site identifiers:

This site is located on the following zone atlas page:

Captcha

x

October 25, 2022

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



Dear Neighborhood Association Representative,

As required by Integrated Development Ordinance (IDO) Subsection 14-16-6-7(D)(3)(a), the Planning Department will be submitting the annual update to the Environmental Planning Commission (EPC) for review and recommendation to the City Council at a hearing in December 2022. This emailed letter fulfills the notice requirement in Table 6-1-1 for the Amendment to IDO Text – Citywide and as specified in IDO Subsection 14-16-6-4(K)(5).

Participation Details

To see the full list of proposed amendments and review presentations and videos from public review meetings in September and October, please visit the project webpage:

<https://abc-zone.com/ido-annual-update-2022>

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

Annual Update Open House: **Friday, November 18, 2022, 12:00 pm – 1:30 pm** on Zoom

Zoom link: <https://cabq.zoom.us/j/91371262282>

To dial in by phone: (346) 248-7799, Meeting ID: 913 7126 2282, Passcode: CABQ

Environmental Planning Commission Study Session: **Thursday, December 1, 2021, 8:30 am**

Zoom:

Zoom link: <https://cabq.zoom.us/j/2269592859>

To dial in by phone: (346) 248-7799, Meeting ID: 226 959 2859

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

Thursday December 8, 2022, 8:30 am

Zoom:

Zoom link: <https://cabq.zoom.us/j/2269592859>

To dial in by phone: (346) 248-7799, Meeting ID: 226 959 2859

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

email: Chair Timothy MacEachen
c/o Planning Department
abcto@cabq.gov

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

Deadlines:

- To be included in the staff report for EPC consideration, send comments by **9 am on Monday, November 28th**.
- To be included in the packet for EPC consideration, send comments by **9 am on Tuesday, December 6th**.

Purpose

The IDO is the regulatory tool to implement the “Centers and Corridors” community vision set out in the Albuquerque-Bernalillo County Comprehensive Plan (“Comp Plan”) in a coordinated, citywide context so that existing communities can benefit from appropriate new development, while being protected from potential adverse effects. The IDO regulations coordinate with the City’s Development Areas – Areas of Change and Consistency – that work together to direct growth to appropriate locations and ensure protections for low-density residential neighborhoods, parks, and Major Public Open Space. The IDO implements the Comp Plan through regulations tailored to the City’s designated Centers and Corridors. The IDO regulations are also coordinated with transportation and urban design policies in the updated Comp Plan.

In order for the City’s land use, zoning, and development regulations to stay up-to-date, the IDO built in an annual update process into the regulatory framework. This process was established to provide a regular cycle for discussion among residents, City staff, and decision-makers to consider any needed changes that were identified over the course of the year. For the 2022 annual update, staff collected approximately 35 amendments to improve the clarity and implementation of the adopted regulations. These clarifications and adjustments were gathered from staff, the public, the Administration, and Councilors and are compiled into a table of “Proposed Citywide Amendments.” Each proposed change provides the page and section of the adopted IDO that would be modified, the text that is proposed to change, an explanation of the purpose or intent of the change, and the source of the requested change. This document is the main body of the application for Amendments to IDO Text - Citywide.

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

<https://abc-zone.com/ido-annual-update-2022>

Justification

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

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

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

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

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

Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

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

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

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

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

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

The project team would like to thank those of you who have been involved so far and encourage everyone to participate in the Annual Update process to help improve the IDO and ensure that it provides appropriate regulations to protect our community.

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

Michael Vos, IDO Team Lead
505.924.3825
abcto@cabq.gov

Sincerely,

A handwritten signature in black ink, appearing to read 'Mikaela'.

Mikaela Renz-Whitmore
Division Manager, Urban Design & Development
Planning Department, City of Albuquerque

Cc List of Neighborhood Associations

ABQ Park NA	District 4 Coalition of	Knapp Heights NA
ABQCore Neighborhood	Neighborhood Associations	La Luz Del Sol NA
Association	District 6 Coalition of	La Luz Landowners
Academy Estates East NA	Neighborhood Associations	Association
Academy Hills Park NA	District 7 Coalition of	La Mesa Community
Academy North NA	Neighborhood Associations	Improvement Association
Academy Park HOA	District 8 Coalition of	La Sala Grande NA
Academy Ridge East NA	Neighborhood Associations	Incorporated
Alameda North Valley	Downtown Neighborhoods	Ladera West NA
Association	Association	Las Lomitas NA
Alamosa NA	East Gateway Coalition	Las Terrazas NA
Albuquerque Meadows	Eastrange Piedra Vista NA	Laurelwood NA
Residents Association	Eastridge NA	Lee Acres NA
Altura Addition NA	EDo NA Incorporated	Loma Del Rey NA
Altura Park NA	El Camino Real NA	Los Alamos Addition NA
Alvarado Gardens NA	Elder Homestead NA	Los Altos Civic Association
Alvarado Park NA	Embudo Canyon NA	Los Duranes NA
Anderson Hills NA	Enchanted Park NA	Los Griegos NA
Antelope Run NA	Fair West NA	Los Poblanos NA
Arroyo Del Oso North NA	Four Hills Village	Los Volcanes NA
Avalon NA	Association	Mark Twain NA
Barelas NA	Gavilan Addition NA	McDuffie Twin Parks NA
Bear Canyon NA	Glenwood Hills NA	McKinley NA
BelAir NA	Greater Gardner &	Mesa Del Sol NA
Campus NA	Monkbridge NA	Mile Hi NA
Cherry Hills Civic	Heritage East Association of	Molten Rock NA
Association	Residents	Monte Largo Hills NA
Cibola Loop NA	Heritage Hills NA	Monterey Manor NA
Cibola NA	Highland Business and NA	Mossman NA
Cielito Lindo NA	Incorporated	Mossman South NA
Citizens Information	Highlands North NA	Near North Valley NA
Committee of	Hodgin NA	Netherwood Park NA
Martineztown	Hoffmantown NA	Nob Hill NA
Classic Uptown NA	Huning Castle NA	Nor Este NA
Clayton Heights Lomas del	Huning Highland Historic	North Albuquerque Acres
Cielo NA	District Association	Community Association
Comanche Foothills NA	Indian Moon NA	North Campus NA
Countrywood Area NA	Inez NA	North Domingo Baca NA
Crestview Bluff Neighbors	Jerry Cline Park NA	North Eastern Association
Association	John B Robert NA	of Residents
Del Norte NA	Juan Tabo Hills NA	North Valley Coalition
Del Webb Mirehaven NA	Kirtland Community	North Wyoming NA
	Association	Onate NA

Oso Grande NA
Palomas Park NA
Paradise Hills Civic
Association
Parkland Hills NA
Parkway NA
Pat Hurley NA
Peppertree Royal Oak
Residents Association
Piedras Marcadas NA
Pueblo Alto NA
Quaker Heights NA
Quigley Park NA
Quintessence NA
Rancho Sereno NA
Raynolds Addition NA
Rio Grande Boulevard NA
Riverview Heights NA
Route 66 West NA
San Jose NA
Sandia High School Area NA
Sandia Vista NA
Santa Barbara
Martineztown NA
Santa Fe Village NA
Sawmill Area NA
Siesta Hills NA
Silver Hill NA
Singing Arrow NA
Snow Heights NA
South Broadway NA
South Guadalupe Trail NA
South Los Altos NA
South San Pedro NA
South Valley Coalition of
Neighborhood Associations
South West Alliance of
Neighborhoods (SWAN
Coalition)
Southeast Heights NA
Spruce Park NA
SR Marmon NA
Stardust Skies North NA
Stardust Skies Park NA
Stinson Tower NA

Stronghurst Improvement
Association Incorporated
Summit Park NA
Supper Rock NA
Sycamore NA
Taylor Ranch NA
The Courtyards NA
The Paloma Del Sol NA
The Quail Springs NA
Thomas Village NA
Tres Volcanes NA
Trumbull Village Association
Tuscany NA
University Heights NA
Valle Prado NA
Valley Gardens NA
Vecinos Del Bosque NA
Victory Hills NA
Vineyard Estates NA
Vista Del Mundo NA
Vista Del Norte Alliance
Vista Grande NA
Vista Magnifica Association
Wells Park NA
West La Cueva NA
West Mesa NA
West Old Town NA
West Park NA
Westgate Heights NA
Westside Coalition of
Neighborhood Associations
Wildflower Area NA
Willow Wood NA
Winrock South NA
Yale Village NA

Renz-Whitmore, Mikaela J.

From: Renz-Whitmore, Mikaela J. on behalf of City of Albuquerque Planning Department
Sent: Wednesday, October 26, 2022 5:01 PM
To: City of Albuquerque Planning Department
Cc: Vos, Michael J.
Subject: IDO Annual Update 2022 - Public Notice - Emailed - Citywide Text Amendments
Attachments: 5a-CABQ-Official_public_notice_form-2019-EmailMail-IDOannualupdate2022-CHECKLIST.pdf; 5b-Emailed-Mailed-Notice-PolicyDecisions-Print&Fill-IDO-Annual_update-Citywide.pdf; 5c-IDONeighborhoodNotificationLetter-2022-citywide-cclist.pdf

Please see attached materials providing notice that the City of Albuquerque will be submitting an application on October 27, 2022 to amend the Integrated Development Ordinance (IDO) for the 2022 IDO Annual Update.

More details about the update, including the list of proposed changes, comment deadlines, and hearing information, are available here:

<https://abc-zone.com/ido-annual-update-2022>

Best,



LONG RANGE

o 505.924.3930

e abcto@cabq.gov

Mailed Notice - Neighborhood Association Representatives without Email Addresses

Association Name	First Name	Last Name	Address Line 1	Zip
Crestview Bluff Neighbors Association	Stephanie	Gilbert	908 Alta Vista Court SW	87105
Hoffmantown NA	Pamela	Pettit	2710 Los Arboles Place NE	87112
Monte Largo Hills NA	Tom	Burkhalter	13104 Summer Place NE	87112
Paradise Hills Civic Association	Tom	Anderson	10013 Plunkett Drive NW	87114
Valley Gardens NA	Robert	Price	2700 Desert Garden Lane SW	87105
Winrock South NA	John and Virginia	Kinney	7110 Constitution Avenue NE	87110

Neighborhood Association Representatives with Email Bounces

Association Name	First Name	Last Name	Email	Address Line 1	Zip
Academy Park HOA	William	Pratt	prattsalwm@yahoo.com	6753 Kelly Ann Road NE	87109
Altura Park NA	Neal	Spero	nspero@phs.org	4205 Hannett NE	87110
Avalon NA	Joseph	Damon	avalonnw@comcast.net	9205 Harbor Road NW	87121
Barelas NA	Courtney	Bell	liberty.c.bell@icloud.com	500 2nd Street SW	#9 87102
Bear Canyon NA	Brian	Stone	bstone@yahoo.com	5800 La Madera NE	87109
Citizens Information Committee of Martineztown	Kristi	Houde	kris042898@icloud.com	617 Edith Boulevard NE	#8 87102
La Sala Grande NA Incorporated	Shasta	Leonard	shasta.leonard@gmail.com	3309 La Sala del Este NE	87111
Los Griegos NA	Susan	Carter	susanleecarter@me.com	4519 Compound North Ct. NW	87107
Los Poblanos NA	Don	Newman	don.newman@mac.com	5723 Guadalupe Trail NW	87107
Nob Hill NA	Gary	Eyster	meyster1@me.com	316 Amherst Drive NE	87106
Stardust Skies North NA	Tillery	Dingler	tillery3@icloud.com	7727 Hermanson Place NE	87110
Tuscany NA	Janelle	Johnson	vistadelnorte@me.com	PO Box 6270	87197
Vista Del Mundo NA	Dennis	Roach	dproach@sandia.gov	13812 Spirit Trail NE	87112
West Park NA	Lea	Pino	lea@thecasapino.com	2203 New York Avenue SW	87104

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



PART I - PROCESS

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

Application Type: Amendment to IDO Text - Citywide

Decision-making Body: City Council

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: City of Albuquerque - all properties

Name of property owner: All

Name of applicant: City of Albuquerque - Planning Department

Date, time, and place of public meeting or hearing, if applicable:

December 8, 2022, 8:30 am, Zoom: <https://cabq.zoom.us/j/2269592859> / (346) 248-7799, Meeting ID: 226 959 2859

Address, phone number, or website for additional information:

<https://abc-zone.com/ido-annual-update-2022>

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☐ Zone Atlas page indicating subject property.

☐ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

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

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

_____ (Applicant signature) 10/26/2022 _____ (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

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

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

Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed/Emailed to a Neighborhood Association

Date of Notice*: October 26, 2022

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

Neighborhood Association (NA)*: All - See attachment

Name of NA Representative*: All - See attachment

Email Address* or Mailing Address* of NA Representative¹: All - See attachment

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

1. Subject Property Address* City of Albuquerque - all properties
Location Description All properties within City of Albuquerque boundary
2. Property Owner* Multiple
3. Agent/Applicant* *[if applicable]* City of Albuquerque - Planning Department
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*

☐ Zoning Map Amendment

☒ Other: Amendment to IDO Text - Citywide

Summary of project/request²*:

Amendments proposed for the 2022 annual update of the Integrated Development Ordinance affecting all properties to be decided legislatively.

5. This application will be decided at a public hearing by*:

☐ Environmental Planning Commission (EPC)

☒ City Council

This application will be first reviewed and recommended by:

☒ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☐ Not applicable (Zoning Map Amendment – EPC only)

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

² Attach additional information, as needed to explain the project/request.

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

Date/Time*: Thursday, December 8, 8:30 a.m.

Location*³: Zoom: <https://cabq.zoom.us/j/2269592859> / (346) 248-7799, Meeting ID: 226 959 2859

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:
<https://abc-zone.com/ido-annual-update-2022>

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ All - See <https://www.cabq.gov/planning/agis-maps>
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: ~~Attached to notice or provided via website noted above~~ N/A
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

N/A

Public meetings were held October 20 & 21 to review proposed changes

See video and presentation here: <https://abc-zone.com/ido-annual-update-2022#Meetings>

³ Physical address or Zoom link

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] City of Albuquerque boundaries
 2. IDO Zone District Multiple
 3. Overlay Zone(s) [if applicable] Application does not affect Overlay Zones
 4. Center or Corridor Area [if applicable] Multiple
- Current Land Use(s) [vacant, if none] Multiple
-

NOTE: For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: All - See attachment [Other Neighborhood Associations, if any]

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

CITY OF ALBUQUERQUE

Academy Park HOA
William Pratt
6753 Kelly Ann Road NE
Albuquerque NM 87109

CITY OF ALBUQUERQUE

Citizens Information Committee of
Martineztown
Kristi Houde
617 Edith Boulevard NE
Albuquerque NM 87102

CITY OF ALBUQUERQUE

Stardust Skies North NA
Tillery Dingle
7727 Hermanson Place NE
Albuquerque NM 87110

CITY OF ALBUQUERQUE

La Sala Grande NA Incorporated
Shasta Leonard
3309 La Sala del Este NE
Albuquerque NM 87111

CITY OF ALBUQUERQUE

Vista Del Mundo NA
Dennis Roach
13812 Spirit Trail NE
Albuquerque NM 87112

CITY OF ALBUQUERQUE

Avalon NA
Joseph Damon
9205 Harbor Road NW
Albuquerque NM 87121

CITY OF ALBUQUERQUE

Los Griegos NA
Susan Carter
4519 Compound North Ct. NW
Albuquerque NM 87107

CITY OF ALBUQUERQUE

West Park NA
Lea Pino
2203 New York Avenue SW
Albuquerque NM 87104

CITY OF ALBUQUERQUE

Barelas NA
Courtney Bell
500 2nd Street SW
Albuquerque NM 87102

CITY OF ALBUQUERQUE

Los Poblanos NA
Don Newman
5723 Guadalupe Trail NW
Albuquerque NM 87107

CITY OF ALBUQUERQUE

Tuscany NA
Janelle Johnson
PO Box 6270
Albuquerque NM 87197

CITY OF ALBUQUERQUE

Bear Canyon NA
Brian Stone
5806 La Madera NE
Albuquerque NM 87109

CITY OF ALBUQUERQUE

Nob Hill NA
Gary Eyster
316 Amherst Drive NE
Albuquerque NM 87106



CITY OF ALBUQUERQUE

Planning Department

Hoffmantown NA
Pamela Pettit
2710 Los Arboles Place NE
Albuquerque NM 87112



CITY OF ALBUQUERQUE

Planning Department

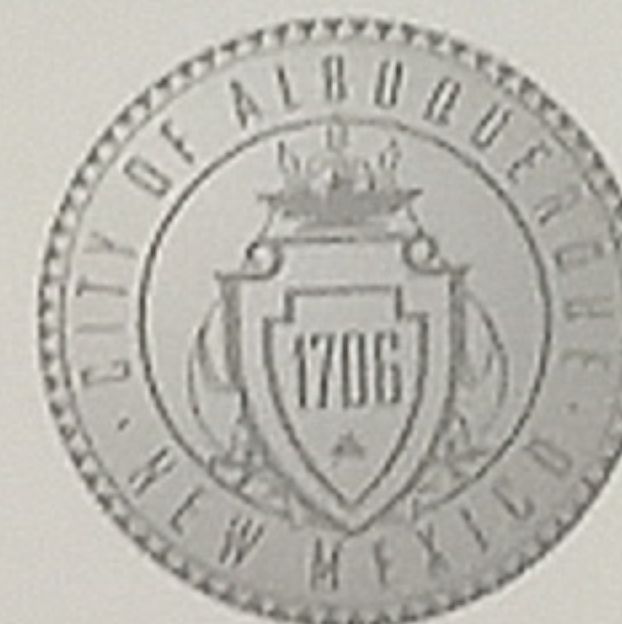
Valley Gardens NA
Robert Price
2700 Desert Garden Lane SW
Albuquerque NM 87105



Planning Department

CITY OF ALBUQUERQUE

Crestview Bluff Neighbors Association
Stephanie Gilbert
908 Alta Vista Court SW
Albuquerque NM 87105



Planning Department

CITY OF ALBUQUERQUE

Winrock South NA
John Kinney
7110 Constitution Avenue NE
Albuquerque NM 87110



Planning Department

CITY OF ALBUQUERQUE

Monte Largo Hills NA
Tom Burkhalter
13104 Summer Place NE
Albuquerque NM 87112



CITY OF ALBUQUERQUE

Winrock South NA
Virginia Kinney
7110 Constitution Avenue NE
Albuquerque NM 87110



Planning Department

CITY OF ALBUQUERQUE

Paradise Hills Civic Association
Tom Anderson
10013 Plunkett Drive NW
Albuquerque NM 87114



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

RE: October 2022 EPC Submittal – Public Mailed Notice Certification
Amendment to Integrated Development Ordinance (IDO) Text – Citywide and Amendment to the
IDO Text – Small Area

Dear Mr. Biazar,

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

I, Alfredo Salas, do hereby certify and attest that I delivered 19 letters to the City of Albuquerque's mail room for first class stamping and delivery to the U.S. Post Office on October 27, 2021.

- Of these, 6 letters were addressed to Neighborhood Association representatives without email addresses on file with the Office of Neighborhood Coordination for the city-wide request as required by IDO Subsection 14-16-6-4(K)(3)(b) and as shown on the attached exhibits.
- An additional 13 letters were addressed to Neighborhood Association representatives whose email addresses on file with the Office of Neighborhood Coordination bounced, so we are sending letters as a courtesy.

Sincerely,

Alfredo Ernesto Salas
EPC Hearing Monitor
Planning Department
600 2nd Street NW, Third Floor
Albuquerque NM 87102

*

Received by Laura D. English Date 10-27-22

DFAS/Purchasing/Office Services (mail room)

PUBLIC COMMENTS- Pinned to Online Spreadsheet

<https://ido.abc-zone.com/ido-annual-update-2022-epc-submittal-citywide-proposed-changes>

IDO Annual Update 2022 - EPC Submittal - Citywide

(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
1	35	2-4(E)(3)(c)	Mobile Food Truck Court in MX-FB Add a new subsection with the following text: "Mobile food truck court."	Adds mobile food truck court as an allowable outdoor use. Mobile food truck is already listed, but with 001 the mobile food truck court was added as a new use in 2020, staff missed adding it as an allowable use in MX-FB.	Staff
2	47	2-5(B)(3)	NR-BP - Deviations, Variances, Waivers Create a new subsection with text as follows: Deviations, Variances, and Waivers from Master Development Plan Standards 1. Deviations from Master Development Plan standards may be granted pursuant to the same thresholds and procedures as established by IDO Subsection 14-16-6-4(O). 2. Variances from Master Development Plan standards may be granted pursuant to the same thresholds and procedures as established by Table 6-1-1 and IDO Subsection 14-16-6-6(O). 3. Waivers from Master Development Plan standards may be granted pursuant to the same thresholds and procedures as established by Table 6-1-1 and IDO Subsection 14-16-6-6(P).	Establishes how to request a special exception from a Master Development Plan standard. 002 004	Staff
3	62	2-6(B)	PC - Deviations, Variances, Waivers Create a new subsection with text as follows: Deviations, Variances, and Waivers from Framework Plan Standards 1. Deviations from Framework Plan standards may be granted pursuant to the same thresholds and procedures as established by IDO Subsection 14-16-6-4(O). 2. Variances from Framework Plan standards may be granted pursuant to the same thresholds and procedures as established by Table 6-1-1 and IDO Subsection 14-16-6-6(O). 3. Waivers from Framework Plan standards may be granted pursuant to the same thresholds and procedures as established by Table 6-1-1 and IDO Subsection 14-16-6-6(P).	Establishes how to request a special exception from a Framework Plan standard. 003	Staff

#001

Posted by **Peggy Neff** on **11/23/2022** at **7:32am** [Comment ID: 246] - [Link](#)

Agree: 1, Disagree: 0

This amendment presents as a good example of a fundamental flaw in the broken IDO Annual Update process. This year, as we began discussions regarding amendments and pointed to this as a non-substantive change to our zone code, planners insisted that this too would be a substantive change. It was as if they had planned to have these discussions here at the beginning of the process to divert the issue that the Annual Update process needs a different approach for substantive changes to our zone code.

The public had highlighted this change as a substantive change in the 2020 amendments, but having had that pass (without our concerns and questions being addressed: our request for examples, risk analysis, beneficiary statements, impact summary and a salient digest of public comments) this then becomes an appropriate, non-substantive update. The planners, working without metrics to gauge whether or not an update amendment is textual/technical in nature versus an update being a substantive change to our zone code, continue to obfuscate the issues at hand.

In addition, the public made a suggestion to address this oversight by suggesting an improvement to the process. We proposed a complimentary amendment to the IDO sections where the Annual Update process is defined. It could read something like: when a substantive amendment is considered, the associated impact analysis will review the applicability of the change for each zone code.

But planners do not want to listen to public concerns.

#002

Posted by **Peggy Neff** on **11/23/2022** at **7:51am** [Comment ID: 247] - [Link](#)

Agree: 1, Disagree: 0

Again, at the public discussions, public questions were not responded to by the planners. With out our questions being considered, we cannot determine the nature of this change (if it is substantive or textual/technical in nature) to our zone code.

Last year, in the IDO Annual Update ordinance for 2020, it was legislated that each proposed amendment would be given an identifier/number and it's source captured. The numbering system was faulty at the onset of the 2021 process but has been modified to qualify. However the source information does not qualify here.

It is important that the source (and in this, the motivations) for amendments be full disclosed in order to understand the need for this change to our zone code.

It is not clear to the public what is driving this change. We asked for examples, impact, risk, beneficiaries but were denied. We still have questions on this amendment:

Does this reduce the ability for community members to be engaged in the discussions for deviations, variances, waivers? (this would be evidenced in a requisite impact statement)

Does this benefit developers over residents? (this would be evidenced in a requisite beneficiaries statement)

Are there current plans in process that need this change to move forward? (this would be evidenced in a requisite risk statement - to avoid the illegal process of using law changes to provide certain individuals with legislation to favor their developments, a process known as spot zoning)

Prior to this approval don't we need metrics for these Deviations, Variances and Waivers that provide for a full review of public health issues to protect residents and sensitive lands from unintended consequences of this change? (this would be evidenced with a requisite set of examples and maps where this amendment would affect changes)

Sad.

#003

Posted by **Peggy Neff** on **11/23/2022** at **7:52am** [Comment ID: 248] - [Link](#)

Agree: 0, Disagree: 0

See comments to #3.

#004

Posted by **Rene' Horvath** on **11/26/2022** at **12:57am** [Comment ID: 278] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Amendments #2 and #3 need better explanation. It is unclear what is being proposed. Please explain the intent of the two proposed amendments: on how to request special exceptions to NR-BP Master Development Plan standards and PC Framework Plan standards. Development standards are important to the Community in order to maintain

quality development. Will these amendments strengthen or weaken development standards, or any negotiated site plan agreements?

#005

Posted by **Patricia Willson** on **11/24/2022** at **10:38am** [Comment ID: 277] - [Link](#)

Agree: 2, Disagree: 0

A general comment: I find it problematic that there is no way to make interactive, online comments for Case RZ-2022-00059 Text Amendments to IDO - Citywide (Housing Forward). These 6 major, substantive changes to the IDO should not be happening in the annual text amendment process. The blowback about Safe Outdoor Spaces will pale in comparison to the reaction to the changes in this case!

IDO Annual Update 2022 - EPC Submittal - Citywide

(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
4	156	4-3(B)(6)(a)	Dwelling, Townhouse - Usable Open Space Revise text as follows: "For townhouse developments containing more than 6 dwelling units on a common lot , minimum usable open space shall be provided as follows:"	Extends usable open space requirements to townhouses with each dwelling unit on its own lot.	Staff
5	156	4-3(B)(6)(c)	Dwelling, Townhouse - UC-MS-PT exemption Revise text as follows: " <u>Except in UC-MS-PT areas, For each townhouse dwelling shall not contain more than 3 dwelling units on properties with a on which the rear or side lot line that abuts an R-A or R-1 zone district or with a on which the rear lot line that is across an alley from an R-A or R-1 zone district, no townhouse dwelling may contain more than 3 dwelling units.</u> "	Exempts UC-MS-PT areas from a regulation intended to limit the scale of townhouses on properties near an R-A or R-1 zone district. UC-MS-PT areas encourage higher-density development and a more urban character of development, which conflict with this regulation.	Council - Benton
6	158	4-3(B)(8)(e)	Dwelling, Multi-family - Kitchen Exemption for Affordable Housing Delete this subsection and renumber subsequent subsections as necessary.	Removes the use-specific standard for multi-family dwellings that allows for conversions of non-residential uses into multi-family residential uses. Provide a lesser kitchen when these conversions are associated with funding provided by the City's Family and Community Services Department in conjunction with an affordable housing project.	Council - Grout
7	168	4-3(D)(16)(b)	Car Wash Revise text as follows: "A car wash building and any associated outdoor activities, <u>including but not limited to vacuum stations, drying/polishing stations, and queuing lanes</u> , are prohibited within 50 feet in any direction of any Residential zone district or any lot containing a residential use in any Mixed-use zone district."	Clarifies what types of outdoor activity are precluded in the area less than 50 feet from residential areas.	Staff

#006

Posted by **Rene' Horvath** on **11/26/2022** at **4:46pm** [Comment ID: 283] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I agree with community comments in supporting this amendment to ensure affordable housing has full kitchen appliances to operate in order for the homeowner/tenant to provide cost effective meals for their families. Note: public testimony at City Council meetings from tenants who have lesser kitchens, have expressed that lesser kitchens are less cost effective in providing nutritious meals for their families, making affordable housing less affordable. Therefore I support this amendment to ensure we have full kitchens in affordable housing.

#007

Posted by **Peggy Neff** on **11/23/2022** at **8:40am** [Comment ID: 250] - [Link](#)

Agree: 1, Disagree: 0

While I fully support this change and applaud Councilor Grout for bringing back this issue, this is an example of how significantly broken the IDO Annual Update Process is broken (as is the circus of the SOS amendment from last year).

The negation of a full section within the IDO would qualify an amendment as substantive if the ICC's IDO Amendment Committee's 2020 suggested metrics were applied here. During the 2020 IDO Annual Amendment process, the ICC's IDO Amendment Committee suggested to the EPC that simple metrics could be used to determine if an amendment is textual/technical in nature or substantive. We had agreed that substantive zone code changes need more information, a wider notification process, and a better application of best practices to adequately address impact, beneficiaries, and risk. Without examples of substantive changes and a better understanding of public concerns we set the city up for a true abuse of power and a serious deviance of justice.

Zoning laws are to be stable, reliable - things that homeowners with \$20,000 down can depend on. They are not to be changed annually like this. With this IDO Annual Update Process flying through without public questions being fully addressed, without proper information for our commissioners to read and analyze, we are creating systems for Oligarchy to become entrenched and destroying established systems of Democracy that we fought to have in place.

#008

Posted by **Willa Pilar** on **11/21/2022** at **10:40am** [Comment ID: 222] - [Link](#)

Agree: 1, Disagree: 0

Where in the technical development review process is water use evaluated? Also, how are these standards interpreted and enforced?

#009

Posted by **Peggy Neff** on **11/23/2022** at **8:22am** [Comment ID: 249] - [Link](#)

Agree: 2, Disagree: 0

We need examples for this amendment.

We need an impact analysis for this change as we may need more notifications as we cannot determine if 20% of residents that will be impacted by this change have even been notified in order to make a written comment about this. (See NM State Statue 2021 New Mexico Statutes

Chapter 3 - Municipalities

Article 21 - Zoning Regulations

Section 3-21-6 - Zoning; mode of determining regulations, restrictions and boundaries of district; public hearing required; notice...C. If the owners of twenty percent or more of the area of the lots and [of] land included in the area proposed to be changed by a zoning regulation or within one hundred feet, excluding public right-of-way, of the area proposed to be changed by a zoning regulation, protest in writing the proposed change in the zoning regulation, the proposed change in zoning shall not become effective unless the change is approved by a majority vote of all the members of the governing body of the municipality or by a two-thirds vote of all the members of the board of county commissioners.)

While we have seen that IDO Annual Updates pass through EPC and City Council with majority votes and therein this passage is nullified. The true nature of the notification legislation is not being addressed.

We need numbers of those impacted and some way to confirm that those impacted are aware of this change: as per findings for notifications in state statutes in regard to

(see 2021 New Mexico Statutes

Chapter 3 - Municipalities

Article 21 - Zoning Regulations

Section 3-21-6 - Zoning; mode of determining regulations, restrictions and boundaries of district; public hearing required; notice, ANNOTATIONS IV

Notice: Purpose of section. — In New Mexico, substantial compliance with the statutory notice provisions would satisfy

the purpose of this section, but where substantial compliance with mandatory publication requirements is not met, the action of the zoning authority is invalid. *Nesbit v. City of Albuquerque*, 1977-NMSC-107, 91 N.M. 455, 575 P.2d 1340. The public believes that Due process is subverted by the current publication of these amendments without responses to our questions and that public bodies refusing to provide information on law changes is a breach of their responsibilities.

and

Notice: Determination of adequate notice. — In order to meet the statutory requirement of adequate notice, it must be determined whether notice, as published, fairly apprised the average citizen reading it with the general purpose of what was contemplated. If the notice is insufficient, ambiguous, misleading or unintelligible to the average citizen, it is inadequate to fulfill the statutory purpose of informing interested persons of the hearing so that they may attend and state their views. *Bogan v. Sandoval Cnty. Planning & Zoning Comm'n*, 1994-NMCA-157, 119 N.M. 334, 890 P.2d 395, cert. denied, 119 N.M. 168, 889 P.2d 203 (1995); *Nesbit v. City of Albuquerque*, 1977-NMSC-107, 91 N.M. 455, 575 P.2d 1340. The public believes that this standard has not been met since the inception of the IDO. (This would be evidenced in a requisite risk analysis for both textual/technical and substantive amendments since 2017).

For TLTRers: The IDO Annual Update process is negatively impacting property values for single family homes across the city and has significantly reduced the capacity for an individual to hold on to his/her property rights.

#010

Posted by **Peggy Neff** on **11/23/2022** at **9:28am** [Comment ID: 251] - [Link](#)

Agree: 2, Disagree: 0

Public questions regarding estimates of beneficiaries, impact summaries, examples, and risk were not addressed.

We also asked to have the site plan buffers extended for this use, but were denied the opportunity to have this amendment included in the packet to the EPC.

We asked if there were any current site plans in place for this change and were told no, but this would need to be in writing in order to have it apply in a court of law in a case regarding spot zoning. And, we were denied this.

There was additional dialog on this issue regarding how a hydrology analysis would be affected for each such site plan. Given that community concerns are no longer to be heard at a public hearing for such site plans, how is oversight for water use to be affected?

The public does not trust the Abq planning department, we have lost faith in the Abq City Administration. We do not believe that planning, nor the city admin, prioritizes residential rights over and above economic gains. This is something that R 1980-270 did to protect Albuquerque residents - simply stating that community concerns would be weighed prior to and above development plans, but residents lost that protection in the faulty translation process at the IDO's inception in 2017. Subsequent attempts to build residents' protection back into the IDO have basically been met with disdain by planning officials and staff and by City Councilors' empty rhetorical amendments to the IDO. For example the purpose to protect communities was added during the 2019 IDO Annual Amendment process by Councilor Bassan. This change was accompanied by the promise to create metrics that would provide guidance to planners in adhering to this protection. But the following year the person who was working in planning to help achieve this was transferred out of planning and long term planners then said the following year, that the department was no longer working on metrics such as these.

We need ways and means to protect our residents' investments in their property. But we do not have them. This benefits NAIOP and realtors as people move in and out at an astounding rate. This also benefits investment realty as more and more ownerships transfer over to absent landlords and rental opportunities. This data is somewhere, where is the leadership that needs to bring this to the surface. Oh wait, they moved out of town.

#011

Posted by **Julie Dreike** on **11/09/2022** at **1:10pm** [Comment ID: 209] - [Link](#)

Agree: 3, Disagree: 0

I support this amendment to delete the allowable substandard kitchens. Having apartments with only a microwave and small refrig is bad public policy. 1) Substandard kitchens do not support individuals and families making cost effective nutritious meals. With the high rate of diabetes and obesity in NM we cannot have a public policy that contributes to poor health. With a microwave only, meals would be primarily processed "boxed" meals high in sodium and fat. Regarding costs, with only a small refrig and limited freezer processed meals are more expensive. Additionally, little space for fresh fruits and veggies. Without the ability to cook a meal, there would be no left overs. The proposal for substandard kitchens is in conflict with programs the administration and others have for teaching nutrition and meal preparation aimed at those living in poverty. While I support the conversion of unused space to apartments for the housing needs, full kitchens need to be included for good public policy.

#012

Posted by **Patricia Willson** on **11/22/2022** at **10:22am** [Comment ID: 233] - [Link](#)

Agree: 1, Disagree: 0

This Amendment is in direct conflict with a change proposed in O-22-54. (As an aside, not having all the changes in the same place adds a level of frustration and aggravation to those who volunteer their time to review this!)

I do agree with this change; as providing healthy food with only a microwave and/or a hotplate is challenging in the least and dangerous at most. There are many hospitality industry "micro kitchens" that could fit the bill--however, it's always about the money.

#013

Posted by **Rene' Horvath** on **11/27/2022** at **1:52am** [Comment ID: 284] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I agree that distance is needed between the car wash building and adjacent residents due to noise and fumes. This has been a major concern expressed by residents at prior EPC meetings. Fifty feet is not enough distance. Has any research been done to determine the distance needed to address impacts related to noise and fumes? Google earth show distances between residents and car washes at over 100 ft. to 250 feet. The further away the better. I would recommend car wash buildings be at least 200 ft. away from residents. Place vacuum stations and drying/polishing stations on the opposite side of the building away from residents, which also helps to buffer the noise.

#014

Posted by **Patricia Willson** on **11/22/2022** at **10:17am** [Comment ID: 232] - [Link](#)

Agree: 1, Disagree: 0

Will 5-9 Neighborhood Edges still apply to increased density of townhomes adjacent to R-A or R-1 zones? (specifically 5-9(C)(2) Building Height Step-down in UC, MS and PT areas)

#015

Posted by **Patricia** on **11/21/2022** at **2:55pm** [Comment ID: 224] - [Link](#)

Agree: 3, Disagree: 0

There seems to be a huge increase in the number of automated car wash businesses popping up all over town. I am concerned about noise to adjacent properties, water usage, etc.

#016

Posted by **Deborah Conger** on **11/22/2022** at **2:03pm** [Comment ID: 235] - [Link](#)

Agree: 3, Disagree: 0

I support this and agree with the comments given by Patricia Willson and Julie Dreike. In order to break the cycle of poverty, people need full kitchens. Not having a full kitchen results in having to buy processed foods and not being able to prepare foods in bulk to freeze. In addition, hot plates are too common a cause of fires.

#017

Posted by **Debbie** on **11/21/2022** at **8:53pm** [Comment ID: 229] - [Link](#)

Agree: 0, Disagree: 0

I support Councilor Grout's amendment and fully agree with Julie Dreike's comments.

#018

Posted by **Patricia Willson** on **11/22/2022** at **10:24am** [Comment ID: 234] - [Link](#)

Agree: 1, Disagree: 0

Has there been any research on the seemingly recent increase in these car washes in Albuquerque? Was there an article in some Car Wash Trade Magazine portraying us as the low hanging fruit location for your next franchise???

#019

Posted by **Rene' Horvath** on **11/26/2022** at **3:48pm** [Comment ID: 282] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This Amendment to increase Town house density along certain corridors needs more explanation, and discussion. There are certain areas that are labeled urban centers, main street, premium transit areas that may be more historical, rural, or near sensitive /natural/cultural areas, where increasing the density of townhomes may not be appropriate, as they might not fit with the scale and character of the surrounding area. This amendment should not be approved until appropriate locations along these corridors have been determined for town house density increases.

IDO Annual Update 2022 - EPC Submittal - Citywide

(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
8	175	4-3(D)(26)(a)	Medical or Dental Clinic / Methadone Centers Revise text as follows: <u>Facilities that are considered methadone centers pursuant to Article 13-11 of ROA 1994 (Methadone Centers) Facilities that dispense methadone as a primary activity</u> are prohibited in the following locations: 1. <u>On lots within</u> Within ...330 feet in any direction of any other facility that dispenses methadone as a primary activity. 2. <u>On lots within</u> Within 330 feet in any direction of a lot containing a religious institution. 3. <u>On lots within</u> Within 500 feet in any direction of an R-1 zone district. 4. <u>On lots within</u> Within 500 feet in any direction of a lot containing an elementary, middle, or high school.	Added reference to existing Methadone Centers Ordinance. Fixed distance separation measurement to be lot to lot for consistency with the IDO and to improve enforceability. <div>023</div> <div>021</div>	Staff
9	175	4-3(D)(26)(b)	Medical or Dental Clinic / Syringe Exchange Facility Revise text in subsections 1-4 to begin with "On lots" to change the distance separation measurement to be lot to lot.	Fixed distance separation measurement to be lot to lot for consistency with the IDO and to improve enforceability.	Staff
10	231	Table 5-1-4	Encroachment <div>027</div> Remove balcony from Architectural feature and make a new row for Balcony with text as follows: <div>026</div> "May encroach any amount into a required front yard setback; encroachments into the public right-of-way require an approved revocable permit."	Removes the allowance for balconies to encroach up to 2 ft. into a required side or rear yard setback, but not closer than 3 ft. from any lot line. <div>024</div> <div>022</div> <div>020</div>	Public

025

#020

Posted by **Peggy Neff** on **11/23/2022** at **9:37am** [Comment ID: 253] - [Link](#)

Agree: 2, Disagree: 0

This amendment is in response to a suggestion by the public and I fully support it. As well, I support the additional restriction on bay windows. Yes, this would be a substantive issue using the ICC's suggested metrics, as it is a public health issue as the encroachment affects the fire corridor. Information on this would be beneficial and in fact, very telling, in that it is a huge taking of the IDO.

The EPC should ask a long range planner to calculate the actual taking that was done in 2018 when this was enacted. One would take all R-1 built out to 1 story add up the square footage for a second story on sides and back and subtract 30" for every foot and that is what we as residents lost to the IDO. Shame. How can any of the EPC commissioners or the City Councilors not see this apparent 'taking' by developers. (A requisite risk analysis would have shown this directly)

#021

Posted by **Peggy Neff** on **11/23/2022** at **9:29am** [Comment ID: 252] - [Link](#)

Agree: 1, Disagree: 0

A clear example of a necessary textual/technical update.

#022

Posted by **Patricia** on **11/21/2022** at **2:57pm** [Comment ID: 225] - [Link](#)

Agree: 0, Disagree: 0

also remove bay windows from the architectural features allowed to encroach; allowing a person on a balcony or sitting in a window 30 inches from your property line is a real invasion of privacy. If the architectural feature is that important, have it be at the 5' setback and move back from there!

Reply by **Patricia Willson** on **11/23/2022** at **12:19pm** [Comment ID: 270] - [Link](#)

Agree: 1, Disagree: 0

replying to earlier comments I made without my last name; so that they will be passed on to EPC

#023

Posted by **Rene' Horvath** on **11/26/2022** at **2:46pm** [Comment ID: 280] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Agree, there should be a distance requirement for Methadone clinics. I don't understand the reason to lump Medical and Dental clinics with the Methadone clinic requirements. Please explain. Also be aware, that drug dealers have targeted certain drug treatment clinics to do drug deals with clients that are going in and out of the clinic. What is being done to prevent this from happening?

#024

Posted by **Rene' Horvath** on **11/26/2022** at **3:13pm** [Comment ID: 281] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I support this amendment to keep balconies from encroaching into the required setback areas. I would also include bay windows in this requirement. This would help resolve privacy and encroachment issues with the adjacent neighbors.

#025

Posted by **Jim Griffie** on **11/22/2022** at **4:03pm** [Comment ID: 240] - [Link](#)

Agree: 2, Disagree: 0

I am aware the IDO and building code before it allowed shade structures to within 3' of a lot line but I was not aware until now that the IDO currently allows the same for a balcony. I'm shocked. I support this proposed amendment. In instances where a property owner believes the restriction is too severe, the owner can petition for variance after coordinating with the neighbor property owner(s). I'm not sure how the IDO would handle non-conformance of existing properties if this amendment were to be adopted.

#026

Posted by **Peggy Neff** on **11/23/2022** at **9:39am** [Comment ID: 254] - [Link](#)

Agree: 0, Disagree: 0

Need a definition of 'feature'.

#027

Posted by **Patricia Willson** on **10/28/2022** at **1:43pm** [Comment ID: 206] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

include "Bay Window" as an architectural feature that also should not encroach on 5' side yard setback.

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(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
11	233	5-2(C)	<p>Sensitive Lands / Mature Trees Revise text in Subsection 5-2(C)(2)(d) as follows: Established tree Large stands of mature trees Add a new subsection 5-2(C)(3) with text as follows and renumber subsequent subsections accordingly: <u>"Established trees shall be evaluated by the City Forester. Where maintaining a large mature tree is not desired by the City Forester, one of the following options may be substituted as approved by the City Forester to count as avoiding sensitive lands. Either option must be provided on the premises in addition to any landscaping required by IDO Subsection 14-16-5-6.</u> <u>a. A landscaped area equal to the area under the dripline shall be provided, with vegetative coverage that meets the requirement of IDO Subsection 14-16-5-6(C)(2)(c).</u> <u>b. Replacement trees shall be provided, whose total trunk diameters at the time of planting equal the diameter of the large mature tree."</u> </p>	Revised to shift from multiple trees to a large tree. Provides an alternative replacement for the tree if the City Forester determines the tree is not healthy, etc. See related proposal to change the definition of this type of Sensitive Land.	Staff
12	250	5-3(E)(1)(d)4	<p>Pedestrian Access Revise text as follows: "Whenever cul-de-sacs are created, 1 20-foot wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street turnaround and the sidewalk system of the closest adjacent street or walkway, unless the City Engineer determines that public access in that location is not practicable due to site or topography constraints. <u>Walls or fences are not allowed within the easement.</u>" </p>	Clarifies existing practice and ensures that pedestrian access is not impeded by a wall or fence.	Staff
13	268	Table 5-5-1	<p>Off-street Parking - Parking Maximums Delete all parking maximum requirements associated with UC-MS-PT areas in Table 5-5-1. </p>	Together with associated change for a new Subsection 14-16-5-5(C)(2), adds parking maximums for all uses in UC-MS-PT areas.	Council - Benton
14	277	5-5(C)(6)(a)	<p>Electric Vehicle Charging Station Credit Revise text as follows: "Each off-street electric vehicle charging station with a rating of 240 volts or higher <u>installed in an off-street parking space</u> shall count as 2 vehicle parking spaces toward the satisfaction of minimum off-street parking requirements." </p>	Ties the parking credit to an installed Electric Vehicle (EV) charging station. See related proposed change to require EV-capable spaces in large townhouse developments in Subsection 5-5(C)(9).	Staff

#028

Posted by **Jim Griffie** on **11/22/2022** at **3:01pm** [Comment ID: 239] - [Link](#)

Agree: 0, Disagree: 0

Making this additional encroachment permissive is not appropriate. I am sure there are instances where this additional encroachment would not compromise a neighbor's privacy or street-front appeal but in these instances a variance can be requested after coordinating with the neighbor/neighborhood.

#029

Posted by **Peggy Neff** on **11/23/2022** at **9:52am** [Comment ID: 257] - [Link](#)

Agree: 2, Disagree: 0

This appears to be associated with current discussion on townhouse developments along the west mesa and, in that, it has to be considered spot zoning change. This change needs to be in a publicly vetted, community engaged process of an approval of a single site plan. There after one could see a wider application of this issue brought to the public in a change to our zone code. Changing our zone code to facilitate a developer's needs is not best practice and sets the city up for risk and sets a bad precedent.

#030

Posted by **Peggy Neff** on **11/23/2022** at **9:48am** [Comment ID: 256] - [Link](#)

Agree: 0, Disagree: 0

Without a clear impact statement associated with this zone change, how can anyone approve it?

#031

Posted by **Peggy Neff** on **11/23/2022** at **9:46am** [Comment ID: 255] - [Link](#)

Agree: 2, Disagree: 0

We need examples of this. The intention was unclear. With clear written response to our questions we would be able to see how the IDO will protect areas that are currently zoned for parks when they are sold by the city. One can imagine that where an underlying zone might influence this removal of trees being replaced by bushes. This was discussed without written responses regarding the case at Coronado Park. (A requisite statement on possible unintended consequences would address this)

#032

Posted by **Jim Griffie** on **11/23/2022** at **6:38pm** [Comment ID: 276] - [Link](#)

Agree: 1, Disagree: 0

Off street parking is important. Charging stations are important. But don't trade off one for the other. Find a better way to incentivize installation of charging stations or maybe better yet, let market demand handle it.

#033

Posted by **Julie Dreike** on **11/09/2022** at **1:12pm** [Comment ID: 210] - [Link](#)

Agree: 1, Disagree: 0

Suggest adding a clarification where the trunk is measured

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(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
15	278	5-5(C)(7)	Off-street Parking - Parking Maximums Make existing text Subsection (a) and add new subsections with text as follows: "(b) In UC-MS-PT areas the maximum number of off-street parking spaces provided shall be no more than 125% of the off-street parking spaces required, calculated after all applicable parking reductions have been applied. (c) In areas exempt from minimum required off-street parking spaces pursuant to Subsection 14-16-5-5(B)(2)(a), the maximum number of off-street parking spaces provided shall be zero."	Together with associated change with Table 5-5-1, adds parking maximums for all uses in UC-MS-PT areas. Prohibits surface parking for any use in Downtown Center, McClellan Park, and Old Town HPO-5.	Council - Benton
16	279	5-5(C)(9)	Electric Vehicle Parking Make existing text into a subsection (a) and revise text as follows: "When more than 200 off-street parking spaces are constructed, at least 5 2 percent of the vehicle parking spaces shall include electric vehicle charging stations installed with a rating of 240 volts or higher."	Increases the existing requirement for Electric Vehicle (EV) charging stations in large parking lots.	Staff
17	279	5-5(C)(9)	Electric Vehicle Parking Add a new subsection with text as follows: "All new townhouse dwellings containing more than 6 dwelling units shall provide all required off-street parking spaces as EV capable."	Adds a new requirement for Electric Vehicle (EV) charging stations in large townhouse developments. See related proposed change in Section 7-1 for a definition of EV capable in the Parking Definitions.	Staff
18	279	5-5(C)(9)	Electric Vehicle Parking Add a new subsection with text as follows: "All new multi-family residential development containing more than 100 dwelling units shall meet both of the following requirements. i. At least 5 percent of the required off-street parking spaces shall have electric vehicle (EV) charging stations installed with a rating of 240 volts or higher. ii. At least 25 percent of the required off-street parking spaces shall be provided as EV capable."	Adds a new requirement for Electric Vehicle (EV) charging stations in large multi-family developments.	Staff
19	290	Table 5-5-8	Vehicle Stacking, Car Washes Revise existing "Car Wash" row to "Car Wash, Self-service" Add new row for "Car Wash, Conveyor-operated" with a general requirement of 12 stacking spaces and UC-MS requirement of 12 stacking spaces.	Ensures adequate stacking and vehicle queuing for larger, automatic conveyor-operated car washes, which has seen an increase in applications for.	Staff

#034

Posted by **Peggy Neff** on **11/23/2022** at **10:04am** [Comment ID: 261] - [Link](#)

Agree: 2, Disagree: 0

Again, the public requests that amendments to our zone code include impact statements, beneficiary analysis, examples, and risk analysis with possible unintended consequences highlighted. The continued denial of providing information to the public in this fashion as applies to the creation of law may constitute a breach of due process.

Furthermore, it is the my understanding that the IDO Annual Update process does not meet the standards noted in NM State Statute for gauging successful achievement of notification as pertains to zone code changes to our city.

#035

Posted by **Rene' Horvath** on **11/26/2022** at **2:01am** [Comment ID: 279] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Please explain what the amendment wants to achieve, in regards to parking. There have been lots of conflicts associated with not having enough parking in many areas of town, such as Nob Hill, Downtown, University, and Old Town areas. More recently the Journal reported on Old Town businesses not having enough parking spaces for their businesses and their customers. Customers have said they will stop shopping in areas that do not provide enough parking. Please do not reduce parking at this time as it affects the quality of life in Albuquerque.

#036

Posted by **Peggy Neff** on **11/23/2022** at **10:01am** [Comment ID: 260] - [Link](#)

Agree: 2, Disagree: 0

This whole section is substantive and needs a wider discussion than 40 persons.

#037

Posted by **Peggy Neff** on **11/23/2022** at **9:55am** [Comment ID: 258] - [Link](#)

Agree: 2, Disagree: 0

I agree with the given statements and again suggest that zone code amendments include impact statements, beneficiary notes, risk analysis (where possible unintended consequences are addressed) and examples.

#038

Posted by **Peggy Neff** on **11/23/2022** at **10:00am** [Comment ID: 259] - [Link](#)

Agree: 2, Disagree: 0

Again, the public requests that amendments to our zone code include impact statements, beneficiary analysis, examples, and risk analysis with possible unintended consequences highlighted. The continued denial of providing information to the public in this fashion as applies to the creation of law may constitute a breach of due process.

#039

Posted by **Julie Dreike** on **11/09/2022** at **1:18pm** [Comment ID: 212] - [Link](#)

Agree: 3, Disagree: 0

With an increase in applications is the city reviewing water use and water conservation at these businesses?

#040

Posted by **Julie Dreike** on **11/09/2022** at **2:08pm** [Comment ID: 217] - [Link](#)

Agree: 2, Disagree: 0

I am interested in staff analysis of how this would affect costs of a townhouse in light of the housing shortage in the city. With projections of 30%-50% EVs by 2030 it would seem this should be a market driven option. Why the requirement for all when some cannot afford an EV, why would they be forced to pay for EV charging capability? Seems contrary to affordable housing needs.

#041

Posted by **Leslie Padilla** on **11/27/2022** at **9:21pm** [Comment ID: 289] - [Link](#)

Agree: 1, Disagree: 0

Has this proposal been vetted with experts? Most EV charging--to be efficient and done off-peak (not during busy times of the day for the electric system)--should be done overnight at home. While this proposal may seem virtuous, I'm not sure it's well thought out.

#042

Posted by **Deborah Conger** on **11/22/2022** at **2:07pm** [Comment ID: 236] - [Link](#)

Agree: 1, Disagree: 0

I agree with Julie Dreike's suggestion that this requirement for stacking be reviewed and analyzed for all drive up establishments. There are many examples of cars stacking on busy streets.

#043

Posted by **Carrie Barkhurst** on **11/21/2022** at **3:54pm** [Comment ID: 228] - [Link](#)

Agree: 1, Disagree: 0

The parking structure definition excludes underground parking, which is built at the same or higher expense than above ground structured parking. The parking maximum exemption should also apply to projects with underground parking, particularly in mixed use developments that may serve multiple destinations and uses. For the purposes of encouraging and supporting higher density development, underground parking is functionally the same as structured parking and as such, should be added to 5-5(C)(7)(a).

#044

Posted by **Julie Dreike** on **11/09/2022** at **1:17pm** [Comment ID: 211] - [Link](#)

Agree: 1, Disagree: 0

Suggest this requirement for stacking be reviewed and analysis for all drive up establishments. Many examples of cars stacking on busy streets.

#045

Posted by **Jim Griffee** on **11/11/2022** at **12:50pm** [Comment ID: 218] - [Link](#)

Agree: 1, Disagree: 0

A very indirect and obscure way to achieve the prohibitions stated in the Explanation column...if that is indeed the intent of this amendment. As such, it carries a risk of causing confusion that might result in it to be applied areas of town where it should not be.

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(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
20	305	5-6(E)(2)(a)	Edge Landscape Buffers - Width Requirements Revise text as follows: General 050 A landscaped edge buffer area at least 15 feet wide shall be provided on the subject property along the property line between the two properties.	Removes duplication of the width requirement from Table 5-6-4 and avoids a conflict with Table 5-6-5 based on the proposed amendment to buffers in Areas of Change next to Areas of Consistency. See related row for proposed change to Subsection 5-6(E)(5). Note that this change, and related changes, conflict with the proposed change by Councilor Jones. 048	Public
21	306	5-6(E)(3)(a)	Edge Landscape Buffers - Width Requirements Revise text as follows: General 052 An edge buffer area at least 20 feet wide shall be provided on the subject property along the property line between the two properties.	Removes duplication of the width requirement from Table 5-6-4 and avoids a conflict with Table 5-6-5 based on the proposed amendment to buffers in Areas of Change next to Areas of Consistency. See related row for proposed change to Subsection 5-6(E)(5). Note that this change, and related changes, conflict with the proposed change by Councilor Jones. 047	Public
22	307	5-6(E)(4)(b)	Edge Landscape Buffers - Width Requirements Revise text as follows: General 051 A landscaped edge buffer area at least 25 feet wide shall be provided on the subject property along the property line between the two adjacent properties...	Removes duplication of the width requirement from Table 5-6-4 and avoids a conflict with Table 5-6-5 based on the proposed amendment to buffers in Areas of Change next to Areas of Consistency. Keeps 15-foot buffer and related text for drainage facilities as an exception to the tables. See related row for proposed change to Subsection 5-6(E)(5). Note that this change, and related changes, conflict with the proposed change by Councilor Jones. 046	Public
23	308	5-6(E)(5)	Edge Landscape Buffers - Areas of Change and Consistency Revise text as follows: Where a lot <u>premises partially or completely</u> in an Area of Change is abutting or across an alley from a lot <u>premises wholly</u> in an Area of Consistency (per City Development Areas in the ABC Comp Plan, as amended), the following standards shall apply on the lot(s) <u>adjacent to the premises wholly</u> in the Area of Change <u>Consistency</u> , regardless of the proposed land use on that lot <u>or premises unless specified otherwise in this IDO.</u>	Applies buffer requirements to the whole premises so project sites with both Area of Change and Area of Consistency designations are not providing buffers internally, but rather to development on adjacent properties. Note that this change, and related changes, conflict with the proposed change by Councilor Jones. 049	Public

#046

Posted by **Peggy Neff** on **11/23/2022** at **10:08am** [Comment ID: 264] - [Link](#)

Agree: 1, Disagree: 0

These amendments support developers over current residents and should be addressed individually to protect communities rights to participate in decisions that affect their own properties.

Again, the public requests that amendments to our zone code include impact statements, beneficiary analysis, examples, and risk analysis with possible unintended consequences highlighted. The continued denial of providing information to the public in this fashion as applies to the creation of law may constitute a breach of due process.

Furthermore, it is the my understanding that the IDO Annual Update process does not meet the standards noted in NM State Statute for gauging successful achievement of notification as pertains to zone code changes to our city.

Reply by **Patricia Willson** on **11/23/2022** at **12:37pm** [Comment ID: 271] - [Link](#)

Agree: 1, Disagree: 0

Amendment B10, passed last year, provided a watered down version of A20 (presented at the 2nd LUPZ hearing 3.30.22), which failed for lack of a second. Many of us have been asking for these protections for years!

#047

Posted by **Peggy Neff** on **11/23/2022** at **10:07am** [Comment ID: 263] - [Link](#)

Agree: 1, Disagree: 0

See comment in #20.

#048

Posted by **Peggy Neff** on **11/23/2022** at **10:06am** [Comment ID: 262] - [Link](#)

Agree: 1, Disagree: 0

The question about whether or not this would affect the approval of the site plan at Alameda and Louisiana has not been addressed in writing by the planning department. This another example of spot zoning where the applicant is in process and the planning department is changing laws in order to facility that particular plan. Shame.

#049

Posted by **Jim Griffee** on **11/22/2022** at **5:39pm** [Comment ID: 244] - [Link](#)

Agree: 1, Disagree: 0

Changing the regulated property from those in Areas of Change to those in Areas of Consistency is seems illogical. I would think it would be the properties in Areas of Change rather than those in Area of Consistency that would be more likely to be in development/redevelopment and therefore able to incorporate the buffers. I also get the impression that the mindset is that Areas of Change are more non-residential than Area of Consistency but is this necessarily the case given the new focus on housing including conversion of commercial space into residential.

#050

Posted by **Jim Griffee** on **11/22/2022** at **5:24pm** [Comment ID: 241] - [Link](#)

Agree: 1, Disagree: 0

Replace the deleted phrase with a reference to size requirement in Table 5-6-4.

#051

Posted by **Jim Griffee** on **11/22/2022** at **5:24pm** [Comment ID: 243] - [Link](#)

Agree: 1, Disagree: 0

Replace the deleted phrase with a reference to size requirement in Table 5-6-4.

#052

Posted by **Jim Griffee** on **11/22/2022** at **5:24pm** [Comment ID: 242] - [Link](#)

Agree: 0, Disagree: 0

Replace the deleted phrase with a reference to size requirement in Table 5-6-4.

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(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
24	308	Table 5-6-5	Edge Landscape Buffers - Areas of Change and Consistency Revise and merge all three rows in the General Buffering column with one requirement for a "Landscaped buffer area ≥15 ft."	Applies a consistent buffer width for all Areas of Change next to Areas of Consistency. Larger Edge Buffer widths that apply based on development types elsewhere would prevail over this standard. Note that this change, and related changes, conflict with the proposed change by Councilor Jones.	Public
25	308	5-6(E)(5) / Table 5-6-5	Edge Landscape Buffers - Areas of Change and Consistency Delete this subsection and renumber subsequent subsections as necessary. Delete Table 5-6-5.	Removes this requirement as unnecessary and duplicative regulation. This section sets forth landscaping requirements based on if the subject lot is within an Area of Change and is located next to an Area of Consistency. However, table 5-6-4 already sets forth landscaping requirements but instead the requirement on development types. It is not necessary to regulate landscaping based on Areas of Change or Consistency when there are other provisions (Table 5-6-4) that adequately regulate landscaping requirements. Note that this change conflicts with proposed change from the public for the same subsection.	Council - Jones
26	320	5-7(D)(3)(a)	Walls & Fences - Front Yard Wall Create a new subsection 1, renumbering subsequent subsections accordingly, with text as follows: "For low-density residential development, the maximum height for a wall in the front yard or street side yard is 5 feet if view fencing is used for portions of a wall above 3 feet and if the wall is set back at least 2 feet, except where a taller wall is prohibited pursuant to Subsection (3) below."	Allows 5 foot walls in front yard with view fencing for at least 2 feet at top and set back 5 feet. See related row for proposed deletion of Permit - Wall or Fence - Major in Table 6-1-1 at Subsection 14-16-6-6(H).	
27	321	Table 5-7-2	Options for a Taller Front or Side Yard Wall Revise the first row of text under View Fencing as follows: "< 10 ft. from lot line abutting the street"	Requires Permit - Wall or Fence - Major for 5-ft. walls less than 2 feet from the property line.	Admin

#053

Posted by **Rene' Horvath** on **11/28/2022** at **3:04am** [Comment ID: 294] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Walls usually generate a lot of community interest as they represent the aesthetic character for the community. Most of Albuquerque does not have front yard walls, or has followed the 3 foot wall height requirement for a front yard wall.

Changing the rules would create a lot of resentment. There are areas of town where the taller walls with view fencing are more prevalent such as the Southwest area of town, where I used to live. Since this amendment could change the visual character of a community resulting in a lot of community resentment, if approved; I recommend not passing this amendment. Perhaps in the future, a solution could be reached through more community discussion to allow a simpler approval process for only certain small areas of town where tall view walls are already prevalent. But it should be carefully done so it would not affect areas of town that want to maintain the current rules.

#054

Posted by **Willa Pilar** on **11/21/2022** at **11:01am** [Comment ID: 223] - [Link](#)

Agree: 3, Disagree: 0

There seems to be no singularly-interpretable set of standards for erecting CMU walls or front yard fences. As a result, improperly built walls fail and this looks derelict. Aesthetic irregularities increase this neglected feel. For example, it's permissible for home owners to stucco/paint only one side of a CMU wall and leave the untreated side exposed to the neighborhood, this degrades neighborhood character. Also, the 3ft height restriction is for safety -- "eyes on the street" and this passive safety measure should remain the norm. Lastly, these height variances being decided administratively (by DHO rather than ZHE, perhaps?) communicates an unwillingness from Planning Dept to hear neighborhood voice.

#055

Posted by **Julie Dreike** on **11/23/2022** at **3:59pm** [Comment ID: 275] - [Link](#)

Agree: 0, Disagree: 0

In addition to my previous comments--Regarding the statement that higher fences are needed in the front yard for children and pets--a look at google earth will quickly identify that most of ABQ have back yards for children and pets to us safely.

#056

Posted by **James Montalbano** on **11/14/2022** at **1:52pm** [Comment ID: 220] - [Link](#)

Agree: 2, Disagree: 0

For reasons stated by others, I oppose raising the allowable height of a fence beyond 3 feet. Turning Abq into a gated community will not foster awareness among neighbors and won't solve any security problems. In fact, it will introduce security problems in cases where thieves get more places to hide. There is no reason to amend a rule that has existed for many many years.

#057

Posted by **Julie Dreike** on **11/09/2022** at **1:36pm** [Comment ID: 213] - [Link](#)

Agree: 3, Disagree: 0

I oppose the increase in the height of the fence in front and side street yard for the same reasons I opposed it on the update last year. 1) changes the character of a neighborhood. 2) Do not want us to become a city of fences. 3) Safety concerns related to line of site. This applies to crime and safety of pedestrians. A higher fence gives criminals space to hide behind. A high fence creates safety hazards for people walking by a fence and a car backing out of a driveway--rear view mirrors cannot see around the fence. Pedestrians walking on the sidewalks approaching corners with visibility blocked by the fence. I have heard those supporting the increase that a 3 ft fence does not keep children or dogs in. The city has existed for hundreds of years with no fences or 3 ft fences without a related crisis for children or dogs. There is a way for people to request a higher fence.

#058

Posted by **Peggy Neff** on **11/23/2022** at **10:11am** [Comment ID: 266] - [Link](#)

Agree: 1, Disagree: 0

Substantive changes should be dealt with differently than Textual/Technical changes. These are important issues affecting hundreds of thousands of individuals properties. Without a full analysis of who all is affected, you cannot determine if notice has been fully achieved and in that as EPC commissioners, you participate in the taking and put yourselves at risk.

#059

Posted by **Peggy Neff** on **11/23/2022** at **10:09am** [Comment ID: 265] - [Link](#)

Agree: 0, Disagree: 0

See above comments

#060

Posted by **Debbie** on **11/21/2022** at **9:05pm** [Comment ID: 231] - [Link](#)

Agree: 1, Disagree: 0

I agree with Patricia's comment regarding the amendment to Table 5-7-2.

#061

Posted by **Peggy Neff** on **11/23/2022** at **10:11am** [Comment ID: 267] - [Link](#)

Agree: 2, Disagree: 0

Again, the public requests that amendments to our zone code include impact statements, beneficiary analysis, examples, and risk analysis with possible unintended consequences highlighted. The continued denial of providing information to the public in this fashion as applies to the creation of law may constitute a breach of due process.

Furthermore, it is the my understanding that the IDO Annual Update process does not meet the standards noted in NM State Statute for gauging successful achievement of notification as pertains to zone code changes to our city.

#062

Posted by **Michael Brasher** on **11/27/2022** at **6:15pm** [Comment ID: 285] - [Link](#)

Agree: 0, Disagree: 0

I agree with the comments of JA Montalbano and others opposing the increase in fence height. There is a real safety concern about children who may not be seen as a driver backs out without a clear view.

#063

Posted by **Jasper Hardesty** on **11/02/2022** at **9:18pm** [Comment ID: 207] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

Why does this bad idea to raise allowable front wall heights keep coming up? Anyone who has looked at data and studied site design, safety, and security knows that the taller the wall, the less safe and secure is the site. For example, the GSA guidelines for site security note that landscape features (walls, fences, vegetation) "offer attractive hiding places and limit visibility. Such [landscaping] can also hinder first responders from accessing the building and

site quickly in the event of an emergency." (https://www.wbdg.org/FFC/GSA/site_security_dg.pdf). Good safety and security site design requires good visibility to help detect and deter intruders. Not only does good visibility provide better security for the resident of a property, but it also allows them to see suspicious activity at their neighbors' properties.

This is especially true for residential districts, where taller walls impede site lines to neighbors, pedestrians and motorists while also detracting from a neighborhood's character, commerce, and vitality.

For example, a family that I performed landscaping services for in Albuquerque had me tear out a large hedge of pyracantha after they had been robbed twice in one year. Their neighbors told them that they were home during both robberies but could not see any activity at their property due to the height of the vegetative wall that prevented visibility. It was obvious from the manner of theft that the robbers used the hedge to conceal their actions during both thefts. After removing the tall hedge, all neighbors were better able to surveil each others houses and there were no further robberies.

I strongly oppose this proposed change that would compromise the character, safety, and security of our neighborhood. I reside in the Southeast Heights Neighborhood.

Reply by **Patricia Willson** on **11/23/2022** at **12:45pm** [Comment ID: 273] - [Link](#)

Agree: 0, Disagree: 0

excellent comment--I hope the EPC listens...

#064

Posted by **Leslie Padilla** on **11/27/2022** at **9:25pm** [Comment ID: 290] - [Link](#)

Agree: 0, Disagree: 0

I strongly oppose any IDO changes that would make it permissive to build higher walls in front or side yards. Our neighborhoods in the southeast are walkable, friendly, and safe precisely due to the LACK of high walls. Fortresses should not be the default in many neighborhoods. For all the reasons that others articulate better than I can, please do not change this section of the IDO.

#065

Posted by **Michael Brasher** on **11/27/2022** at **6:26pm** [Comment ID: 286] - [Link](#)

Agree: 0, Disagree: 0

I agree with the comments from Patty Willson and Debbie Conger

#066

Posted by **Andrew Schuler** on **10/27/2022** at **2:31pm** [Comment ID: 203] - [Link](#)

Agree: 5, Disagree: 0

I strongly oppose any modifications to increase wall height limits in front yards. In addition to increasing places for criminals to hide, tall walls destroy our neighborhoods and our feeling of community. I am a resident in the SE Heights Neighborhood.

#067

Posted by **Deborah Conger** on **11/22/2022** at **2:22pm** [Comment ID: 237] - [Link](#)

Agree: 2, Disagree: 0

I am opposed to this amendment to 5-7(D)(3)(a) for the reasons stated by the others who have made comments. Walls or fences higher than 3 feet should not be allowed as Permissive. Many fences or walls that are on paper transparent are not because of the angle of the wrought iron and/or the block pillars. There are already many instances of walls and fences in my neighborhood that violate the clear-sight triangles at intersections and that violate mini clear-sight triangles at driveways. Also, walls and fences right up against the sidewalks make it uncomfortable for people to walk when the sidewalks are narrow. Allowing this proposed change will not make Albuquerque more walkable. It will destroy aesthetics and give thieves more places to hide. We need "eyes on the street". It is my understanding that Mayor Keller requested this in part because of the many requests for variances that go before the ZHE. Rather than changing the ordinance, it would be far better for the City to educate the citizens of Albuquerque on not just the ordinance, but on the reasons that 3 foot height should be the maximum in most cases. Many of the requests that go before the ZHE are because people build walls or fences not knowing the ordinance is in place. They think this because of all the out-of-compliance ones that are in place.

Reply by **Deborah Conger** on **11/27/2022** at **7:42pm** [Comment ID: 288] - [Link](#)

Agree: 0, Disagree: 0

Looking at the amendment again, I realize my comment about walls and fences right up against the sidewalk may not be applicable if this means 2 feet set back from the sidewalk (if there is one), not the curb. However, I am still opposed to this amendment for all the reasons I've already stated and that others have stated.

#068

Posted by **Leslie Padilla** on **11/27/2022** at **11:48pm** [Comment ID: 293] - [Link](#)

Agree: 0, Disagree: 0

Could it please be clarified who proposed this amendment? The document says only "admin."

#069

Posted by **Patricia** on **11/21/2022** at **3:04pm** [Comment ID: 227] - [Link](#)

Agree: 1, Disagree: 0

Applicants should be REQUIRED to know where there property line is, as opposed to "it's a good idea to know where your property line is" . I have seen variance requests because a designer drew the property line at the face of the curb--three entities at fault here: the property owner for not providing correct information; the designer for not doing their due diligence; the plan reviewer for not catching this IMMEDIATELY.

#070

Posted by **Patricia** on **11/21/2022** at **3:01pm** [Comment ID: 226] - [Link](#)

Agree: 1, Disagree: 0

Please provide data on how many variance requests there are for higher than 3 ft walls in the front yard setback. If the staff is so burdened by this, there needs to be more staff. A higher wall does NOT deter crime, and I don't buy the dog & toddler argument.

Reply by **Patricia Willson** on **11/23/2022** at **12:44pm** [Comment ID: 272] - [Link](#)

Agree: 0, Disagree: 0

I am replying to my own comment because I did not have my last name in the first one--and want to make sure this comment is transmitted to EPC.

#071

Posted by **Debbie** on **11/21/2022** at **9:03pm** [Comment ID: 230] - [Link](#)

Agree: 2, Disagree: 0

I am opposed to this amendment to 5-7(D)(3)(a). Walls or fences higher than 3 feet should not be allowed as Permissive. Even "transparent" is not transparent if over 3 feet because of the needed closeness of iron fencing to prevent children's heads getting caught and also because of the block pillars. There are already many instances of walls and fences in my neighborhood that violate the clear-sight triangles at intersections and that violate mini clear-sight triangles at driveways. In addition, walls and fences right up against the sidewalks make it uncomfortable for people to walk when the sidewalks are narrow.

Reply by **Deborah Conger** on **11/27/2022** at **7:38pm** [Comment ID: 287] - [Link](#)

Agree: 0, Disagree: 0

I am replying so that I can add my last name so that my comment is on record. Also, I see now that there is a provision that the wall need to be set back two feet, so I realize my comment about walls right up against the sidewalk is not applicable to this amendment. I also want to point out though that as written this seems to allow 5 foot chainlink fences in front yards. This will make our neighborhoods look like prison yards. Please do not allow this.

#072

Posted by **Jim Griffie** on **11/22/2022** at **6:13pm** [Comment ID: 245] - [Link](#)

Agree: 1, Disagree: 0

It appears to me that Item 23+24 and item 25 have comparable stated goals which is to remove redundancy, but there is a subtle difference. Where 23+24 would make the properties in Areas of Consistency the regulated properties, by deleting all of section 5-6(E)5 as proposed by item 25 the distinction between Areas of Change and Areas of Consistency are lost making the regulated property the one that is more commercial and/or higher residential density no matter which side of the boundary it is on. Granted, in most cases that would be the property within the Area of Change. But again, I raise the same point I made in item 23 and that is which properties are more likely to be in development/re-development and in a better position to incorporate the buffers, those in the Areas of Change or those in the Areas of Consistency?

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(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
28	322	5-7(D)(3)(b)	Walls & Fences, Multi-family Development in R-ML or R-MH Zone Districts Revise text as follows: "For multi-family residential development in R-ML or R-MH zone districts, the maximum height <u>of walls in any front or street side yard</u> is 6 feet if view fencing is used for portions of a wall above 3 feet."	Requires Permit - Wall or Fence - Major for 5-ft. walls less than 2 feet from the property line. 075 079 077 073	Staff
29	377	5-13(A)(4)	Hazardous Materials Revise text as follows: "All uses and activities shall comply with all State <u>and federal</u> statutes and regulations..."	Clarifies that compliance with federal standards must also be maintained. Also generally covered by Subsection 14-16-1-7(A)(3), 14-16-1-7(B), and 14-16-4-1(F). 080 076 078	Staff
30	396	6-3(E)	Community Planning Area Assessments In Subsection (1), replace "at least once every 5 years" with "on an ongoing cycle." In Subsection (6), delete "At least every 5 years." 081	Removes language that conflicts with City Council's Resolution R-22-42, which sets the cycle of assessments. 074	Staff
31	407 D	6-4(K)(3)(c)	Mailed Notice to Property Owners Revise text as follows: " <u>Where Table 6-1-1 requires mailed notice for</u> For Administrative Decisions, Decisions Requiring a Public Hearing, Amendments to Zoning Map, Adoption or Amendment of Historic Designation, or Annexation of Land as shown in Table 6-1-1 , the applicant shall mail a notice to all of the following:	Makes text consistent with Subsection 6-4(K)(3)(b) and 6-4(K)(4), 6-4(K)(5), and 6-4(K)(6).	Staff
32	408 D	6-4(K)(3)(d)	Mailed Notice to Property Owners Revise text as follows: " <u>Where Table 6-1-1 requires mailed notice for</u> For an application for an Amendment to IDO Text – Small Area as shown in Table 6-1-1 , the applicant shall mail a notice to all of the following, in addition to Neighborhood Associations pursuant to Subsection 6-4(K)(3)(b)3:	Makes text consistent with Subsection 6-4(K)(3)(b) and 6-4(K)(4), 6-4(K)(5), and 6-4(K)(6).	Staff

#073

Posted by **Andrew Schuler** on **10/27/2022** at **2:32pm** [Comment ID: 204] - [Link](#)

Agree: 3, Disagree: 0

I strongly oppose any modifications to increase wall height limits in front yards. In addition to increasing places for criminals to hide, tall walls destroy our neighborhoods and our feeling of community. I am a resident in the SE Heights Neighborhood.

#074

Posted by **Peggy Neff** on **11/23/2022** at **10:18am** [Comment ID: 269] - [Link](#)

Agree: 2, Disagree: 0

I just want to say shame on you all for really solidifying that community inputs and discussions are not necessary.

When Community Planning Area Assessments were first discussed (you can go back to the recordings and the questions that were posed to planners where written responses to questions were not required), city wide amendments would be discussed at CPA's giving the opportunity for substantive amendments to be fully vetted and for council representation to it's CPA to be clear.

Continuing down this way is not fortifying democratic processes it is removing the public further from the goals of public engagement.

#075

Posted by **James Montalbano** on **11/14/2022** at **1:53pm** [Comment ID: 221] - [Link](#)

Agree: 3, Disagree: 0

For reasons stated by others, I oppose raising the allowable height of a fence beyond 3 feet. Turning Abq into a gated community will not foster awareness among neighbors and won't solve any security problems. In fact, it will introduce security problems in cases where thieves get more places to hide. There is no reason to amend a rule that has existed for many many years.

#076

Posted by **Deborah Conger** on **11/22/2022** at **2:24pm** [Comment ID: 238] - [Link](#)

Agree: 0, Disagree: 0

I agree with this.

#077

Posted by **Julie Dreike** on **11/09/2022** at **1:38pm** [Comment ID: 214] - [Link](#)

Agree: 1, Disagree: 0

I oppose the increase in the height of the fence in front and side street yard for the same reasons I opposed it on the update last year. 1) changes the character of a neighborhood. 2) Do not want us to become a city of fences. 3) Safety concerns related to line of site. This applies to crime and safety of pedestrians. A higher fence gives criminals space to hide behind. A high fence creates safety hazards for people walking by a fence and a car backing out of a driveway--rear view mirrors cannot see around the fence. Pedestrians walking on the sidewalks approaching corners with visibility blocked by the fence. I have heard those supporting the increase that a 3 ft fence does not keep children or dogs in. The city has existed for hundreds of years with no fences or 3 ft fences without a related crisis for children or dogs. There is a way for people to request a higher fence.

#078

Posted by **Peggy Neff** on **11/23/2022** at **10:14am** [Comment ID: 268] - [Link](#)

Agree: 1, Disagree: 0

The task of aligning the IDO with State and National standards should be a priority of long term planning staff. It is a substantive task and should be done as a separate task and not part of an IDO Annual Update to textual and technical changes.

#079

Posted by **Berthold E. Umland** on **10/27/2022** at **3:26pm** [Comment ID: 205] - [Link](#)

Agree: 5, Disagree: 0

I live in the SE Heights and am fine with higher walls around the back yard but I oppose increasing the height of walls in the front yard due to the risk of criminal activity hidden from view as well as the aesthetic consideration of sight lines when we are walking in the neighborhood.

#080

Posted by **Julie Dreike** on **11/09/2022** at **1:44pm** [Comment ID: 215] - [Link](#)

Agree: 1, Disagree: 0

Support the amendment. All of the IDO should be in compliance with state and federal statutes and regulations.

#081

Posted by **Patricia Willson** on **11/23/2022** at **12:55pm** [Comment ID: 274] - [Link](#)

Agree: 0, Disagree: 0

I suppose this change is requested because the first CPA (Near Heights) took a lot longer than planned. Perhaps the city could hire more long range planners to accomplish a process carefully defined in the Comprehensive Plan, rather than adjust the process time.

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(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
33	410	6-4(L)(1)(a)	<p>Post-submittal Facilitated Meeting Revise text as follows: "Once an application for a decision listed in Table 6-1-1 is accepted as complete by the City Planning Department, property owners within 330 feet and Neighborhood Associations within 660 feet in any direction of the subject property may request a post-submittal facilitated meeting in any of the following circumstances: except for Site Plan – Administrative applications for new low-density residential development as identified by Subsection 14-16-6-5(G)(1)(e)1.a, which are not subject to this provision. 1. The application is a Site Plan – Administrative proposing a new building or multiple new buildings that include a total of any of the following: i. More than 100 multi-family residential dwelling units. ii. More than 50,000 s.f. of non-residential development. 2. The application is in the category "Decision Requiring a Public Hearing" in Table 6-1-1. 3. The application is in the category "Policy Decision" in Table 6-1-1, and Table 6-1-1 indicates that a Neighborhood Meeting is required for that application type."</p>	Changes the 10-day delay of Administrative decisions in Table 6-1-1 to allow for a Post-submittal Facilitated Meeting to be consistent with the threshold for Pre-submittal Neighborhood meetings in Subsection 6-4(B)(1)(b). Changes the Post-submittal Facilitated Meeting requirement for Policy Decisions to be only for applications that require a Pre-submittal Neighborhood Meeting: Adoption or Amendment of Historic Designation, Amendment to IDO Text - Small ARea, Zoning Map Amendment - EPC, and Zoning Map Amendment - Council.	Staff
34	430	6-4(V)(3)(d)	<p>Appeals - Remand Hearings Revise Subsection 6 to add text as follows: <u>"The LUHO shall notify the parties and Planning Department staff of the remand."</u> Add a new Subsection 7 with text as follows: <u>"Planning Department staff shall notify the parties of the date and time of the remand hearing. Public notice pursuant to Table 6-1-1 for the original decision is not required. The decision by the original decision-making body at the remand hearing is considered final unless one of the parties appeals the decision to the LUHO."</u></p>	Clarifies procedures for remand hearings.	Staff
35	434	Table 6-4-3	<p>Period of Validity – Site Plan – Admin Revise 5 years to 7 years to be consistent with Site Plan – EPC.</p>	Extends the period of validity for approved Site Plan - Administrative to be consistent with Site Plan - EPC.	Staff

#082

Posted by **Leslie Padilla** on **11/27/2022** at **9:38pm** [Comment ID: 291] - [Link](#)

Agree: 0, Disagree: 0

These changes are clearly (but badly) designed to address procedural and substantive due process problems the City faced in the appeal by neighborhood groups of the conditional use permit for the Gateway Center. The City (the permit applicant) failed to give neighborhood associations notice of a remand hearing and they had no idea the remand hearing took place. This was manifestly unfair, and the LUHO found it a violation of due process. It doesn't make sense that the LYHO would notify parties of any remand -- he/she is not the one who conducts remand hearings! To simply change the IDO to eliminate the need for notice does not alleviate the due process concerns.

The second part of this change does not take into account instances (as with the Gateway conditional use permit appeal) when only discrete issues are remanded, but the rest of the original decisionmakers' decision is not remanded. None of these changes should be accepted. It is exceptionally disappointing to see the City's Planning department deal with legitimate neighborhood issues by attempting to amend the IDO to try to erase the issues.

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(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
36	441	6-4(Y)(1)(a)3	Minor Amendments - Circulation Revise text as follows: The requested change does not require major public infrastructure or significant changes to access or circulation patterns on <u>to</u> the site, which would warrant additional review by the original decision-making body.	Allows amendments that include changes to circulation contained within the site to be processed as minor amendments reviewed by the City Traffic Engineer if they meet other requirements and thresholds.	Public
37	456	6-5(G)(1)(f)6	Site Plan - Admin: New vs. redevelopment vs. expansion Revise text as follows: "expansion" --> "All expansions that increase <u>increases in</u> the number of residential dwelling units originally <u>originally</u> approved <u>on the subject property</u> or increases to the gross floor area that expand the originally approved gross floor area beyond the threshold for Minor Amendment pursuant to Subsection 14-16-6-4(Y) or 14-16-6-4(Z)."	Clarifies that any additional dwelling units and any non-residential gross floor area beyond what's allowed to be added through a minor amendment require a Site Plan - Administrative approval. Makes this subsection consistent with Minor Amendments in Subsection 14-16-6-4(Y)(2).	Staff
38	456	6-5(G)(2)(b)	Site Plan - Administrative - Procedure Revise text as follows: "An application for a Site Plan – Administrative is typically submitted with an application for a building permit. The ZEO shall review the application and make a decision on the Site Plan – Administrative as part of the zone check during building permit review."	Revised to reflect changing practice as a ripple of Site Plan - DRB moving to Site Plan - Administrative, which means more complicated projects will be reviewed by staff, likely separate from building permit submittals.	Staff
39	457	6-5(G)(2)(b)3	Site Plan - Administrative - Procedure Revise text in Subsection (b)(3) as follows: "The Notice of Decision shall be posted on the City website as soon as practicable and not more than 3 business days after the final action on <u>any applicable building permit application.</u> "	Revised to reflect changing practice as a ripple of Site Plan - DRB moving to Site Plan - Administrative, which means more complicated projects will be reviewed by staff, likely separate from building permit submittals.	Staff

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(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
40 085	463	6-6(B)(1)	Demolition Outside of an HPO - Citywide Revise text as follows: "This Subsection 14-16-6-6(B) applies to demolition of structures that are at least 50 years old located within the following small areas , regardless of whether they are registered on a State or national historic register or are eligible for listing. If a structure is of unknown age, it shall be presumed that it is over 50 years old for the purposes of this Subsection 14-16-6-6(B)." Delete Subsections (a), (b), (c), (d), and (e) as unnecessary to list separately, as the proposed change would apply citywide.	Allows Historic Preservation staff to review proposed demolitions of any structures 50+ years old citywide, regardless of whether it is on the State or national historic register, a City landmark, or within a Historic Protection Overlay (HPO) zone. Recommended by Landmarks Commission. 083	Staff
41	464	6-6(B)(2)	Demolition Outside of an HPO Replace "demolition permit application" with "application involving demolition" wherever it appears.	Clarifies that all applications involving demolition (e.g. demolition permit or site plan for redevelopment) of a structure 50+ years old are subject to review by Historic Preservation staff.	Staff
42	520	6-7(H)(1)(b)	Zoning Map Amendment - Council Revise text as follows: "Pursuant to Section 3-21-6 NMSA 1978, an application for a Zoning Map Amendment – EPC for which a protest of the final action has been received <u>within 15 calendar days of the Notice of Decision</u> that meets both of the following criteria..." 084	Adds a time limit for submitting the protest, consistent with appeals.	Staff
43	561 D	7-1	Definitions, Flood Definitions Floodplain Revise text as follows: Any land susceptible to being inundated by water area that is subject to a <u>one percent or greater chance of flooding in any given year (i.e. a base flood), as defined by the Federal Emergency Management Agency and shown on National Flood Insurance Program maps, from any source. The floodplain includes both the floodway and flood fringe. See also Sensitive Lands Definitions.</u>	Ties the definition of floodplain to FEMA definitions and to other defined terms for Flood in the IDO.	Staff

#083

Posted by **Rene' Horvath** on **11/27/2022** at **11:40pm** [Comment ID: 292] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I Support expanding the Landmark Commission's ability to review specific 50 year old or older buildings citywide; as many structures may not be within a Historic overlay zone but still have historic or architectural significance. Hopefully, this will give the public a chance to express interest in the preservation of significant buildings. If this had been in place a few years ago the westside may have been able to preserve the 3 beautiful southwest style/adobe buildings on the Poole Property homestead, instead of them being demolished.

#084

Posted by **Julie Dreike** on **11/09/2022** at **1:50pm** [Comment ID: 216] - [Link](#)

Agree: 3, Disagree: 0

Suggest this be 15 business days

#085

Posted by **Peter Swift** on **11/09/2022** at **11:02am** [Comment ID: 208] - [Link](#)

Agree: 1, Disagree: 0

I think I entered a similar comment in October, but I can't verify that, so here it is again.

Item 40, "Demolition Outside of an HPO", seems unworkably broad, with its requirement that all structures of uncertain age be assumed to be over 50 years old, and that their demolition requires review and approval by the city preservation planning staff. Applying this requirement city-wide is an enormous expansion of the responsibility of the preservation planner. Applying it to all structures in the city (including, per IDO definition, "Anything constructed or erected above ground level that requires location on the ground or attached to something having a location on the ground but not including a tent, vehicle, vegetation, trash can, bench, picnic table, or public utility pole or line") seems to be a major overreach by the planning staff. Consider, for example, the number of property owners who will ignore the requirement when replacing aging chain link fencing or removing derelict utility sheds.

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(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
44	582	7-1	Definitions, Overnight Shelter Revise term to "Transitional Shelter" wherever it appears in the IDO and revise definition as follows: "A facility that provides <u>temporary or transitional</u> sleeping accommodations for 6 or more persons for a period of less than 24 hours within completely enclosed portions of a building with no charge or a charge substantially less than market rates value . Such facilities it may provide meals and , personal assistance, personal services, social services, <u>personal care, and protective care. Any such facility open to clients between 10:00 P.M. and 7:00 A.M. is considered an overnight shelter.</u> This use does not include skilled nursing care, which is regulated as either hospital or nursing home for the purposes of this IDO. See also Community Residential Facility, Group Home , Campground or Recreational Vehicle Park, <u>Hotel or Motel</u> , <u>Nursing Home</u> , and <u>Safe Outdoor Space</u> ."	Revises the definition so that it does not overlap with a hotel that happens to charge substantially less than market rates, a safe outdoor space that charges less than market rates but happens outdoors, or a nursing home, which includes skilled nursing care. Revised definition is intended to better match the operations of many shelters. Having definitions be as parallel as possible helps make their distinctions clear and enforceable.	Staff
45	582	7-1 [new] 086	Parking Definitions, EV Capable Add a new term with text as follows: <u>Parking spaces with a capped cable/raceway connected to an installed electric panel with a dedicated branch circuit(s) to install the infrastructure and equipment needed for a future electric vehicle (EV) charging station with a rating of 240 volts or higher."</u>	Adds a new term related to a proposed new requirement for multi-family and townhouse dwellings. See related rows for proposed change to off-street parking requirements in Subsection 5-5(C)(9).	Staff
46	585	7-1	Definitions, Personal and Business Services Revise text as follows: "Establishments providing services to individuals or businesses for profit , including but not limited to bail bond providers, beauty and barber shops, shoe repair, tailor/alterations shops, tattoo parlors, taxidermy services, electronic data processing, and employment service; mailing, addressing, stenographic services; and specialty business service such as travel bureau, news service, exporter, importer, interpreter, appraiser, and film library."	Clarifies that regulations related to personal and business services apply whether they are for-profit or non-profit.	Staff

#086

Posted by **Jim Griffie** on **11/11/2022** at **2:55pm** [Comment ID: 219] - [Link](#)

Agree: 2, Disagree: 0

While I see some merit in pre-installing infrastructure to facilitate the future installation of EV charging stations at (or near since there are 2 port stations that can service two vehicles at once) some or all required off-street residential parking spaces, I fear this definition will result in a very expensive installation that will never be used. I say this not because I am an EV naysayer, but because the definition is not sufficient to assure the adequacy of the pre-installed infrastructure to support even today's charging technology (e.g. 240v is not sufficient to be called a rating without also specifying either the amperage or wattage) and not adaptive enough to support the evolving EV charging technology. It is one thing to require the raceways to be installed, it is a whole other thing to prescribe the power supply and distribution topography of an installation to support charging services to all required parking spaces. My recommendation is to either find and quote an industry standard, develop and reference a far more detailed specification in the DPM, or at the very least require pre-install design be reviewed and approved by a city engineer with knowledge of the most current charging technology forecast.

IDO Annual Update 2022 - EPC Submittal - Citywide

(Page numbers refer to IDO Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

Item	Page	Section	Change / Discussion	Explanation	Source
47	591	7-1	<p>Sensitive Lands, Large Stand of Mature Trees Revise term and definition text as follows: Established Tree Large Stand of Mature Trees- "A tree A collection of 5 or more trees 30 years or older or having a trunk diameters (as determined by Diameter at Breast Height – DBH) averaging at least 8 <u>16</u> inches in diameter, as determined by the City Forester, <u>and</u> listed as either Generally Recommended or Conditionally Recommended on the Official Albuquerque Plant Palette and Sizing List."</p>	Changes the sensitive land to be a single large tree from 5 or more and limits the tree to those recommended by the Official Plate Palette. See related row for change to Subsection 14-16-5-2(C).	Staff
48	All	All	<p>Clerical Changes Make any necessary clerical corrections to the document, including fixing typos, numbering, and cross references.</p>	Covers general clerical corrections.	Staff
49	All	All	<p>Editorial Changes Make any necessary editorial changes to the document, including minor text additions, revisions for clarity (without changing substantive content), adding cross references, reorganizing content for better clarity and consistency throughout, revisions to graphic content for clarity, and updating tables of contents.</p>	Covers general editorial corrections.	Staff

PUBLIC COMMENTS-Letters



City of Albuquerque

Sustainability Office

Timothy M. Keller, Mayor

November 28, 2021

Mr. Timothy J. MacEachen
Chair, Environmental Planning Commission
City of Albuquerque

Dear Mr. MacEachen:

On behalf of the City of Albuquerque's Sustainability Office, this serves as a letter of support for the City of Albuquerque Planning Department's recommendations to update electric vehicle (EV) charging infrastructure definitions and increase EV off-street parking requirements for certain new developments in the Integrated Development Ordinance (IDO). These recommendations include:

- Defining EV-capable and EV-installed charging infrastructure
- Requiring minimum levels of EV-capable and EV-installed parking spaces for certain developments
 - Non-residential with 50,000 ft² or more gross floor area
 - Multi-family residential with 100 or more units
 - Off-street parking with 200 or more spaces
 - Townhomes with six or more units

EV ownership in Albuquerque and the United States has been rapidly increasing over the past several years and is projected to continue accelerating in the future, due to commitments from vehicle manufacturers and governments worldwide. For example, Ford Motor Company has committed 50% of its sales to be EVs by 2030, while General Motors has committed to 100% EV sales by 2035. Likewise, Washington State recently targeted 100% light-duty EV vehicle sales by 2030, while California is requiring all new light-duty vehicles to be zero-emissions by 2035. In addition, the Biden administration has targeted half of all new vehicles sold in the U.S. in 2030 to be zero-emissions and has directed substantial federal investments in EVs and charging infrastructure in the Bipartisan Infrastructure Law and Inflation Reduction Act.

The City of Albuquerque has committed to climate action in its Resolution R-19-187 declaration of a climate emergency, Mayor Keller's pledge to meet the Paris Climate Agreement Goals to reduce greenhouse gas (GHG) emissions, and in the City's 2021 Climate Action Plan (CAP). According to the 2020 City of Albuquerque GHG Inventory, on-road transportation accounts for approximately 33% of overall GHG emissions. One strategy to achieve vehicle emissions reductions in the CAP is to increase the availability of and equitable access to EV charging.

Barriers to achieving greater adoption of EVs include the lack of EV charging locations and cost of installing new EV chargers. To date, the Keller administration has demonstrated its commitment to EV charging expansion by installing 20 EV charging stations at City facilities with 36 ports. Additionally, the City provides an EV-Ready dealership certification program and has implemented a Zero Emissions Vehicle (ZEV) First policy for City vehicle procurement.

The purpose of these EV charging station recommendations are to encourage EV adoption, while reducing the GHG emissions and air pollution from gasoline and diesel vehicles. Requiring greater levels of EV charging infrastructure in new developments, especially multi-family housing, will increase the availability and accessibility of EV charging throughout the City and incentivize more people to purchase EVs. In addition, the cost of installing EV charging infrastructure into the construction of a new development is minimal compared to retrofitting new EV infrastructure into an existing development.

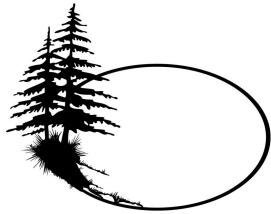
These EV charging station recommendations are an initial effort to update the IDO to prepare for a rapidly changing, electrified transportation system. More comprehensive IDO updates will need to be addressed in the future. Many cities of all sizes across the U.S. have already adopted wide-ranging EV-friendly ordinances requiring minimum levels of EV parking spaces. One such example is the City of Ann Arbor, Michigan, which adopted minimum EV parking requirements for a variety of residential, commercial, industrial, and institutional zoning districts. Please refer to the attached document for more information on Ann Arbor's EV parking standards. Thank you for considering this important matter.

Sincerely,

Kelsey Rader, J.D.
Sustainability Officer
Sustainability Office
City of Albuquerque
505-250-3433 krader@cabq.gov

CC: Albert Lee, Sustainable Transportation Specialist

Attachment: Ann Arbor ORD-22-13 Parking Standards Chapter 55



Santa Fe Village Neighborhood Association

5601 Bogart Ave. NW Albuquerque, NM 87120
sfvna2014@gmail.com

Date: November 26, 2022

To: Timothy MacEachen
Chair, EPC

From: Jane Baechle
Santa Fe Village Neighborhood Association

Re: 2022 Annual Review of the IDO

The following comments reflect my recommendations to the Santa Fe Village Neighborhood Association (SfVNA) Board regarding selected proposed amendments to the Integrated Development Ordinance (IDO) put forth for consideration during the 2022 Annual Review. Currently, a majority of the SfVNA Board has indicated their support of these positions (6 of 7 Board members; one has not yet responded).

Prior to outlining our positions on specific proposals, I again note that the IDO Annual Review Process continues to be used by City Council and the City administration to make durable and substantial changes in zoning law in a manner that effectively circumvents the goals and policies of the ABC Comp Plan and significantly limits public engagement regarding consequential changes to neighborhood character and quality of life. The first purpose statement of the IDO calls for the IDO to “Implement the adopted Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended”, 1-3(A). Instead, the IDO Annual Review process is used to alter fundamental goals and policies of the Comp Plan yearly and ignores the Comp Plan’s stated intent to update it every five years through a process of Community Planning Assessments where Albuquerque residents had the opportunity to address their views and priorities.

Specific 2022 Amendment Proposals, SfVNA Position and Rationale

Northwest Mesa Escarpment View Protection Overlay VPO-2

SfVNA Position-*Oppose*

Rationale: The ABC Comp Plan calls for the protection of cultural landscapes. Policy 11.3.4 cites the Petroglyph National Monument as one example with the following Policy Statement, “Petroglyph National Monument: Regulate adjacent development to protect and preserve the

Petroglyph National Monument – its volcanoes, petroglyphs, and Northwest Mesa Escarpment – as a priceless cultural landscape and community resource that provides physical, cultural, and economic benefits.”

Specifically, Policy 11.3.4 calls for the following:

- “Preserve and protect the Monument from growth and development pressures on the West Side”
- “Conserve and protect the Monument and surrounding lands through regulations associated with the Volcano Mesa and Northwest Mesa Escarpment Area” and
- “Protect views to and from the black Escarpment face, which gives physical order to the community and acts as a visual reference point.”

The proposed change to the NW Mesa Escarpment VPO-2 conflicts with every one of these policy statements. It effectively guts the view protection overlay by limiting the applicability of the height restriction sub-area to a sliver of affected properties. Many of these properties are quite large and cover extensive acreage on the mesa. This change would block views across the entire mesa top, views to the east of the mountains and valley and views to the west of the volcanoes which represent a profoundly sacred landscape to Native people and are integral to understanding the cultural significance of the Petroglyph National Monument and the surrounding landscape. While affected properties at the base of the escarpment are largely developed, if approved, this amendment would permit redevelopment that would entirely block views of the escarpment from its base.

Council ordinance O-22-54-SECTION 1. AMEND THE INTEGRATED DEVELOPMENT ORDINANCE TO ALLOW TWO-FAMILY DWELLINGS PERMISSIVELY IN THE R-1 ZONE DISTRICT CITYWIDE.

SFVNA Position-*Oppose*

Rationale: The ABC Comp Plan again informs our SFVNA position. Santa Fe Village (SFV) is an entirely residential neighborhood of households zoned R-1A, R-1B and R-T. As such, it is in an Area of Consistency, defined by the the Comp Plan as an area “where significant growth is unlikely or *undesirable* and where any new development or redevelopment will need to be consistent with the established character of the surrounding context.” (Italics mine). SFV contains more than 1000 households in an area bounded on the east by Unser Boulevard and otherwise surrounded by the Petroglyph National Monument. It is already a geographically small and densely built neighborhood. This amendment would potentially come close to doubling the number of residences, profoundly changing the character of SFV. As a permissive use, SFV residents and neighborhood association would have no option to engage in the development process, identify harms to SFV or negotiate for changes to mitigate any perceived harms. Clearly, this zoning change represents a highly undesirable change, entirely inconsistent with the established character of SFV.

Finally, SFV is unlikely to be the only low density residential neighborhood profoundly and deleteriously affected by this change. In addition to fundamental changes to neighborhood character, such a significant change makes no provision for consequent increased traffic flow, the need for parking and pedestrian safety on residential streets now carrying significantly increased traffic. If the City of Albuquerque is serious about strategies to provide additional housing units

within established neighborhoods, any proposal should be a conditional use and include stringent development standards which protect neighborhood character and assure adherence to all elements of IDO development standards identified in IDO 14-16-5.

Council Ordinance O-22-54-SECTION 2. AMEND THE INTEGRATED DEVELOPMENT ORDINANCE TO ALLOW DETACHED ACCESSORY DWELLING UNITS WITH KITCHENS PERMISSIVELY IN THE R-1 ZONE DISTRICT CITYWIDE, EXCEPT IN SMALL AREAS WHERE SPECIAL REGULATIONS APPLY.

SFVNA Position-*Oppose*

Rationale: All of the points cited above that inform our opposition to Section 1 of the proposed ordinance O-22-54 are central to our opposition to the changes that accompany the permissive inclusion of Accessory Dwelling Units (ADUs) with a kitchen in all R-1 zones with a very few notable exceptions in Section 2. These include protection of neighborhood character, assurance of public engagement and assurance of adherence to rigorous design standards.

In addition, the allowed size of ADUs in all R-1 zone districts of 750 ft (with a garage that is not included in the allotted size), reflects no acknowledgement of the size of the lot on which one is planned and its visual and spacial impact on adjacent property. This conflicts with current IDO requirements in Section 5-11(C)(4)(a) which limit ADUs to 25% of the side and rear yards combined.

Council Ordinance O-22-54-SECTION 4. AMEND THE INTEGRATED DEVELOPMENT ORDINANCE TO ELIMINATE BUILDING HEIGHT MAXIMUMS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND MIXED-USE DEVELOPMENT.

SFVNA Position-*Oppose*

Rationale-Mixed-use zones are frequently in close proximity to low density residential neighborhoods. Removing height restrictions would profoundly alter the city scape and particularly disadvantage nearby residential areas.

Council Ordinance O-22-54-SECTION 5. AMEND THE INTEGRATED DEVELOPMENT ORDINANCE TO EXEMPT AFFORDABLE HOUSING FROM OFF-STREET PARKING REQUIREMENTS and SECTION 6. ADD A PARKING REDUCTION FOR MULTI-FAMILY DWELLINGS IN MIXED-USE ZONE DISTRICTS. This parking reduction would reduce required off-street parking for residential housing by 75% of currently required off-street parking.

SFVNA Position-*Oppose*

Rationale-The City provides no evidence that the impact of these reductions would be workable, sustainable or exempt low density, nearby residential areas from becoming the on-street parking default for residents unable to park near their housing. Instead, the City appears to rely on assumptions that those who need affordable housing do not own or need a personal vehicle, that housing developed under these amendments will only be located near accessible public transit, that ABQ public transit is adequate to assure one can reasonably travel to work and activities of daily living and developers and property owners will provide adequate parking for all property under these rules.

IDO Citywide Amendments, Item 26, IDO 5-7(D)(3)(a), **Walls and Fences-Front Yard Wall** Permissively allows front yard walls of 5 ft with the top two feet of view fencing and a setback of at least 2 ft.

SFVNA Position-Oppose

Rationale: Santa Fe Village is a low density residential neighborhood with small to medium lots on curving streets which follow the natural contour of the land. The addition of view fencing on the upper 2 ft of a 5 ft foot wall still impede clear lines of sight, have a deleterious effect on the streetscape and sense of place and limit comfortable walking for 2 people at a time on 4 ft sidewalks. That will be the case with even a 2 ft setback. If individuals desire a taller wall for privacy, containment of children or pets or a perceived belief that this will increase personal safety, any taller wall should be set back a minimum of 5 ft.

Watching a hearing of the ZHE, it is certainly possible to feel sympathy for the administrative burden of hearing multiple permits for a taller wall or variances for a non-conforming wall. Clearly, many ABQ residents are trying to protect their property and homes from unwelcome incursions and are unaware of the IDO regulations or permitting requirements. That is not, however, a reason to enact durable changes in the IDO, particularly changes which have been consistently opposed by residents and neighborhood associations and for which there has been no public comment in support.

In summary, SFVNA opposition outlined here reflects our assessment that these proposals will have deleterious impacts on Santa Fe Village, its residents and homeowners, on the unique and sensitive lands along the escarpment and on the experience of the City, its neighborhoods and cultural landscapes, for ABQ residents and visitors. We respectfully ask the EPC to support the central purpose of the IDO, i.e. to implement the goals and policies of the ABC Comp Plan.

From: [Michael Brasher](#)
To: [City of Albuquerque Planning Department](#)
Subject: Timothy MacEachen
Date: Monday, November 28, 2022 8:40:32 AM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Why is commenting closed early? My comments would be and are filed before 9 a.m. When did it close? I object.

In addition to concerns raised by others, Item 26,27,28 poses a very dangerous traffic safety issue. A higher fence both reduces the visibility of the driver of a car pulling out of a driveway to see pedestrians, particularly children, and reduces the visibility of the pedestrian to see the car pulling out of the driveway.

According to the American Association of State Highway and Transportation Officials (AASHTO), the average eye height of the driver of an automobile is 3 feet 7 inches, which is 5 inches below the proposed maximum fence height. The average height of a 3-year old child is 3 feet. The average height of a 7-year old child is 4 feet. If the maximum fence height is raised from 3 to 4 feet, the average 3 to 6-year old child walking or running on the street side of a fence will not be able to see above the fence and thus may not be able to see an automobile pulling out of a driveway until the child is in the path of the automobile. Nor will the average driver of an automobile pulling out of a driveway be able to see above the fence. The average driver of an automobile won't be able to see a 3 to 6-year old child walking or running on the other side of the fence until the child is in the path of a car. Neither can see each other. This is a disastrous situation.

Given the risks posed by increasing the permitted maximum fence height, we must ask why this amendment is being proposed and whether it is worth the risk. The answer is obvious.

I oppose this amendment and the early cut-off time for amendments.

Michael Brasher

From: [Susan Brewster](#)
To: [City of Albuquerque Planning Department](#)
Subject: To comment on the proposed City zoning changes
Date: Sunday, November 27, 2022 7:17:32 PM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

This is to express support for Mayor Keller's update to the "Zoning code" (re: Housing supply and access). I believe Albuquerque has the potential to become one of the truly great cities in the world in which a broad range of people desire to live and visit. Our current zoning code, however, is restricting our evolution toward a more flexible and vibrant community. The proposed changes are consistent with basic organic growth concepts great cities of the world have maintained throughout history, changes which positively encourage the development of active transportation options, diversity, and interesting things to do.

In short, as a retiree, I want to live in a city where I can get around easily without a car, has a lot of things to do and interesting people to meet. To achieve this requires population density and transportation options. The proposed changes to the zoning code make the organic development of those much more likely.

Susan Brewster

Sent from my iPad

From: [John Cochran](#)
To: [City of Albuquerque Planning Department](#)
Subject: my opposition to making 5-foot tall walls permissive in R-1 zones
Date: Thursday, November 24, 2022 8:59:07 PM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Dear Chairman MacEachen,

I am writing in opposition to making 5-foot tall walls permissive in R-1 zones because it would cause significant damage to our neighborhoods.

Open front yards and front yards with low walls are essential elements of a walkable, inviting neighborhood. Tall walls in a front yard convey a sense of fear and isolation – as each house must wall off its neighbors and visitors. This remains true even if the top 2 feet are “transparent;” there is still a 5-foot tall wall in the front yard.

Our neighborhood is celebrating its 100th birthday this year and from the very beginning in 1922, open front yards have been an essential element of the character of this historic neighborhood; the Spruce Park Neighborhood, which is a State and National Register-listed historic district.

If people are worried about a pet or young child getting out, they have their entire backyard and they can build a tall wall around their backyard, or they can go through a variance process to (possibly) build a taller wall in the front yard. Let’s retain 3-foot walls in the front yard and keep our neighborhood walkable and inviting.

With My Best Regards,
John Cochran
1300 Las Lomas Rd NE
Albuquerque NM 87106

From: [Debbie-South Los Altos](#)
To: [City of Albuquerque Planning Department](#)
Cc: [Lehner, Catalina L.](#)
Subject: 5-7-(D)(3)(a) - walls & fences higher than 3 feet proposed as Permissive - OPPOSED
Date: Monday, November 28, 2022 8:46:14 AM
Attachments: [PastedGraphic-6.tiff](#)
[PastedGraphic-7.tiff](#)
[PastedGraphic-8.tiff](#)

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Monday, November 28, 2022

Chair Tim MacEachen (via email to abcto@cabq.gov)
Environmental Planning Commission (EPC)
City of Albuquerque

Chair MacEachen:

Although I already added my comments to the IDO annual update website, just in case there are any problems with the website, I am also sending you my comments via this email, prior to the 9 a.m. November 28 deadline noted below. I want to note that when I went into the IDO annual update website at approximately 7:56 am this morning to add additional comments in response to others comments on the wall/fence height increase, I got a message that "Comments are closed for this document." That's a problem, as I believe that it should be assumed that if people have until 9 a.m. today to send emails, they should also have until 9 a.m. today to add comments to the IDO annual update website page. I was also unable to enter any new comments on any of the other proposed changes. See screenshots below. We are all volunteers, many with full-time jobs and other responsibilities, who have limited time and need all the time we are allowed. Cutting the comments off prior to 9 a.m., especially on a Monday following a holiday weekend is outrageous. I realize this is not the fault of the EPC, but I certainly hope the EPC will pass along this concern to whoever is responsible.

<https://ido.abc-zone.com/ido-annual-update-2022-epc-submittal-citywide-proposed-changes>



To summarize my opposition and others (all of which are in the website comments and all of which I hope make it to the staff report), please see below, some of which are my direct comments and some of which are from others, put into my own words from my point-of-view:

- Walls or fences higher than 3 feet should not be allowed as Permissive. Even "transparent" is not necessarily transparent over 3 feet because of the needed closeness of iron fencing to prevent children's heads getting caught and also because of the block pillars. There are already many instances of walls and fences in my neighborhood that violate the clear-sight triangles at intersections and that violate mini clear-sight triangles at driveways. In addition, walls and fences right up against the sidewalks make it uncomfortable for people to walk when the sidewalks are narrow. Although this proposal states a setback of 2 feet, where is the setback measured from? And will there be required landscaping? Or will this area be weeds and dirt and trash, which because the property owner cannot see from their house because of a wall, be neglected. Allowing this proposed change will not make Albuquerque more walkable. It will destroy aesthetics and give thieves more places to hide. We need "eyes on the street". It is my understanding that Mayor Keller requested this in part because of the many requests for variances that go before the ZHE. Rather than changing the ordinance, it would be far better for the City to educate the citizens of Albuquerque on not just the ordinance, but on the reasons that 3 foot height should be the maximum in most cases. Many of the requests that go before the ZHE are because people build walls or fences not knowing the ordinance is in place. They think this because of all the out-of-compliance ones that are in place.
- As written, this amendment seems to allow 5 foot chainlink fences in front yards. This will make our neighborhoods look like prison yards. Please do not allow this. I found it very sad when my preteen nephews, who grew up in a simple middle class neighborhood in another state, visited my house years ago, noted the 3 foot and 4 foot chainlink fences in the front yards, and asked if my neighborhood used to be part of a military base.
- Please provide data on how many variance requests there are for higher than 3 ft walls in the front yard setback. If the staff is so burdened by this, there needs to be more staff. A higher wall does NOT deter crime, and we don't buy the dog & toddler argument.
- I strongly oppose any modifications to increase wall height limits in front yards. In addition to increasing places for criminals to hide, tall walls destroy our neighborhoods and our feeling of community. I am a resident in the SE Heights Neighborhood.
- It is my understanding from a meeting I attended that Mayor Keller proposed this amendment, after first proposing it be 6 feet permissive. Add that to the document instead of stating "admin".
- I strongly oppose any IDO changes that would make it permissive to build higher walls in front or side yards. Neighborhoods in many parts of the city are walkable, friendly, and safe precisely due to the LACK of high walls. Fortresses should not be the default in many neighborhoods. For all the reasons that others articulate too, please do not change this section of the IDO.

Why does this bad idea to raise allowable front wall heights keep coming up? Anyone who has looked at data and studied site design, safety, and security knows that the taller the wall, the less safe and secure is the site. For example, the GSA guidelines for site security note that landscape features (walls, fences, vegetation) "offer attractive hiding places and limit visibility. Such [landscaping] can also hinder first responders from accessing the building and site quickly in the event of an emergency." Good safety and security site design requires good visibility to help detect and deter intruders. Not only does good visibility provide better security for the resident of a property, but it also allows them to see suspicious activity at their neighbors' properties. This is especially true for residential districts, where taller walls impede sight lines to neighbors, pedestrians and motorists while also detracting from a neighborhood's character, commerce, and vitality. For example, a family that another commenter performed landscaping services for in Albuquerque had them tear out a large hedge of pyracantha after they had been robbed twice in one year. Their neighbors told them that they were home during both robberies but could not see any activity at their property due to the height of the vegetative wall that prevented visibility. It was obvious from the manner of theft that the robbers used the hedge to conceal their actions during both thefts. After removing the tall hedge, all neighbors were better able to surveil each others houses and there were no further robberies. I strongly oppose this proposed change that would compromise the character, safety, and security of our neighborhood.

- It is requested that amendments to our zone code include impact statements, beneficiary analysis, examples, and risk analysis with possible unintended consequences highlighted. The continued denial of providing information to the public in this fashion as applies to the creation of law may constitute a breach of due process. Furthermore, I have heard that the IDO Annual Update process may not meet the standards noted in NM State Statute for gauging successful achievement of notification as pertains to zone code changes to our city.
- I oppose the increase in the height of the fence in front and side street yard for the same reasons I opposed it on the update last year. 1) changes the character of a neighborhood. 2) Do not want us to become a city of fences. 3) Safety concerns related to line of sight. This applies to crime and safety of pedestrians. A higher fence gives criminals space to hide behind. A high fence creates safety hazards for people walking by a fence and a car backing out of a driveway--rear view mirrors cannot see around the fence. Pedestrians walking on the sidewalks approaching corners with visibility blocked by the fence. I have heard those supporting the increase that a 3 ft fence does not keep children or dogs in. However, I've never heard that during a ZHE hearing. Where is this coming from? The city has existed for hundreds of years with no fences or 3 ft fences without a related crisis for children or dogs. There is a way for people to request a higher fence. A look at Google Earth will quickly identify that most of ABQ have back yards for children and pets to stay safely.
- For reasons stated by others, I oppose raising the allowable height of a fence beyond 3 feet. Turning Albuquerque into a gated community will not foster awareness among neighbors and won't solve any security problems. In fact, it will introduce security problems in cases where thieves get more places to hide. There is no reason to amend a rule that has existed for many many years.

There seems to be no singularly-interpretable set of standards for erecting CMU walls or front yard fences. As a result, improperly built walls fail and this looks derelict. Aesthetic irregularities increase this neglected feel. For example, it is permissible for home owners to stucco/paint only one side of a CMU wall and leave the untreated side exposed to the neighborhood, this degrades neighborhood character. Also, the 3ft height restriction is for safety -- "eyes on the street" and this passive safety measure should remain the norm. Lastly, these height variances being decided administratively communicates an unwillingness from Planning Department to hear neighborhood voice.

- Applicants should be REQUIRED to know where their property line is, as opposed to "it's a good idea to know where your property line is" as stated on one of the City websites. I have seen variance requests because a designer drew the property line at the face of the curb--three entities at fault here: the property owner for not providing correct information; the designer for not doing their due diligence; the plan reviewer for not catching this IMMEDIATELY.

Respectfully,
(via email)

Deborah Conger

A long-time resident of the South Los Altos neighborhood (Eubank west to Wyoming, Central north to Copper)

Albuquerque NM 87123

cell: 505-340-6949

[email: debsla@swcp.com](mailto:debsla@swcp.com)

From: [JULIE DREIKE](#)
To: [City of Albuquerque Planning Department](#)
Cc: [East Gateway Coalition of Associations](#) [East Gateway Coalition of Associations](#)
Subject: Support for--Comments to EPC from the Inter-Coalition Council
Date: Wednesday, November 23, 2022 1:45:29 PM
Attachments: [ICC letter to EPC 11 22 2022.pdf](#)

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

The Embudo Canyon Neighborhood Association (ECNA) Board has received a copy of the memo from the Inter-Coalition Council. We are in support of the concerns raised and positions identified in the memo.

We ask that EPC take these issues into account as they review the amendments.

Julie Dreike
President, ECNA

ICC Inter-Coalition Council

The ICC is a Council of Coalitions of Albuquerque and Bernalillo County Neighborhood Associations that has been meeting since May 2014 to reach consensus on broad, common concerns. Its purpose is to promote stronger, better neighborhoods and communities through group action and interfacing with the governmental, social, environmental, cultural and historic needs and interests of all residents.

November 21, 2022

Via email: abcto@cabq.gov
EPC Chair Timothy MacEachen

Re: RZ-2022-00054 – Text Amendments to IDO – Citywide
RZ-2022-00059 – Text Amendments to IDO – Citywide (Housing Forward)
RZ-2022-00055 – Text Amendments to IDO – CPO 9 – North Fourth Street
RZ-2022-00056 – Text Amendments to IDO – VPO-2 – Northwest Mesa

Chairman MacEachen,

The Inter-Coalition Council (ICC) respectfully submits the following comments regarding the above-mentioned cases to be heard by the Environmental Planning Commission on December 8, 2022. This year's review is complicated by the addition of O-22-54, as it includes five major, substantive changes that do not appear on the City's online interactive spreadsheet—thus making it very difficult for community members to respond to those proposed changes.

- RZ-2022-00054 – Text Amendments to IDO – Citywide

The ICC has a dedicated committee of volunteers—we have desperately requested changes to the Annual Update Process, asking for specific source data, examples, beneficiary information, risk analysis, impact statements and summaries of public comment. Those requests notwithstanding, this year we ask that you listen to the comments submitted online. For example, there are currently eleven comments pinned to the Walls & Fences amendment—none of them in favor of this change. This was soundly defeated last year; why are we being forced to review it again?

- RZ-2022-00059 – Text Amendments to IDO – Citywide (Housing Forward)

This ordinance presents 'transformative' changes intended to mitigate the City's housing crisis, as outlined at Housing Forward ABQ <https://www.cabq.gov/family/housing-forward-abq-1>. We have questions about the data and the unintended consequences of these dramatic proposals. The ICC opposes the adoption of these Amendments.

There are discrepancies in numbers from one place to another: the number of housing units needed (broadly identified at various amounts from 13,000 to over 33,000); the number of unhoused households needing PSH (22,000 in one place, 2,200 in another). The referenced Needs Assessment (Appendix 1) presents a thorough and detailed history of disparity amongst different communities; however, much of the graphic data presented is based on a very small survey sample. The Affordable and Supportive Housing Strategies Plan (Appendix 2) seems to be a better path to creating more affordable housing—we all know that developers cannot (or will not) build affordable housing without subsidies.

Every presentation from Planning includes the slide entitled "What is Zoning"; it shows the Constitutional balance between the 5th Amendment: Property Rights and the 14th Amendment: Police Power for public health, safety, and welfare. Whether one has owned a home for a few years or a few generations, there is an expectation of value, of a quality of life, historical and cultural structure of the neighborhood, of a financial contract with the city regarding the zoning of their home. There may be a gentler, more gradual way to transition this change. There is a quote in the Needs Assessment from a community member: ***"You have to move at the speed of trust."***

The City needs to slow down and answer the following questions:

- How many casitas are there in the Small Areas where allowed?
- Where casitas are currently allowed in the city, what percentage are used for family dwellings and what percentage are used for long term rentals?
- What data does the city have on casitas used for long-term rentals regarding affordability?
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- In the city report “Housing Forward ABQ” the city states “We are working with property owners and community members to determine the most equitable and effective way to limit short-term rentals.” Without a policy in place on short-term rentals, how can the city move forward with plans for changes in R-1? No policy, no enforcement in place. How would the city plan to force current short-term rentals into long term housing rentals?
- What study and analysis has the city done regarding infrastructure impacts created by increased density and its effect on utilities—water, electricity, gas, roads, transportation, traffic, trash and recycling.
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- Zoning ordinances are not currently being monitored, inspected and enforced adequately. Will the Planning Department Director and the Mayor certify that zoning is fully staffed to complete inspections, process complaints and issue compliance remedies in a timely way?
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- With many zoning violations not being enforced, what review has/is being done of current casitas within the allowed areas for compliance with zoning and what is being done to correct violations?

RZ-2022-00055 – Text Amendments to IDO – CPO 9 – North Fourth Street

The ICC Committee has not yet reviewed this Small Area Amendment.

RZ-2022-00056 – Text Amendments to IDO – VPO-2 – Northwest Mesa

The ICC is in opposition to this Small Area Amendment.

We appreciate the efforts by the Planning Department—the presentations available online are helpful—but it takes time to go through the 84 pages of slides and watch hours of video. We will submit additional comments if time permits.

Sincerely,

Michael Brasher
Inter-Coalition Council President

From: [Lisa Goetz](#)
To: [City of Albuquerque Planning Department](#)
Subject: Re: [EGCoA] IDO comments for the EPC
Date: Sunday, November 27, 2022 1:35:00 PM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

It seems like the city is rushing this change through with out fully researching or discussing all the implications.

My comments are:

One item that was not touched upon is construction of multiple multi story townhomes on a subdivided lot. Although there is a base square footage restriction of 750 sq ft, there is no height restriction. There is nothing in the proposed document that mentions how the city would handle someone buying a single home lot and either tearing down the existing home and putting in townhomes (as has happened in Seattle and Austin) or subdividing a single lot so that four structures or more can be built.

Respectfully,

Lisa Goetz

802 Martingale LN SE

Albuquerque , NM 87123

Sent from [Mail](#) for Windows

Final comments for Nov. 28th deadline for Staff Report:

Chair Timothy MacEachen, and fellow Commissioners,

The IDO annual update process is extremely time consuming to everyone involved. Each year there are too many amendments with not enough time to review, not enough explanation to understand all the amendments to address adequately, which can lead to unintended consequences for the community. I feel more research and analysis, explanation, public vetting, and public support is needed, before the substantive amendments go before the EPC for review and approval. The ICC has proposed suggestions to the City to help develop a better process so the public better understands the amendments being proposed. This includes better explanation of the intent of the amendment, the source of the amendment, what are the potential impact risks to community protections, who benefits from the proposal, who does it impact - A pros and cons approach.

The IDO annual amendment update has now just begun again, right after finishing up the last batch of IDO amendments, and right before the Holidays. I recommend starting at the beginning of the year, instead of the end of the year, and just before the Holidays.

This IDO update started with 35 citywide amendments, now it is up to 49 amendments. There are also 2 small area amendments, and the recent introduction of the 0-22-54 Housing Amendment, with not enough time to review or respond adequately. Here are my comments:

For 49 Citywide Amendments: a spreadsheet was offered for public comment. Most of those amendments were substantive and needed better explanation. Many residents have expressed to me that they did not understand most of the amendments and therefore did not comment. I too had a hard time interpreting many of them. I did my best to provide comments on some of them. There has been not been enough public vetting to gain community support before these amendment were submitted. Therefore, I suggest that if the substantive amendments are too difficult to understand or interpret or would have a negative impact on the community they should not be approved.

For the Small Area Amendments: In regards to the Northwest Mesa View Protection Overlay Zone VPO-2 there is absolutely no Community support for this amendment, as it would alter the IDO overlay language, weakening the view protection along the escarpment. Views are extremely important to the Community, below and above the escarpment and on the mesa top near the Petroglyphs. A facilitated meeting took place in October to discuss this amendment. As a result the public learned that Consensus Planning submitted the amendment which would benefit a client of theirs for a particular piece of property on top of the mesa which is now under dispute, and may constitute spot zoning. Note: The Park Service has also expressed that Native American's continue to have religious ceremonies on the mesa and that views are an important component of the religious experience. Therefore, this amendment should not be approved.

For the Housing 0-22-54 Amendment: Was recently submitted, with little to no time to review, therefore there is no Community support as these amendments promote significant changes citywide by increasing the density, removing building height restrictions, and promote parking reductions. These are huge changes that would have negative impacts to the quality of life in Albuquerque, and would be difficult to reverse if approved. Currently there is no support for this Amendment as proposed.

Once amendments are approved or entitlements are given, there usually is no turning back to fix a problem. This is why there needs to be better public engagement to improve the IDO process.

Thank you,
Rene' Horvath
Land Use Director for WSCONA and TRNA

ICC Inter-Coalition Council

The ICC is a Council of Coalitions of Albuquerque and Bernalillo County Neighborhood Associations that has been meeting since May 2014 to reach consensus on broad, common concerns. Its purpose is to promote stronger, better neighborhoods and communities through group action and interfacing with the governmental, social, environmental, cultural and historic needs and interests of all residents.

November 21, 2022

Via email: abcto@cabq.gov
EPC Chair Timothy MacEachen

Re: RZ-2022-00054 – Text Amendments to IDO – Citywide
RZ-2022-00059 – Text Amendments to IDO – Citywide (Housing Forward)
RZ-2022-00055 – Text Amendments to IDO – CPO 9 – North Fourth Street
RZ-2022-00056 – Text Amendments to IDO – VPO-2 – Northwest Mesa

Chairman MacEachen,

The Inter-Coalition Council (ICC) respectfully submits the following comments regarding the above-mentioned cases to be heard by the Environmental Planning Commission on December 8, 2022. This year's review is complicated by the addition of O-22-54, as it includes five major, substantive changes that do not appear on the City's online interactive spreadsheet—thus making it very difficult for community members to respond to those proposed changes.

- RZ-2022-00054 – Text Amendments to IDO – Citywide

The ICC has a dedicated committee of volunteers—we have desperately requested changes to the Annual Update Process, asking for specific source data, examples, beneficiary information, risk analysis, impact statements and summaries of public comment. Those requests notwithstanding, this year we ask that you listen to the comments submitted online. For example, there are currently eleven comments pinned to the Walls & Fences amendment—none of them in favor of this change. This was soundly defeated last year; why are we being forced to review it again?

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This ordinance presents 'transformative' changes intended to mitigate the City's housing crisis, as outlined at Housing Forward ABQ <https://www.cabq.gov/family/housing-forward-abq-1>. We have questions about the data and the unintended consequences of these dramatic proposals. The ICC opposes the adoption of these Amendments.

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We appreciate the efforts by the Planning Department—the presentations available online are helpful—but it takes time to go through the 84 pages of slides and watch hours of video. We will submit additional comments if time permits.

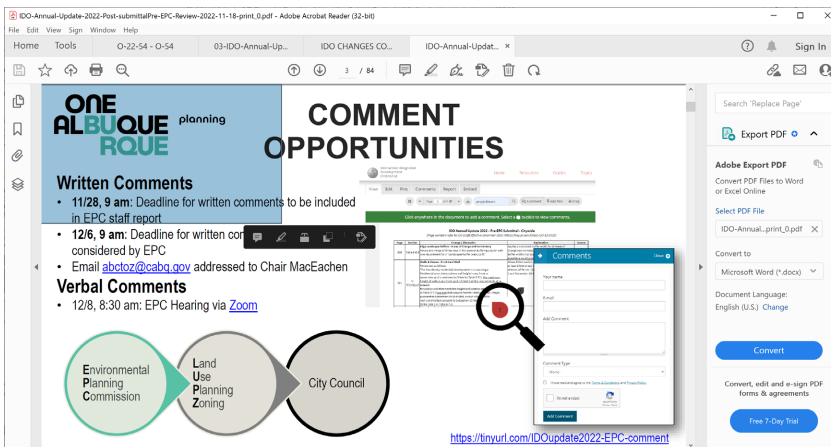
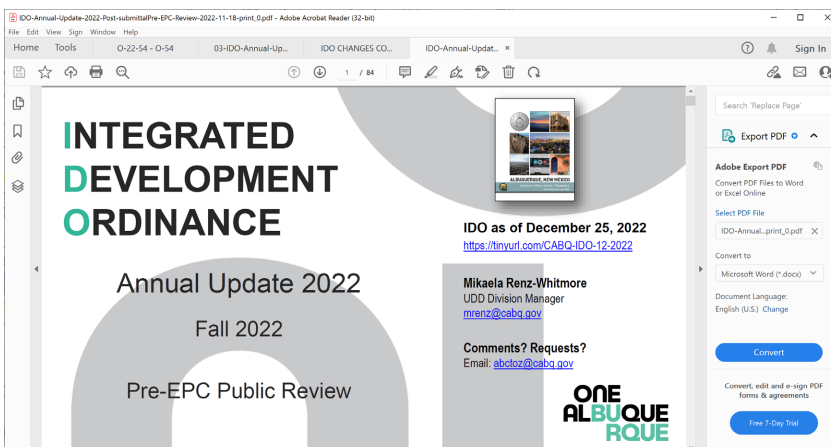
Sincerely,

Michael Brasher
Inter-Coalition Council President

From: [peter kalitsis](#)
To: [P. Davis Willson](#)
Cc: [City of Albuquerque Planning Department](#); [Lehner, Catalina L.](#)
Subject: Re: final comment before 9am deadline today, Nov. 28th
Date: Monday, November 28, 2022 8:49:37 AM
Attachments: [image.png](#)
[image.png](#)

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

The planning department stated at the Pre EPC review, in this slide that comments would be due by 9am for inclusion in EPC staff report.
Please clarify.



Sincerely,

Peter S. Kalitsis,

Cell - 505-463-4356

On Mon, Nov 28, 2022 at 7:53 AM P. Davis Willson <info@willsonstudio.com> wrote:
Chair Timothy MacEachen,

You have received many emails from individuals, neighborhood associations, coalitions and the Inter-Coalition Council. They are not all in agreement—for example, some favor ADU's (with conditions), some are 100% opposed. However, I have not seen one comment yet in favor of increasing the 3 ft. permissive front yard wall height. And I urge you to pay particular attention to Deborah Conger's email—she makes excellent points about enforcement.

In trying to help folks understand the process—and what's at stake—I put together several links for review. **I am including this for the record.** It is critical that more community members become aware and involved in the process, and the effort by a small group of volunteers to improve this process.

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If you want to hear long range planner Mikaela Renz-Whitmore go thru this pdf, there is a 1 hour presentation

here: https://cabq.zoom.us/rec/play/W7BK9hc7Acx58z8CNmH47yrzzLXr6t5vyZkc35y-EzfdU1DTphxXUirKj-Wqif4yK0oVgFLnODIGSJr5.44OTcd1RGb0P25BD?continueMode=true&_x_zm_rtaid=i19K-rieT7u6MEq7x-gbZA.1669042788001.058ba442ad8d1e8468f8f1606fc64ba9&_x_zm_rhtaid=964

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And back out to the main ABC to Z planning website for links to the Comprehensive Plan, the IDO, the CPA's and to sign up for updates: <https://abc-zone.com>

And now if you're ready to make comments on the online interactive spreadsheet (but this does not include the 6 changes introduced at Council—O-22-54), go here (make sure to put your full name and email when you post a comment): <https://ido.abc-zone.com/ido-annual-update-2022-epc-submittal-citywide-proposed-changes>

Additional comments (anything regarding O-22-54) should be sent to abctoz@cabq.gov and addressed to EPC Chair Timothy MacEachen. Comments received by Monday, Nov. 28th 9am, will be included in the Staff report. Comments received by Dec 6 will be included in EPC member's packets. If you want to know who in on the Environmental Planning

Commission, go here and click on the Membership box: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

The inclusion of O-22-54 in the 2022 IDO Annual Update Process is an insult to the public, to the Comprehensive Plan, and to the entire concept of how and why the zoning code needs to stay current. For the Mayor to claim that a five year old ordinance is outdated is just not right. Pete Dinelli said it best in his November 15th post <https://www.petedinelli.com/2022/11/15/mayor-tim-keller-seeks-transformative-changes-to-integrated-development-ordinance-ido-to-favor-developers-despite-apartment-construction-boom-announces-housing-forward-ab/>

"The enacted Integrated Development Ordinance has provisions to allow the City Council to adopt major amendments and make major changes to it. The IDO blatantly removes the public from the development review process, and it was the Planning Department's clear intent to do so when it drafted the IDO."

Chair MacEachen, my thanks to you and the rest of the EPC for all your hard work. My final thoughts are these: 1) incorporate metrics to determine whether a proposed amendment is textual or substantive, and 2) add a deadline to the City's three step process that cuts off additional amendments after LUPZ review—put them on the list for the next year's amendments rather than allowing the full Council barrage of Floor Amendments, often happening late at night with no public input.

Respectfully,

Patricia D. Willson, AIA

Willson + Willson Architects
505 Dartmouth Drive SE
Albuquerque, NM 87106
V: (505) 266-8944
F: (505) 266-2746
[email: info@willsonstudio.com](mailto:info@willsonstudio.com)
<http://www.willsonstudio.com>

From: [Peggy Neff](#)
To: [P. Davis Willson](#)
Cc: [City of Albuquerque Planning Department](#); [Lehner, Catalina L.](#); [pdinelli aol](#); [Elizabeth Haley](#)
Subject: Re: commenting closed early!
Date: Monday, November 28, 2022 8:55:08 AM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Nooooooooo! These guys!!

Jeezzze. My notes and hence these comments still missing several of the questions brought up but not addressed or even recorded in the two public hearings. Need to stress that there needs to be a comprehensive process to dutifully and accurately and without prejudice capture, respond to and present public voice in this process.

There ought to be a law... What is the federal or NM State Statute re due process finding in a quasi case regarding notifications re a change of dates/times?

I got to about page 7!! Had to go to make the Turkey.

Shame,

Peggy

Sent from my iPhone

On Nov 28, 2022, at 10:36 AM, P. Davis Willson <info@willsonstudio.com> wrote:

Chair MacEachen,

In trying to make one final email it shows that **“Commenting is closed for this document”**

This screenshot was taken at **2022-11-28 at 8.25.08 AM**

IDO Annual Update 2022 - EPC Submittal - Citywide Proposed Changes

Please review and give comments!

This list was submitted to the Environmental Planning Commission (EPC) on **October 27, 2022**.

- See the [project webpage](#) for the latest information about the 2022 IDO Annual Update, including the City's review/decision process, hearing details and Zoom link, and deadlines for comments.
 - See the presentation from public review meetings October 20 & 21.
 - See video from public review meetings October 20 & 21.
 - See presentation from public review meeting November 18.
 - See video from public review meeting November 18.

Please review and click anywhere on the document below to add a comment on this proposed list of changes to the Integrated Development Ordinance that would apply citywide. Comments with full name and email included will be forwarded to the EPC for consideration.

- Comments with profanity will be deleted.
- Review others' comments by clicking on numbered pins.
- If you prefer, send an email to abctoz@cabq.gov addressed to EPC Chair Timothy MacEachen.

You can download this document as a PDF by clicking on "Download" in the menu bar above the document.

The screenshot shows a web interface for reviewing the IDO Annual Update 2022 - EPC Submittal. At the top, there is a navigation bar with a 'Table of Contents' dropdown, a 'Page 1 of 13' indicator, a search bar, and a 'Drag' icon. Below this is a table with columns 'Item', 'Page', 'Section', and 'Change / Discussion'. The table lists two items: Item 1 on page 35, which is a 'Mobile Food Truck Court in MX-FB' with a new subsection, and Item 2 on page 47, which is a 'NR-BP - Deviations, Variances, Waivers' section. To the right of the table is a 'Comments' panel. The panel has a 'Hide' button and a 'Close' button. It displays a message: 'Commenting is closed for this document.' Below this message are tabs for 'Most recent', 'Most replied', 'Most supported', and 'By page'. There is also a 'REPLIES' toggle switch. A comment by 'Rene' Harvath' is visible, dated Nov 28 2022 at 3:04AM on page 7. The comment discusses the aesthetic character of the community and the impact of walls on the visual character of a community.

Patricia D. Willson
Willson + Willson Architects
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V: (505) 266-8944
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[email: info@willsonstudio.com](mailto:info@willsonstudio.com)
<http://www.willsonstudio.com>

From: [Peggy Neff](#)
To: [City of Albuquerque Planning Department](#); [P. Davis Willson](#)
Cc: [Lehner, Catalina L.](#); [Heather Sandoval](#); [Dayan Hickman-Vigil](#)
Subject: Re: final comment before 9am deadline today, Nov. 28th
Date: Tuesday, November 29, 2022 7:29:47 AM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

To Whom It May Concern,

I completely agree with this assessment and with the email from Rene Horvath.

This is a very questionable and quite likely illegal way to approach changes to our property rights through zone code updates.

I am asking the EPC to simply send this set of amendments and the additional zone code ordinances along with the SOS ordinance back to the Planning Department with instructions to work with the public and revise and update the IDO Amendment Process.

Furthermore I am asking that the EPC recognize several severe concerns:

1. Substantive citywide amendments need a different process from an annual update process in order to achieve
 - a) a standard of notification that is measurable and predictable for all zone code change/amend ordinances
 - b) metrics to recognize, attend to and respond to Public Comments and Concerns,
 - c) metrics to assess public health impacts
 - d) information and data is accessible and presented to EPC, City Councilors and the public
 - i) a summary of beneficiaries that includes a full list current site plans to which the new change will apply
 - ii) a comprehensive impact statement accompanied with maps of those sites that will be impacted
 - iii) a risk analysis that lists possible unintended consequences
 - iv) examples of the proposed changes
 - v) a summary statement of public concerns that are both recorded at public meetings and sent to the planning department
2. The process for updating and changing our zone code needs to be better coordinated so that we do not see confusion in the revisions in the same way that we have seen the revision of the SOS issue and in the same way we are seeing dual tracks for multiple amendments in this 2022 IDO Annual Update Cycle and the same way we are seeing multiple amendments that have not been vetted, prioritized or even decided, coming from the Planning Department. This is unacceptable, it will be weighed in court whether continuing on this path is willful and unreasonable without consideration and in disregard of the facts of law, deeming the process arbitrary and capricious and putting the city at risk.
3. Metrics are still needed to address community concerns above economic development and fully codify into zone code law Resolution 270-1980 that the public lost in the faulty 2017 IDO sector plan and ordinance translation process.
4. Mapping systems that are available to planners, developers and NAIOP agents that show linked site plans need to be available to the public, now.

I'm on page 9 of making comments on the original spreadsheet. I was cut off from the public process for which I will be submitting an IPRA to learn the reasons for this. The numbering system, since it was not preserved from the original spreadsheet for this set of amendmendments is askew which has caused confusion. I have yet to read the additional ordinances and will endeavor to provide notes. However, I agree, the process is broken and it is the EPC's responsibility to hear and attend to this matter. The public

cannot continue to stand for this blatant taking of our rights.

Very concerned,

Peggy Neff

Peggy Neff Other Path LLC 505-977-8903

On Monday, November 28, 2022 at 07:53:22 AM MST, P. Davis Willson <info@willsonstudio.com> wrote:

Chair Timothy MacEachen,

You have received many emails from individuals, neighborhood associations, coalitions and the Inter-Coalition Council. They are not all in agreement—for example, some favor ADU's (with conditions), some are 100% opposed. However, I have not seen one comment yet in favor of increasing the 3 ft. permissive front yard wall height. And I urge you to pay particular attention to Deborah Conger's email—she makes excellent points about enforcement.

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From: [John Pate](#)
To: [City of Albuquerque Planning Department](#)
Cc: [Gary Eyster \(meyster1@me.com\)](#); [P. Davis Willson; dreikeja@comcast.net](#); [Lehner, Catalina L.](#); [Elizabeth Vencill; Erin Engelbrecht \(eebrecht@yahoo.com\)](#); [Glenda Armstrong \(mailto:glendalarmstrong@gmail.com\)](#); [Greg Miller - Morrow Reardon Wilinon Miller, LTD. \(gmiller@mrwmla.com\)](#); [Heidi Olson \(heidifolson@gmail.com\)](#); [John Pate; Joseph Turk; Linda Tigges \(lindatigges@gmail.com\)](#); [peter belletto](#); [Phyllis Taylor - Sites Southwest \(ptaylor@sites-sw.com\)](#)
Subject: IDO Annual Update 2021
Date: Saturday, November 26, 2022 12:53:57 PM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Chair Timothy MacEachen, Chair
CABQ Environmental Planning Commission

Dear Mr. MacEacchen and Members Of the Commission,

At the Annual Meeting on October 25, 2022 we ONCE AGAIN discussed an effort at the City Zoning Department to modify the 3' height limit for walls within the front yard setbacks. Your neighborhood association has been continually dealing with this issue. We are opposed to this in the strongest possible terms. Someone is trying to convince people that it will make our neighborhood safer: That concept is flawed and just wrong. This item was brought to a vote of the Southeast Heights Neighborhood Association at the Annual Meeting in 2006 and has been discussed continuously since. Our policy and objection to the taller wall within the front yard setbacks has not changed.

Southeast Heights Neighborhood Association Policy - Garden Walls in Front Yard Setbacks

It has been a long-standing policy of the Board of the Southeast Heights Neighborhood Association to uphold the City Zoning Ordinance on walls and fences over 3 feet high within the setback in the front of homes. We therefore OPPOSE any application for a CONDITIONAL USE or a VARIANCE for construction of these walls for a number of reasons:

- In the spirit of keeping the historical nature of our neighborhood which was designed with broad avenues and houses with a primary orientation toward the street.
- One element of good neighborhoods is defensibility. Self-surveillance creates safer neighborhoods. Neighborhoods with private active living spaces with a view of the street activity require less martial resources and promote legal activities on the streets. The tall walls facing the street prohibit self-surveillance and put the legal activities behind walls and leaving the streets unwatched and consequently fewer safe spaces.
- In the same vein tall wall create a complete visual barrier conducive to burglaries and other undesirable activities while one's neighbors would be unable to see or respond appropriately.

Additionally, it is a farce to promote tall walls in an effort to reduce crime. Nothing could be further from the truth.

- Tall walls provide spaces behind which people can hide.
- Tall walls disturb the sight lines and views down the streets.

Properties in our neighborhood do not generally have special circumstances that would justify violation of the zoning standards for construction of a wall of that height. Although the Board for the Southeast Heights Neighborhood Association is not the reviewing agency and the ultimate decision will be made by the City Zoning Hearing Examiner, we believe that it is the duty of the Board to promote the zoning standards affecting our neighborhood. The Board trusts that the hearing examiner reviews each case on its merits and ascertains that extenuating circumstances exist that would warrant an exception to any zoning code before granting approval. It is up to the applicant to show the City Zoning Hearing Examiner why any exception to the Zoning Ordinance should be granted.

Most disturbing regarding this effort, is that it seems counter to the fundamental reason we have a comprehensive masterplan and the IDO to guide urban development. The thesis of the document regarding residential areas is to preserve individual neighborhood character and to promote neighborhood interaction and walkability. The plan literally says consult with and listen to the neighborhoods. Closing off residences from the street is counter to maintenance of healthy, walkable, neighborhoods where the residents can keep an eye on neighborhood activities and assist in crime reduction and prevention.

There may be neighborhoods in Albuquerque where this is appropriate BUT NOT OURS! We do not want to live on impersonal, rarely walked-on urban canyons like you see elsewhere in the southwest. We have a very pedestrian, walkable neighborhood where we actually interact with our neighbors and their pets. We can see the street activities and they can see us and that is how we want to keep it.

Please consider what the neighbors want.

Sincerely,
For the Southeast Heights Neighborhood Association

John Quinn Pate, President



SEHNA

P. O. Box 8711
Albuquerque, New Mexico 87198

From: [Walter Putnam](#)
To: [City of Albuquerque Planning Department](#)
Subject: Upcoming IDO Changes
Date: Saturday, November 26, 2022 1:03:33 PM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Environmental Planning Commission
City of Albuquerque

Re: Upcoming IDO Changes

To whom it may concern:

As a long-time Albuquerque resident and real estate investor, I believe allowing higher density developments in the City of Albuquerque is a positive thing for our City and State.

I support the IDO changes to allow two-family dwellings on more lots in Albuquerque, reducing parking requirements and height restrictions for multifamily properties, and making hotel conversions easier by removing the kitchen requirements.

Please consider supporting these changes.

Sincerely,

Walter Putnam
4 Tennis Ct, NW
Albuquerque, NM 87120

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"The more I learn about people, the more I like my dog."
- Mark Twain

From: [Beth Silbergleit](#)
To: [City of Albuquerque Planning Department](#)
Cc: [Gary Eyster](#); [Dennis Trujillo](#)
Subject: Wall heights
Date: Saturday, November 26, 2022 9:27:18 AM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Chair MacEachen:

I continue to be bewildered and dismayed that we cannot lay to rest the idea that increasing permissible wall heights in front yards is a good idea. It is not! Permissible front yard wall heights have been set at 3 feet since the 1950s. Public input to numerous zoning code updates throughout the decades has consistently reaffirmed that this is the appropriate height. Destruction of existing streetscape, diminished neighborhood safety by limiting eyes on the street, and a gradual transition to a city and neighborhoods that will be defined by walled-in front yards are the perils of raising wall heights. Those of us who live in historic neighborhoods have made that choice for a variety of reasons. The sense and aesthetics of community is a prime factor. This will be destroyed as walls begin to predominate the streetscape, even if the top few feet are transparent. I truly hope we can put this issue to rest and concentrate our energy on the many other issues pertaining to smart development in our City.

Respectfully,
Beth Silbergleit

From: [Peter Swift](#)
To: [City of Albuquerque Planning Department](#)
Cc: [Foran, Sean M.](#); ["Elen Feinberg"](#); [Mayor Keller](#)
Subject: No on O-22-54
Date: Saturday, November 26, 2022 12:45:54 PM
Attachments: [EF PS Letter to EPC 26Nov2022.pdf](#)

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Our letter to Mr. Timothy MacEachen, Chair of City of Albuquerque Environmental Planning Commission, regarding O-22-54, Mayor Keller's proposed transformative zoning changes, is attached.

We are requesting that the EPC withhold approval of O-22-54 until further analysis of its impacts is completed and provided to City residents.

To summarize, we believe that there has been insufficient time for public discussion of the proposal. We are concerned that in neighborhoods with guaranteed long-term demand for short-term rentals (specifically, those near the University of New Mexico main campus), the impacts of the changes will be counterproductive to the goals of the IDO, and will encourage the irreversible transformation of stable and diverse family neighborhoods into transient rental communities.

Thank you,

Peter Swift and Elen Feinberg

Elen Feinberg and Peter Swift
613 Ridge Place NE
Albuquerque, NM 87106
pnsswift@comcast.net
505 379 3201 (mobile)

From:

Elen Feinberg and Peter Swift
613 Ridge Place NE
Albuquerque, NM 87106

To:

Timothy MacEachen
Chair, Environmental Planning Commission
City of Albuquerque

November 26, 2022

Subject: Request to withhold approval of O-22-54

Dear Mr. MacEachen,

We are writing to express our concerns about proposed changes to the City's Integrated Development Ordinance (IDO) contained in O-22-54, and to request that the Environmental Planning Commission withhold approval of O-22-54 until further analysis of its impacts.

We have a major concern with the process by which these changes are being proposed. We consider ourselves well-informed residents of Albuquerque, and yet we learned of these proposed changes for the first time on November 11, 2022, when the Albuquerque Journal published a summary of the "transformative" updates to the zoning code. As we understand it, the City held one public meeting (by Zoom) after this announcement, which we were unable to attend, and the opportunity for public comment closes November 28, less than three weeks after most of the City first learned of the proposal. Surely, truly transformative zoning changes (which these appear to be) deserve more public discussion than this. We have seen no analysis by the City of the impacts of the changes, nor of the alternatives that were considered.

As we understand the proposed changes, they will create permanent and irreversible changes in R-1 zones throughout the City, doing away with zoning support for the concept of neighborhoods composed primarily of single-family homes. In the neighborhood where we live, within walking distance of the University of New Mexico main campus, changes are likely to happen quickly as single-family homes convert to duplex rental units. We recognize that this may in fact be exactly what the City intends, and if so, we believe it will eventually prove to be an unfortunate mistake. Impacts of this zoning change may be incremental and proportionally small in much of the City, but they are likely to be large in the University neighborhoods where the long-term demand for temporary rental property is guaranteed. Once begun, the transformation of stable family neighborhoods into transient rental communities is likely to snowball rapidly.

We urge the City to reconsider the rapid implementation of O-22-54, allowing time to provide the affected communities with documentation of a full analysis of impacts and alternatives. Specifically, we request that the EPC withhold its approval of O-22-54.

Thank you,



Elen Feinberg and Peter Swift



From: [Dennis P Trujillo](#)
To: [Lehner, Catalina L.](#)
Subject: Administration Proposal on Height of Permissive Walls in Front Yards
Date: Friday, November 25, 2022 7:23:20 PM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

EPC Chair, Tim MacEachen:

I am a long time resident of Albuquerque and of Nob Hill, I received my PhD from UNM and I retired as a historian for the state of New Mexico. I am concerned about our shared historical and cultural environment. Historically, Clyde Tingley signed Albuquerque's first zoning code in 1955, limiting permissive walls in front yards to 3 ft. in height. This architectural and social feature has remained in place in zoning updates of 1965, 1973, 1991, and the 2017 IDO. The IDO received an enormous amount of public input, rounds of public review, and no one suggested that it would be a good idea to make permissive walls, in front yards, anything other than 3 ft. in height. For 70 years now, the vast majority of walls built by homeowners in front yards, have been permissive 3 ft. walls; sometimes called garden walls. These front-yard walls are visible from the public way and remain a defining historic and cultural feature of our streetscape, neighborhoods and city. These walls preserve the concept of "eyes on the street," a valuable tool for public safety. Permissive walls in front yards up to 3 ft. high are an important part of the historic character of Albuquerque. Making 5 foot high walls (2 feet being transparent) permissive, would diminish our historic streetscape and the safety concept of "eyes on the street." Please do not let Albuquerque become fortress like, a city of high walls. 3 foot garden walls are important in our history, important to our future, important to our city.

Sincerely,
Dennis P. Trujillo, PhD

November 26, 2022

Via email: abcto@cabq.gov
EPC Chair Timothy MacEachen

Re: RZ-2022-00054 – Text Amendments to IDO – Citywide
RZ-2022-00059 – Text Amendments to IDO – Citywide (Housing Forward)
RZ-2022-00055 – Text Amendments to IDO – CPO 9 – North Fourth Street
RZ-2022-00056 – Text Amendments to IDO – VPO-2 – Northwest Mesa

Chairman MacEachen,

As President of the Victory Hills Neighborhood Association (VHNA), Treasurer of the District 6 Coalition and Representative to the Inter-Coalition Council, I have helped draft several statements regarding the 2022 Annual Update to the Integrated Development Ordinance (IDO).

However, these comments are my own, as practicing professional Architect licensed in the state of New Mexico since 1987. Early in my career, I worked for several major firms in the city, including Hutchinson Brown and Partners, Fanning Bard Larson, Holmes Sabitini and Eeds and Dekker Perich Sabatini. I have operated as a Principal of Willson + Willson Architects since 1990.

<https://willsonstudio.com>

I am addressing the cases referenced above in reverse order:

- RZ-2022-00056 – Text Amendments to IDO – VPO-2 – Northwest Mesa

This Small Area Amendment could lead to 4-story buildings in an area where height limitations are a major issue; therefore I do not support this amendment. Though I cannot confirm, I understand that this change was proposed by a developer—another reason the source data for amendments is so critical.

- RZ-2022-00055 – Text Amendments to IDO – CPO 9 – North Fourth Street

This is a good example of what a text / textual amendment should be; fixing a simple mistake to recognize that buildings on 4th street could be facing a side street. It is not a substantive change and I would support this amendment.

- RZ-2022-00059 – Text Amendments to IDO – Citywide (Housing Forward)

I am 100% OPPOSED to including O-22-54 as a Text Amendment to the IDO. The Comprehensive Plan's map of Areas of Consistency shows the vast range of the city that would be effectively doubled (or tripled) in density were this to pass. Once something is made Permissive, it never goes back to Conditional. If passed, make it Conditional and hire more planning staff!

- RZ-2022-00054 – Text Amendments to IDO – Citywide

I ask—no, beg—that the Annual Update Process include specific source data, examples, beneficiary information, risk analysis, impact statements and summaries of public comment. Other letters (Parkland Hills NA, for example) have done a more thorough job addressing the spreadsheet of 49 items; I will defer to their comments.

I will address Items 26, 27 and 28, which address Walls & Fences. The Planning Director has repeatedly said a majority of variance requests are for higher walls in the front yard setback—what are the data pertaining to that? Exactly how many requests are we talking about? Last year's comments repeatedly referenced information about 'eyes on the street', higher walls increasing crime rather than deterring crime, etc., etc.. The EPC's Notice of Decision on 12/16/21 said,

November 26, 2022

Page 2

Via email: abcto@cabq.gov
EPC Chair Timothy MacEachen

"Maximum permissive wall height (Wall Permit-Minor) would continue to be 3 feet in residential, mixed use, and non-residential zones." Many community members were greatly relieved by this decision. Yet, at a luncheon presentation to architects the following summer, Director Varela noted that this proposed change would re-appear in the 2022 Annual Update.

The concept of "transparency" is another issue. The requested change proposes a 5' permissive wall: 3' of solid wall topped with 2' of "view fencing". The IDO definition of View Fencing is "A wall that is at most 25 percent opaque to perpendicular view unless specified otherwise in this IDO..." However, there is no definition of the thickness of this view portion—concrete masonry units laid on their side are about 50% open only when viewed straight on. With any move off of perpendicular, the "view" disappears. This also happens with vertical wrought iron bar: a drive through the South Los Altos Neighborhood makes this painfully clear.

The change for 'Options for a Taller Front or Side Yard Wall' changes the distance from "<10 ft." to "<2 ft." from the property line. Many people do not know where their property line is; they think it is at the back of the sidewalk. There is a Variance Request pending in my neighborhood where the homeowner did not give the designer a survey, the designer failed to do due diligence and showed the property line actually in front of the curb, and city plan review failed to catch that error and approved the plans...in my opinion, they all share the blame for this mistake.

In summary: I am opposed to Item 26 and 27. I would support Item 28 ONLY if the definition of View Fencing is clarified to include thickness and if an accurate survey with posted corners is required.

I have included 4 additional PDF pages showing examples. I appreciate the work of the EPC and LUPZ, and hope that in future Annual Updates there could be a deadline after the first two steps of the process. Changes at Council could become the start of the following year's list rather than last minute Floor Amendments.

Thank you.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "P.D. Willson", with a stylized flourish at the end.

Patricia D. Willson, AIA
Willson + Willson Architects, LLC

From: [P. Davis Willson](#)
To: [City of Albuquerque Planning Department](#)
Cc: [Lehner, Catalina L.](#)
Subject: commenting closed early!
Date: Monday, November 28, 2022 8:37:02 AM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Chair MacEachen,

In trying to make one final email it shows that “Commenting is closed for this document”

This screenshot was taken at **2022-11-28 at 8.25.08 AM**

IDO Annual Update 2022 - EPC Submittal - Citywide Proposed Changes

Please review and give comments!

This list was submitted to the Environmental Planning Commission (EPC) on **October 27, 2022**.

- See the [project webpage](#) for the latest information about the 2022 IDO Annual Update, including the City's review/decision process, hearing details and Zoom link, and deadlines for comments.
 - See the [presentation](#) from public review meetings October 20 & 21.
 - See [video](#) from public review meetings October 20 & 21.
 - See [presentation](#) from public review meeting November 18.
 - See [video](#) from public review meeting November 18.

Please review and click anywhere on the document below to add a comment on this proposed list of changes to the [Integrated Development Ordinance](#) that would apply citywide. Comments with full name and email included will be forwarded to the EPC for consideration.

- Comments with profanity will be deleted.
- Review others' comments by clicking on numbered pins.
- If you prefer, send an email to abcto@cabq.gov addressed to EPC Chair Timothy MacEachen.

You can download this document as a PDF by clicking on "Download" in the menu bar above the document.

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Item	Page	Section	Change / Discussion
1	35	2-4(1)(c)(i)	Mobile Food Truck Court in MK-FB Add a new subsection with the following text: "Mobile food truck court."
2	47	2-5(8)(c)	NRBP - Deviations, Variances, Waivers Create a new subsection with text as follows: Deviations, Variances, and Waivers from Master Developer Standards 1. Deviations from Master Development Plan standards may be pursuant to the same thresholds and procedures as establish Subsection 14-16-6-4(D). 2. Variances from Master Development Plan standards may be pursuant to the same thresholds and procedures as establish 6-1-1 and IDO Subsection 14-16-6-4(C). 3. Waivers from Master Development Plan standards may be pursuant to the same thresholds and procedures as establish

Comments sidebar: Commenting is closed for this document.

Patricia D. Willson
Willson + Willson Architects
505 Dartmouth Drive SE
Albuquerque, NM 87106
V: (505) 266-8944
F: (505) 266-2746
[email: info@willsonstudio.com](mailto:info@willsonstudio.com)

<http://www.willsonstudio.com>

November 26, 2022

Via email: abcto@cabq.gov
EPC Chair Timothy MacEachen

Re: RZ-2022-00054 – Text Amendments to IDO – Citywide
RZ-2022-00059 – Text Amendments to IDO – Citywide (Housing Forward)
RZ-2022-00055 – Text Amendments to IDO – CPO 9 – North Fourth Street
RZ-2022-00056 – Text Amendments to IDO – VPO-2 – Northwest Mesa

Chairman MacEachen,

Both the District 6 Coalition (D6) and the Victory Hills Neighborhood Association (VHNA) support comments submitted by both the Inter-Coalition Council (ICC) and the Parkland Hills Neighborhood Association (PHNA)—even though those documents are not in complete agreement!

- RZ-2022-00054 – Text Amendments to IDO – Citywide

The ICC requests that the Annual Update Process include specific source data, examples, beneficiary information, risk analysis, impact statements and summaries of public comment. Last year's update included a watered-down version of this request—which is much appreciated—however, the addition of a column labeled 'Source' and identifying 'Staff', 'Admin', 'Public', etc., is hardly enough. Even so, we ask that you LISTEN to the comments submitted online; for example, there are currently sixteen comments pinned to the Walls & Fences amendments—all are in OPPOSITION. This was soundly defeated last year; why must we review it again?

- RZ-2022-00059 – Text Amendments to IDO – Citywide (Housing Forward)

This ordinance presents 'transformative' changes intended to mitigate the City's housing crisis. The ICC posed questions about the data and the unintended consequences of these dramatic proposals and stands in OPPOSITION to the adoption of these Amendments. PHNA supports Sections 1 & 2 (changing R-1 to two-family and allowing ADU's permissively) with sensible ADDED CONDITIONS and OPPOSES others. D6 and VHNA agree that O-22-54 should not be included in the IDO update, but assuming this Ordinance will be pushed through, then include the protections outline by PHNA!

D6 and VHNA again suggest that the IDO Annual Update process is not the place to make major, substantive changes to the City's zoning code; once something has become Permissive instead of Conditional, it is nearly impossible to walk it back.

- RZ-2022-00055 – Text Amendments to IDO – CPO 9 – North Fourth Street

Upon review this seems like an appropriate change that D6 and VHNA support.

- RZ-2022-00056 – Text Amendments to IDO – VPO-2 – Northwest Mesa

This Small Area Amendment could lead to 4-story buildings in an area where height limitations are a major issue; therefore D6 and VHNA do not support this amendment.

The city website describes the update process as a three-step process; first EPC, then LUPZ, then full City Council. We believe there should be a cut-off deadline after step two and that further changes would go on the list for the following year rather than being introduced as last minute Floor Amendments at Council.

Respectfully submitted,

Dr. Peter M. Belletto, President, D-6 Coalition
Patricia Willson, President, Victory Hills Neighborhood Association



3' serpentine wall in front yard accommodates existing tree; side yard and back yard step up as allowed.



Successful 3' walls of block, wood, metal (some effectively higher with terracing):



Good use of lower planter at clear sight triangle

Successful Patio Wall examples
(6' walls > 10' back):



Less successful Patio Walls
(tall walls @ property line):



Successful view and security fencing:



Unsuccessful view fencing:



From: [P. Davis Willson](#)
To: [City of Albuquerque Planning Department](#)
Cc: [Lehner, Catalina L.](#)
Subject: final comment before 9am deadline today, Nov. 28th
Date: Monday, November 28, 2022 7:54:27 AM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Chair Timothy MacEachen,

You have received many emails from individuals, neighborhood associations, coalitions and the Inter-Coalition Council. They are not all in agreement—for example, some favor ADU's (with conditions), some are 100% opposed. However, I have not seen one comment yet in favor of increasing the 3 ft. permissive front yard wall height. And I urge you to pay particular attention to Deborah Conger's email—she makes excellent points about enforcement.

In trying to help folks understand the process—and what's at stake—I put together several links for review. **I am including this for the record.** It is critical that more community members become aware and involved in the process, and the effort by a small group of volunteers to improve this process.

Background on the city's zoning history/process is located on the main IDO page:
<https://ido.abc-zone.com/background-coordination-abc-comp-plan>

Then spend some time clicking around the Home page from the 'Background' link above:
<https://ido.abc-zone.com>

This 84 page PDF explains the total number of changes (~62, in four separate cases) that will be heard at EPC. https://abc-zone.com/sites/abc-zone.com/files/media/IDO-Annual-Update-2022-Post-submittalPre-EPC-Review-2022-11-18-print_0.pdf

If you want to hear long range planner Mikaela Renz-Whitmore go thru this pdf, there is a 1 hour presentation here:

https://cabq.zoom.us/rec/play/W7BK9hc7Acx58z8CNmH47yrzzLXr6t5vyZkc35y-EzfdU1DTphxXUirKj-Wqif4yK0oVgFLnODIGSJr5.44OTcd1RGb0P25BD?continueMode=true&_x_zm_rtaid=i19K-rieT7u6MEq7x-gbZA.1669042788001.058ba442ad8d1e8468f8f1606fc64ba9&_x_zm_rhtaid=964

Go here to understand the three step process the city goes thru in the IDO Annual Update process: <https://abc-zone.com/ido-annual-update-2022>

And back out to the main ABC to Z planning website for links to the Comprehensive Plan, the IDO, the CPA's and to sign up for updates: <https://abc-zone.com>

And now if you're ready to make comments on the online interactive spreadsheet (but this does not include the 6 changes introduced at Council—O-22-54), go here (make sure to put your full name and email when you post a comment): <https://ido.abc-zone.com/ido-annual-update-2022-epc-submittal-citywide-proposed-changes>

Additional comments (anything regarding O-22-54) should be sent to abcto@cabq.gov and addressed to EPC Chair Timothy MacEachen. Comments received by Monday, Nov. 28th 9am, will be included in the Staff report. Comments received by Dec 6 will be included in EPC member's packets. If you want to know who is on the Environmental Planning Commission, go here and click on the Membership box:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

The inclusion of O-22-54 in the 2022 IDO Annual Update Process is an insult to the public, to the Comprehensive Plan, and to the entire concept of how and why the zoning code needs to stay current. For the Mayor to claim that a five year old ordinance is outdated is just not right. Pete Dinelli said it best in his November 15th post

<https://www.petedinelli.com/2022/11/15/mayor-tim-keller-seeks-transformative-changes-to-integrated-development-ordinance-ido-to-favor-developers-despite-apartment-construction-boom-announces-housing-forward-ab/>

"The enacted Integrated Development Ordinance has provisions to allow the City Council to adopt major amendments and make major changes to it. The IDO blatantly removes the public from the development review process, and it was the Planning Department's clear intent to do so when it drafted the IDO."

Chair MacEachen, my thanks to you and the rest of the EPC for all your hard work. My final thoughts are these: 1) incorporate metrics to determine whether a proposed amendment is textual or substantive, and 2) add a deadline to the City's three step process that cuts off additional amendments after LUPZ review—put them on the list for the next year's amendments rather than allowing the full Council barrage of Floor Amendments, often happening late at night with no public input.

Respectfully,

Patricia D. Willson, AIA

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<http://www.willsonstudio.com>