

CABQ PLANNING



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

Levers and Constraints

Fall 2022

Mikaela Renz-Whitmore

UDD Division Manager

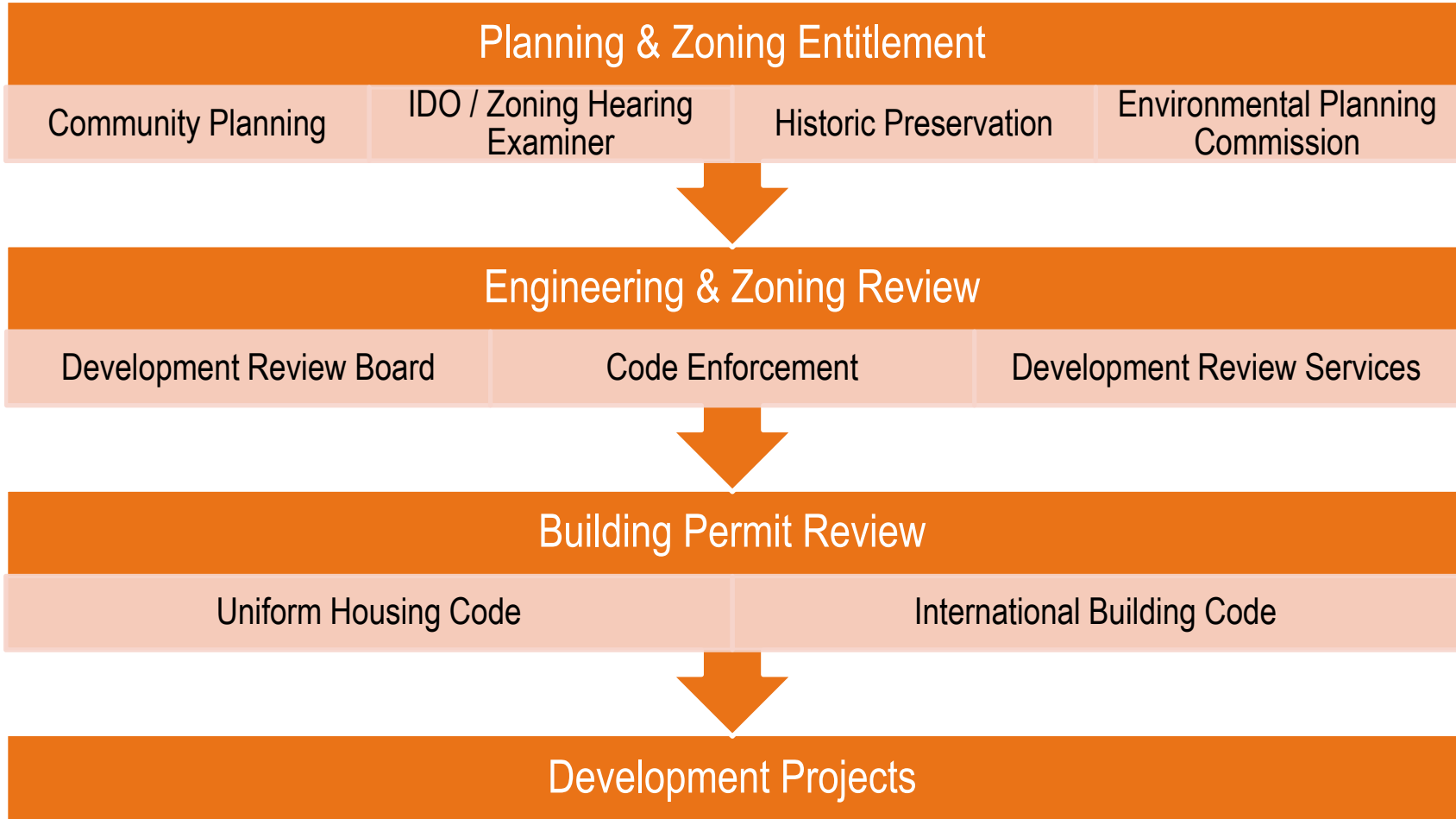
mrenz@cabq.gov

Comments? Requests?

Email: abcto@cabq.gov

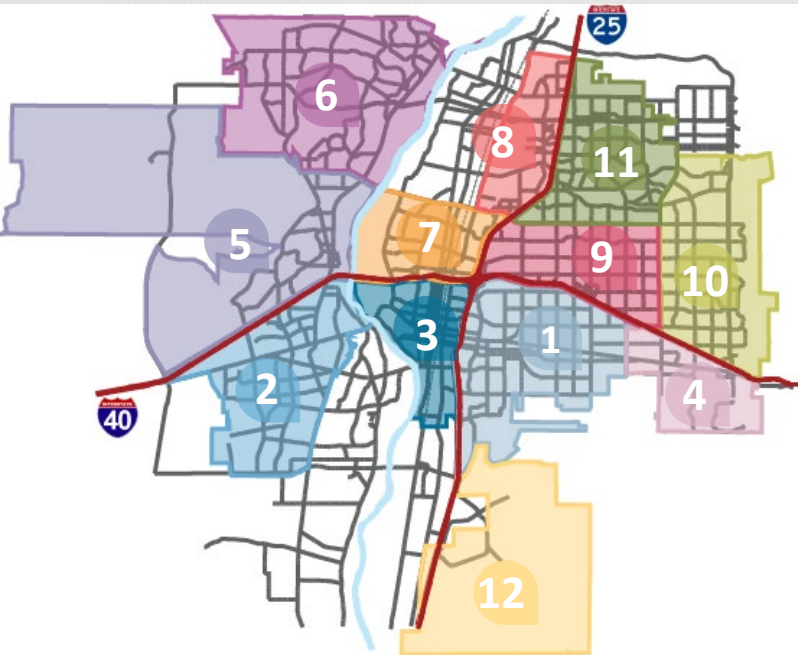
**ONE
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PLANNING DEPARTMENT



LISTENING + PLANNING WITH ALL COMMUNITIES

Long-range Planning Process



- | | | | |
|---|----------------|----|-------------------|
| 1 | Near Heights | 7 | Near North Valley |
| 2 | Southwest Mesa | 8 | North I-25 |
| 3 | Central ABQ | 9 | Mid Heights |
| 4 | West Mesa | 10 | Foothills |
| 5 | Northwest Mesa | 11 | North Albuquerque |
| 6 | East Gateway | 12 | Mesa del Sol |

Recommendations

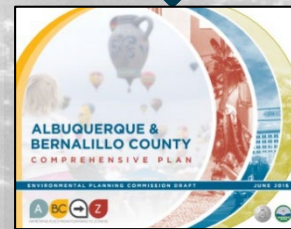
Community
Planning
Area
Assessments

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

Land Use & Zoning Documents:

ABC Comp Plan - 5 year update cycle
IDO - 1 year update cycle

Policies

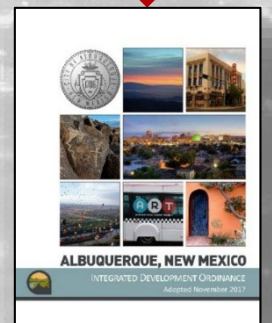


Albuquerque
Bernalillo County
County

Comprehensive Plan

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

Regulations



Integrated
Development
Ordinance

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

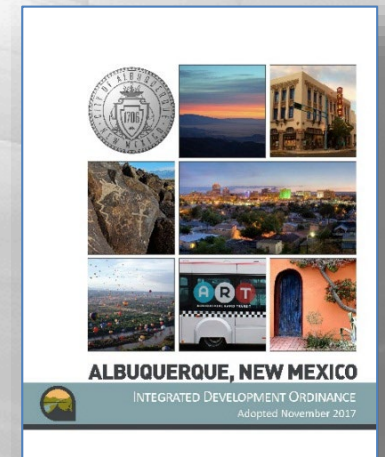
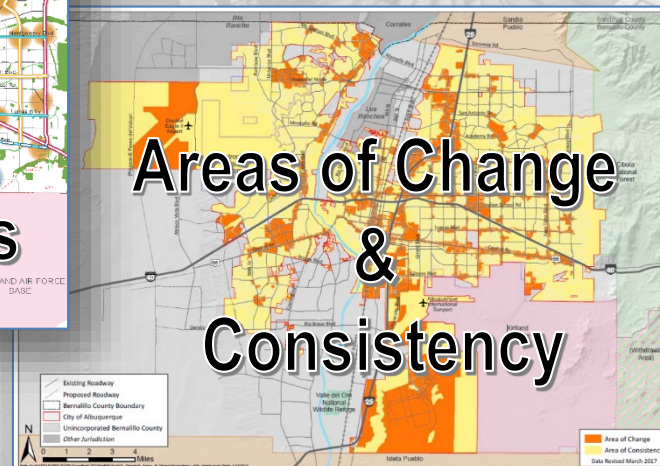
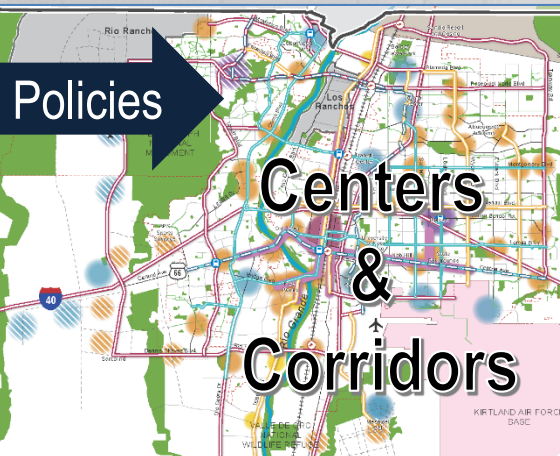
PLANNING + ZONING

ABC COMPREHENSIVE PLAN

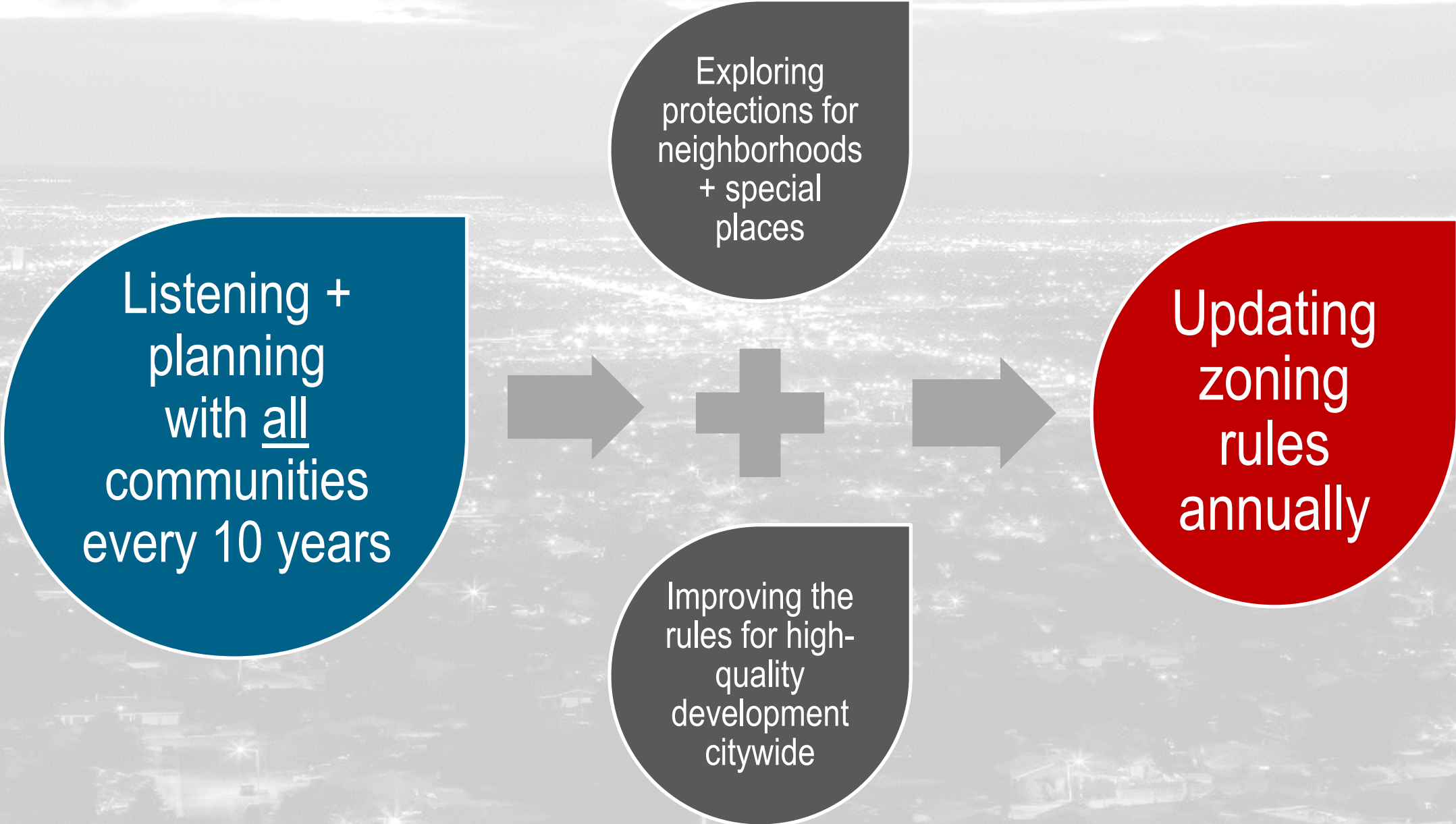
- What we want + why:
 - Where to direct growth
 - What to protect
 - What actions to take
 - How to measure progress

INTEGRATED DEVELOPMENT ORDINANCE

- How to get there:
 - Tailored rules
 - Centers + Corridors
 - Areas of Consistency
 - Overlay Zones
 - Special places
 - Transitions / Edge Protections
 - Between Areas of Change + Consistency
 - Next to neighborhoods



OUR COMMITMENT



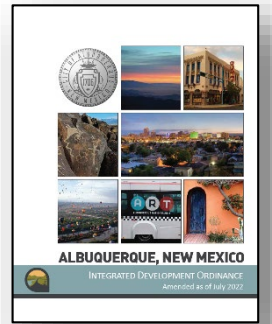
COLLABORATION



- 360 degree Assessment = Broad but not deep
- Identify issues / patterns / needs
 - Citywide issues
 - Area-specific
- Connect community with staff/resources
- Recommend actions

ZONING CODE

Integrated
Development
Ordinance



<https://tinyurl.com/CABQ-IDO-12-2022>

1. General Provisions

2. Zone Districts

3. Overlay Zones

Zones

4. Use Regulations
Allowable Use Table
Use-specific Standards

Uses

5. Development Standards
Dimensional Standards Tables
General Regulations

Standards

6. Administration & Enforcement

Processes

7. Definitions & Acronyms

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

FINDING THE BALANCE

Protecting

Neighborhoods,
special places,
& City open space

Incentivizing

High-quality
development
in appropriate areas



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FINDING THE BALANCE

Tailored

Rules for small areas

- Additional complexity
- Harder to enforce

Citywide

Standardized rules

- Less complexity
- Easier to enforce



FINDING THE BALANCE

Community Input

Early consultation
& more public notice

Streamlined Approval Process

More administrative review

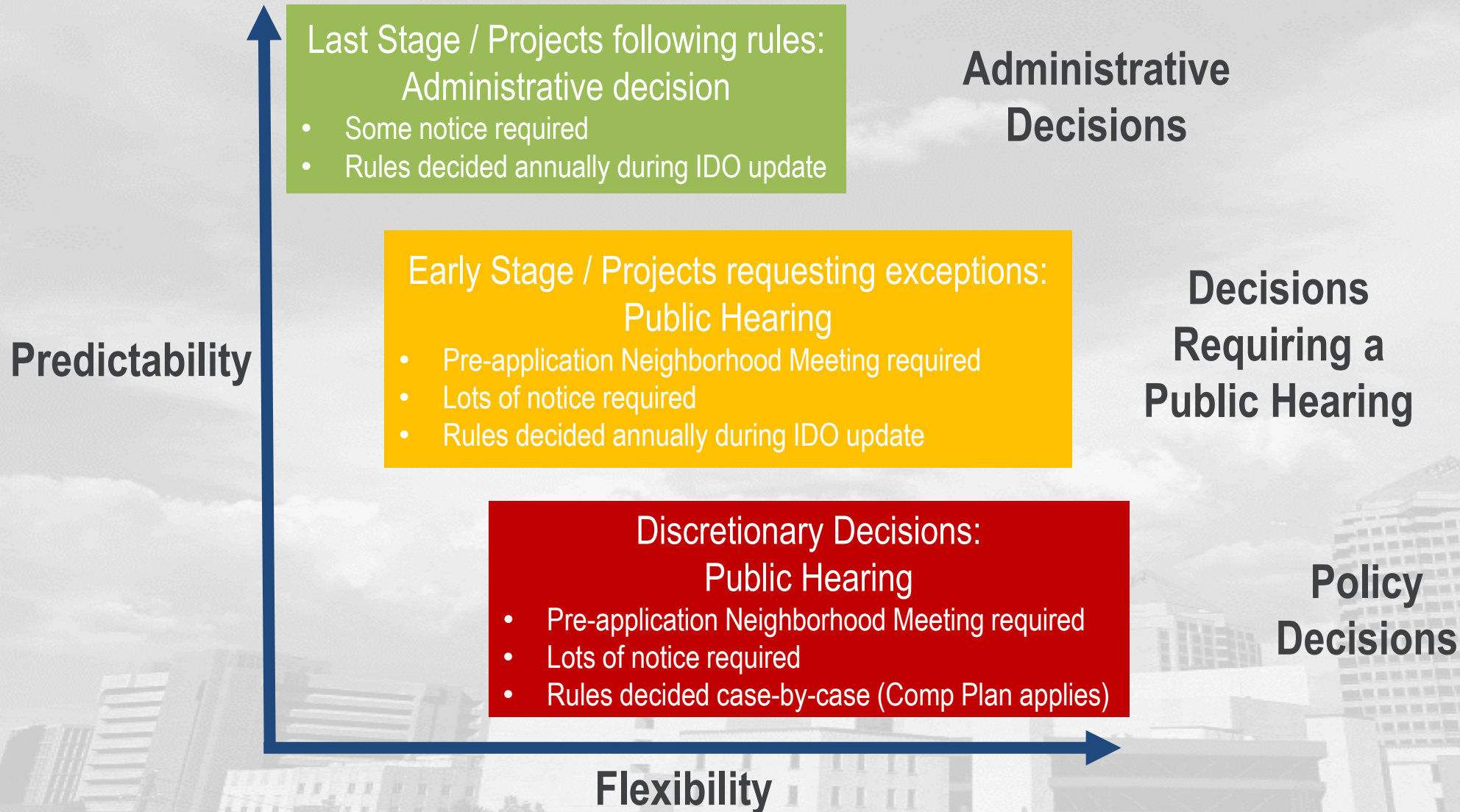


Intent

- If we get the rules right – and we need to continually work to get the rules right – and projects follow those rules, they get approved quickly.
- Asking for exceptions means more notice, more public input, and a longer process.

FINDING THE BALANCE

Part
6



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**Table
6-1-1**

Table 6-1-1: Summary of Development Review Procedures

DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission

ZHE = Zoning Hearing Examiner LUHO = Land Use Hearing Officer

X = Required [] = Public Hearing < > = Quasi-judicial Hearing

R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD = Appeal Review and Decide

Subsection	Mtgs		Public Notice					Review and Decision-making Bodies						Specific Procedures	
	6-4(B)	6-4(C)	6-4(K)(2)	6-4(K)(3)	6-4(K)(4)	6-4(K)(5)	6-4(K)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(J)	6-2(I)		6-2(A)
Application Type	Neighborhood	Pre-application	Email	Mailed	Posted Sign	Published	Web Posting	City Staff ^[1]	DHO	EPC	LC	ZHE	LUHO	City Council ^[2]	
Permit – Wall or Fence – Minor			X				X	D					<AR>	<AD>	6-5(F)
Site Plan – Administrative ^[4]	X ^[5]		X		X		X	D					<AR>	<AD>	6-5(G)

PUBLIC NOTICE

<https://www.cabq.gov/planning/urban-design-development/public-notice>

BEFORE APPLICATION

6-4(B) Pre-submittal Neighborhood Meeting

6-4(K)2 Emailed notice to Neigh.
Assoc/Coalitions

6-4(K)3 Mailed notice to Property Owners

AFTER APPLICATION

6-4(K)4 Posted Sign (Applicant)

6-4(K)5 Published notice (CABQ)

- Public Meetings / Hearings
<https://www.cabq.gov/planning/boards-commissions>
- Administrative
 - <https://posse.cabq.gov/posse/pub/lms/Default.aspx?PossePresentation=PermitSearchByAddress>

Subsection	Mtgs		Public Notice				
	6-4(B)	6-4(C)	6-4(K)(2)	6-4(K)(3)	6-4(K)(4)	6-4(K)(5)	6-4(K)(6)
Application Type	Neighborhood	Pre-application	Email	Mailed	Posted Sign	Published	Web Posting

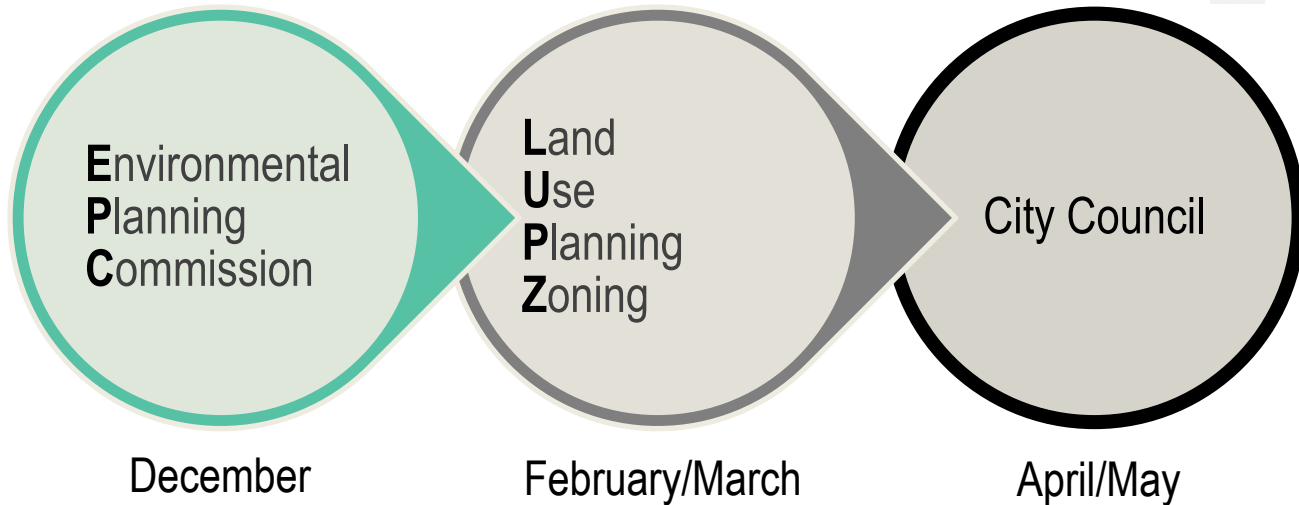
Table
6-1-1

ONE
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 MORE
 MCOB

COMMENT OPPORTUNITIES

2022 IDO Annual Update

- EPC Submittal – **October 27, 2022**
- Email abcto@cabq.gov



Interactive Integrated Development Ordinance

Home Resources Guides Topics

View Edit Pins Comments Report Embed

Page 5 of 9

Click anywhere in the document to add a comment. Select a bubble to view comments.

Page	Section	Change / Discussion	Explanation	Source
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 Change that appear elsewhere would pre	
321	5-7(D)(3)(a)2	Walls & Fences - Front Yard Wall Revise text as follows: "For low-density residential development in or abutting a Residential zone district where wall height in any front or street side yard is restricted to 3 feet by Table 5-7-1, the maximum height of walls in any front yard is 5 feet if all the requirements of a request for a taller wall that meets the height and location standards in Table 5-7-2 are met shall require Permit - Wall - Major pursuant to Subsection 14-16-6-6(H), except where a taller wall is prohibited pursuant to Subsection (3) be Strike note 1 in Table 5-7-2.	Allows 5 foot walls in at least 2 feet at top deletion of Permit - W 1 and Subsection 14-	

Comments Close

Your name

E-mail

Add Comment

Comment Type

- None -

I have read and agree to the [Terms & Conditions](#) and [Privacy Policy](#).

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reCAPTCHA Privacy - Terms

Add Comment

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

LEVERS & CONSTRAINTS

WHAT ZONING DOES WELL

- Prohibit uses / establish what uses are allowed
- Set minimum standards

WHAT ZONING DOESN'T DO WELL

- Make uses / development projects happen
- Create good design / nice places

Q&A

Great question...	The start of an answer...
Who decides what buildings go up or down and what businesses occupy them?	Zoning establishes what uses are allowed. The market and the property owner decide what to develop.
How can the city stop westward and southward sprawl , and can it start building up to at least 3, 4 stories for commercial or mixed-use properties ?	<p>Centers/Corridors provide incentives for more density / intensity.</p> <p>Zoning establishes maximum building heights. (Minimums tend to lead to vacant lots in this market.)</p> <p>The market and the property owner decide how high buildings are built.</p>

Q&A

Great question...	The start of an answer...
<p>Can the city offer more partly subsidized or rent-controlled housing?</p>	<p>Yes, Family & Community Services provides funding for affordable housing.</p> <p>Affordable housing developers provide affordable housing.</p> <p>Inclusionary zoning can require a certain percentage of affordable units in a housing development.</p> <p>The market and the property owner decide on rents. To date, the State does not allow rent control.</p>

Q&A

Great question...	The start of an answer...
<p>What is the procedure or process by which citizens can be notified of zoning, building, or big-scale changes to their neighborhoods?</p>	<p>Zoning establishes what notice is required for what type of project.</p> <p>Neighborhood Association Recognition Ordinance (NARO) establishes how a neighborhood is recognized to receive notice.</p> <p>Planning is working on an “open cases” map that would let you see applications under review.</p> <p>Planning is working on new case tracking software that would let anyone sign up for notices of applications.</p>

Q&A

Great question...	The start of an answer
<p>What are the city and state doing, if anything, about favoring local weed-based businesses?</p>	<p>State established a system of permits for cannabis establishments.</p> <p>Zoning establishes where cannabis businesses can be.</p> <p>City provides assistance and priority to “micro businesses”</p>

<https://www.cabq.gov/cannabis>

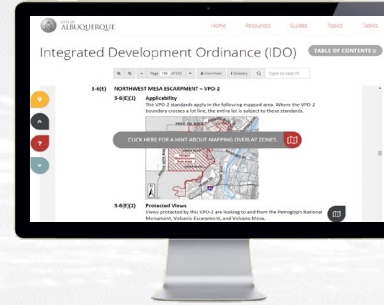


RESOURCES

Mikaela Renz-Whitmore
Urban Design + Dev. Division Manager
mrenz@cabq.gov

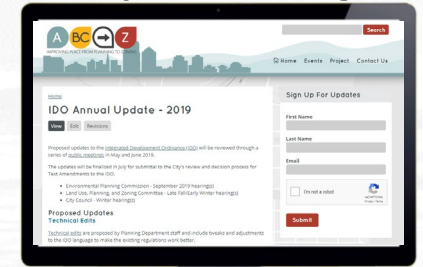
ABC-Z Project
abcto@cabq.gov

Interactive IDO



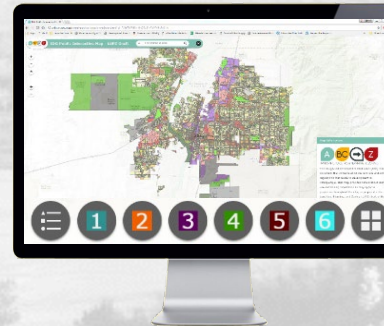
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Project Webpage



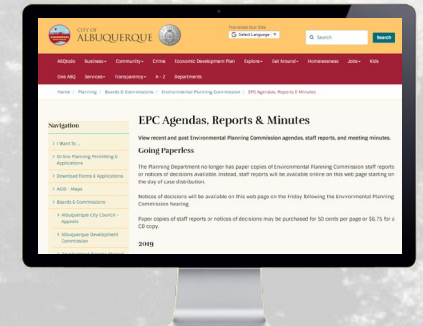
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IDO Zoning Map



tinyurl.com/idozoningmap

Planning Webpage



cabq.gov/planning

ABC Comp Plan



compplan.abc-zone.com