

IDO Conversion Map Conditions for EPC Consideration on May 4, 2017

Condition Number	Condition Type	EPC Recommended Condition	Comment No.
<i>(Comment numbers refer to Public Comments Spreadsheet unless otherwise noted)</i>			
Changes to the IDO Conversion Map as of December 29, 2016			
Map 1	Conversion Map Rules	Update the conversion map to address inconsistencies and changes to the conversion criteria made during EPC, as well as zone changes approved since December 2016.	393; Map Comment 38
Map 2	Conversion Map Rules	Revise the conversion for the Sawmill SDP SU-2/S-I zone from NR-LM to NR-BP to reintroduce the commercial and live-work uses currently allowed in the zone.	358; Map Comments 22 & 42
Map 3	Conversion Map Rules	Revise all conversions on the West Side of the Rio Grande for zones that reference the C-2 and C-3 zones to NR-C, except for properties within 660' of a Premium Transit Station, which should be converted to MX-M and MX-H, respectively.	53, 171, 356
Map 4	Conversion Map Rules	Convert all zones that refer to the C-2 zone in Activity Centers on the West Side to MX-M and all zones that refer to the C-3 zone in Activity Centers on the West Side to MX-H.	728
Map 5	Conversion Map Rules	Review all of the land in the City zoned R-D and SU-1 for PRD to determine the best base zone based on existing approvals. Until this review can be completed, convert all R-D and SU-1/PRD to the PD zone.	421, 722, 1000, 1212; Map Comments 9, 24, 26, 28, 37, 40, 41, 47, 48, 50
Map 6	Conversion Map Rules	Add boundaries within the MX-FB-DT that reflect the use table in the Downtown 2025 Plan. Add a section on building heights that reflect the highest building heights per the allowable building types in each focus area.	862, 1177, 1178
Map 7	Conversion Map Rules	In the High Desert SDP, convert the SU-2/ HD R-R zone to NR-PO-C for the portions owned by the HOA as private open space. Convert the SU-2/ HD R-R zone to R-1 for the remainder, following the lot sizes to determine the appropriate subzone.	Project Team
Map 8	Agency Comments / Conversion Map	Convert the "SU-1 for Transit Facility and Day-care" to NR-LM to match the heavy vehicle maintenance use currently allowed as a permissive use under the SU-1 zone.	ABQ RIDE [144]
Map 9	Conversion Map Comments	Convert the large lots on Laguna Blvd. between San Carlos Dr. and Los Alamos Ave. to R-1B.	Map Comment 3

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Map 10	Conversion Map Comments	This comment refers to a property at the NW corner of Edith and Dr. Martin Luther King, Jr. Ave. According to the City's Official Zone Map, the property's current zoning is SU-2/SM O-1. Staff researched this site and found no records of a zone map amendment for this property since adoption of the South Martineztown SDP, which shows the property as zoned SU-2/SM C-1. Consequently, the Official Zone Map will be revised to reflect the correct zoning for this site as SU-2/SM C-1, as well as in the IDO Conversion Map. The IDO conversion for the C-1 zone is MX-L.	Map Comment 4
Map 11	Conversion Map Comments	The site is currently zoned SU-1 for PDA and converted to PD. Given the information that C-2 is the highest permissive use allowed in the SU-1, the most appropriate conversion is NR-C. Based on policies to address the jobs-housing balance, C-2 zoning on the West Side is proposed to convert to NR-C unless it is within 660 ft. of a Premium Transit station. Those properties that are within 660 ft. of a PT station would be converted to MX-M. The subject property is more than 660 ft. from the proposed PT station areas on Central, which supports the conversion to NR-C.	Map Comment 5
Map 12	Conversion Map Comments	SU-1 for Neighborhood Commercial most closely aligns with C-1 zoning, which would convert to MX-L.	Map Comment 8
Map 13	Conversion Map Comments	This comment refers to a location at the SW corner of Coors Blvd. and Western Trail. Staff reviewed this area and revised the recommended conversion to MX-T, which is the conversion for current O-1 zones.	Map Comment 12
Map 14	Conversion Map Comments	See Line 85 above for a proposed Use Specific Standard to require a distance separation between industrial uses that require an air quality permit.	Map Comment 17
Map 15	Conversion Map Comments	This property is currently zoned through the North Fourth SDP as "M-1 or SU-2/NFTOD." To retain the industrial and manufacturing uses at this location, Planning will use the base zone instead of the opt in zone for the IDO conversion. This will result in a conversion to NR-LM in the IDO. Please submit a letter from the owner of record to authorize this change.	Map Comment 45

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Map 16	Conversion Map Comments	The Riverview SDP zoning for the land surrounding the Open Space references both the R-2 and SU-1/PRD zones. The SU-2 conversion table originally proposed MX-T as the closest conversion in the IDO zones. Staff believes PD would be a better fit, to match other SU-1/PRD zones that are not within a SDP.	Map Comment 49
Map 17	Conversion Map Comments	Convert the land within the Rail Yards Master Plan to PD, to reflect the Master Plan that governs this site and the allowable uses.	Map Comment 168
Map 18	Conversion Map Comments	Revise the conversion for the West Route 66 SDP to more closely align with the uses identified in the SDP and with the updated C-2/C-3 conversion approach.	53, 171, 356