



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

May 4, 2017

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Project# 1001620
16EPC-40082 Amendment to Zoning Code or Subdivision
Regulations Text

LEGAL DESCRIPTION:

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

Staff Planners: Catalina Lehner and Mikaela Renz-Whitmore

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On May 4, 2017 the Environmental Planning Commission (EPC) voted to CONTINUE Project #1001620/ 16EPC-40082, adoption of the Integrated Development Ordinance (IDO), to the May 15, 2017 EPC hearing based on the following findings:

FINDINGS:

- NM 87103
- www.cabq.gov
1. This request is for adoption of the Integrated Development Ordinance, or IDO. The IDO would repeal and replace the City of Albuquerque Comprehensive Zoning Code (the "Zoning Code"), the Subdivision Ordinance, the Airport Zone Ordinance, the Landmarks and Urban Conservation Ordinance, portions of the Planning Ordinance, and portions of the Development Process Manual (DPM), and incorporate them into a single, consolidated document.
 2. Council Bill No. R-14-46 (Enactment R-2014-022), which became effective on May 07, 2014, directed the City to update the Albuquerque-Bernalillo County Comprehensive Plan (the "Comp Plan") and the land development regulations intended to implement it. The Comp Plan update and the new IDO were developed together through a planning effort called ABC-Z, undertaken to confirm the Centers and Corridors community vision, update goals and policies, and implement the vision and goals through updated regulations and review and approval processes.
 3. On March 20, 2017, the City Council voted to adopt the updated Comp Plan (R-16-108) and to revise ROA 1994 to refer to Areas of Consistency and Areas of Change (O-16-27) and update associated terms in annexation policies (R-16-109).
 4. The IDO is a single document that includes a revised Zoning Code (§14-16-1-1 et seq.) that incorporates the Subdivision Ordinance (§14-14-1-1 et seq.), the Airport Zone Ordinance (§14-

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- 15-1 et seq.), and the Landmarks and Urban Conservation Ordinance (§14-12-1 et seq.), and includes portions of the Planning Ordinance (§14-13-2-1 et seq.) and portions of the Development Process Manual (DPM), which will be clearer and easier to use than the existing documents. The IDO modernizes the City's development standards and processes, incorporates best practices, and integrates regulations from over 40 adopted Sector Development Plans in order to implement the updated Comp Plan.
5. The IDO applies City-wide to land within the City of Albuquerque municipal boundaries. The IDO does not apply to properties controlled by another jurisdiction, such as the State of New Mexico, Federal lands, and lands in unincorporated Bernalillo County or other municipalities.
 6. The EPC is a recommending body to the City Council and has important review authority. The City Council, as the City's Planning and Zoning Authority, will make the final decision. Adoption of the IDO is a legislative matter.
 7. Language that refers to the Zoning Code is found in various locations of ROA 1994. This language will need to be correspondingly revised with the adoption of the IDO in order to maintain internal consistency in ROA 1994.
 8. The proposed IDO was announced in the Albuquerque Journal, the Neighborhood News and on the Planning Department's web page. The Office of Neighborhood Coordination (ONC) sent e-mail notification to neighborhood representatives on December 29, 2016, as required, as part of the EPC application process. On April 25, 2017, Planning Staff sent a re-notification reminder to neighborhood representatives.
 9. The public engagement process, which offered a range of opportunities for input, discussion, and consensus-building, featured a series of workshops and public meetings that included daytime focus groups organized by topic and evening meetings with a more traditional presentation and a question and answer session. The project team was invited to speak at over 100 meetings and local conferences. To reach more people and a broader cross-section of the community, the project team staffed booths and passed out promotional material at community events and farmers markets, and met with individuals and small groups during weekly office hours and periodic "Ask an Expert" zoning clinics.
 10. Articles about the ABC-Z project appeared regularly in the City's *Neighborhood News*, and ads specifically for the proposed IDO were placed in print and social media. There is also a social media page for the ABC-Z project on Facebook.
 11. Staff received official written comments from agencies. Among the agencies that commented are the ABCWUA, the NMDOT, ABQ Ride, the City Parks and Recreation Department, and PNM. Their comments suggest specific revisions to clarify topics related to each agency's charge. Staff is considering all comments carefully and addressing them.
 12. Comments submitted by interested parties cover a variety of topics, including but not limited to, time for public review and comment, annexation, effect on vulnerable populations, and the focus on Centers and Corridors. Some comments express concerns that regulations crafted to address

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localized issues are applied broadly and that sector plans are being replaced. Staff is considering all comments carefully and addressing them as part of the analysis.

13. At the April 6, 2017 EPC hearing, some members of the public provided testimony that expressed general support for the improved clarity and consistency that the proposed IDO would provide. Support was also expressed for the Citizen's Academy and the idea of directing growth inward, rather than continuing the trend of sprawl development.
14. Some members of the public raised concerns that include, but are not limited to, the following: the IDO effort is progressing too quickly, the details of the document are not well understood by the public, increased use of administrative (Staff) approval would limit public input, EPC review would be greatly reduced from what it is currently, allowable building height and density would be too great, view preservation and the environment are insufficiently addressed, the Board of Appeals (BOA) would be eliminated, the sector development plan system would be replaced, more consideration for environmental justice issues is needed, and mixed use (M-X) zones could adversely affect established neighborhoods.
15. The EPC received substantial public testimony at the April 6, 2017 and April 10, 2017 hearings. At the April 10, 2017 hearing, the EPC closed the floor and decided to take no further public testimony.
16. Staff recommends a continuance of this case to the May 15, 2017 hearing to provide additional time to discuss concerns raised during public testimony, in written comments, and by the EPC at the April 24, 2017 and May 4, 2017 hearings. Additional time is also needed for Staff to clarify recommendations for potential revisions to the proposed IDO, based on input from the EPC, which will be written as conditions and transmitted to the City Council with a recommendation.
17. In order to make an informed recommendation to the City Council, the EPC needs another hearing to continue its deliberations and consideration of proposed conditions.

PROTEST: It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation. If you wish to protest this decision, you must do so by **May 19, 2017**. The date of the EPC's non-final decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered the deadline for filing the appeal.

A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the protest is filed. You will receive notification if any person files a protest.

Sincerely,



for Suzanne Lubar
Planning Director

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SL/CLL

cc: List of Neighborhood Representatives from the Office of Neighborhood Coordination (ONC)
letter dated 12-28-16

G.P. 2820 Azar Pl. NW, ABQ, NM 87104
Jaime Jaramillo, 302 8th St. NW, ABQ, NM 87102
Karen Salazar, 219 Arvada Ave NE, ABQ, NM 87102
Carl Salazar, 219 Arvada Ave NE, ABQ, NM 87102
Rob Dickson, 301 Central NE, ABQ, NM 87102
Kim Murphy, 8633 Kacey Ln SW, ABQ, NM 87105
Christina Sandoval, 1801 4th St. NW, ABQ, NM 87103
Laurie Moye, 2401 Aztec NE, ABQ, NM 87107
Ken Balizer, 1912 Tierra Vida Pl. NW, ABQ, NM 87107
Steven Abeyta, 2419 William St. SE, ABQ, NM 87102
Michael Contreras, P.O. Box 91088, ABQ, NM 87199
Pat Gallagher, 24 Link St. NW, ABQ, NM 87120
Kathy Adams, 5 ARCO NW, ABQ, NM 87120
David Blanc, 600 Central Ave NW, 87121
Camille Varoz, 427 El Paraiso Rd NW, Los Ranchos, NM 87107
David Silverman, 1419 Coal Ave SW, ABQ, NM 87104
Jennifer Dann, 521 Tulane Dr. SE, ABQ, NM 87106
Barbara Grothus, 905 Silver NW, ABQ, NM 87102
Kalvin Davis, 201 Coal SW, ABQ, NM 87102
Esther Abeyta, 2419, William SE, ABQ, NM 87102
Elizabeth Vencill, 115 Quincy St. NE, ABQ, NM 87108
Virginia Kinney, P.O. Box 1932, Tijeras, NM 87059
Gary Eyster, 316 Amherst NE, ABQ, NM 87106
Susan Michie, 402 Lafayette Pl. NE, ABQ, NM 87106
Govinda Haines, 336 Aliso Dr. NE, ABQ, NM 87108
Veronica Salinas, 336 Aliso Dr. NE, ABQ, NM 87108
Stephanie Zaslav, 333 Aliso Dr. NE, ABQ, NM 87108
Jeanne Whitehouse, 521 Aliso Dr. NE, ABQ, NM 87108
Dennis Trujillo, 613 Bryn Mawr NE, ABQ, NM 87106
Laurie Moye, c/o PNM, 415 Silver Ave SW, ABQ, NM 87158
Matt Vencill, 805 Van Buren Pl. SE, ABQ, NM 87108
Carol Krause, 800 Mountain Rd NE, ABQ, NM 87102
Nique, 1113 Edith Blvd NE, ABQ, NM 87102
Angela Vigil, 1405 Edith Blvd NE, ABQ, NM 87106
Diana Dorn Jones, 1108 Edith St. SE, ABQ, NM 87102
Pete Dinelli, 1309 Dakota NE, ABQ, NM 87110
Kristi Houde, 617 Edith NE #7, ABQ, NM 87102
Elizabeth Vencill, 115 Quincy St. NE, ABQ, NM 87108
David Solano, 1004 Walter St. SE, ABQ, NM 87102

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Crista Solano, 1004 Walter St. NE, ABQ, NM 87102

Olivia Greathouse, 408 Bethel Dr. SE, ABQ, NM 87102

Beth Silberglert, 613 Bryn Mawr NE, ABQ, NM 87106

Jim Strozier, 302 8th St., NW, ABQ, NM 87102

Isaac Benton, City Councilor, 1 Civic Plaza, ABQ, NM 87102

Judy Young, 13309 Rachel Rd SE, ABQ, NM 87123

Keith Meyer, 6801 Jefferson NE, ABQ, NM 87109

Jackie Fishman, 302 8th St NW, ABQ, NM 87102

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