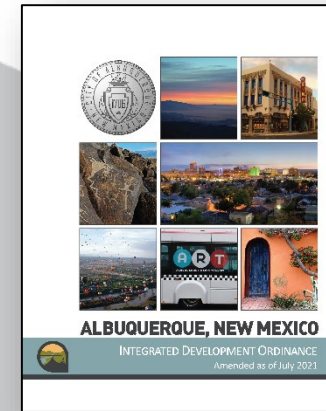


ALBUQUERQUE'S ZONING LEGACY

UNM Law School

Fall 2021



Integrated
Development
Ordinance

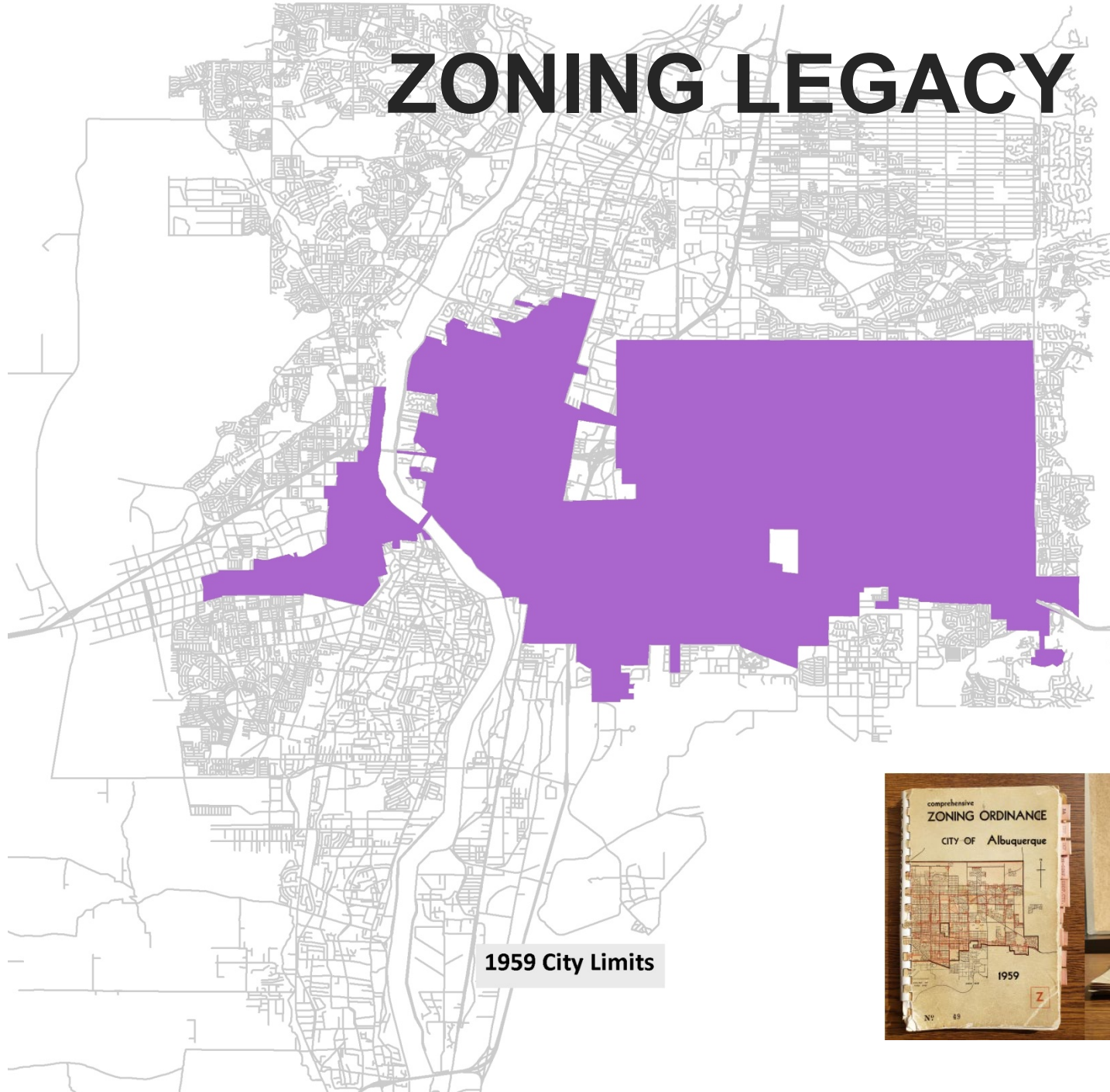
<https://ido.abc-zone.com>

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mrenz@cabq.gov

**ONE
ALBUQUE
RQUE**

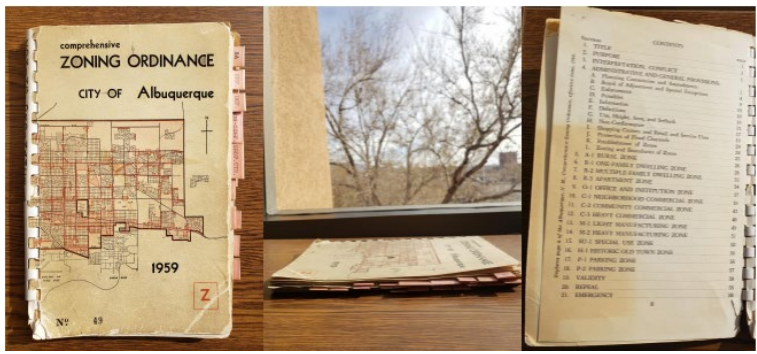


ZONING LEGACY

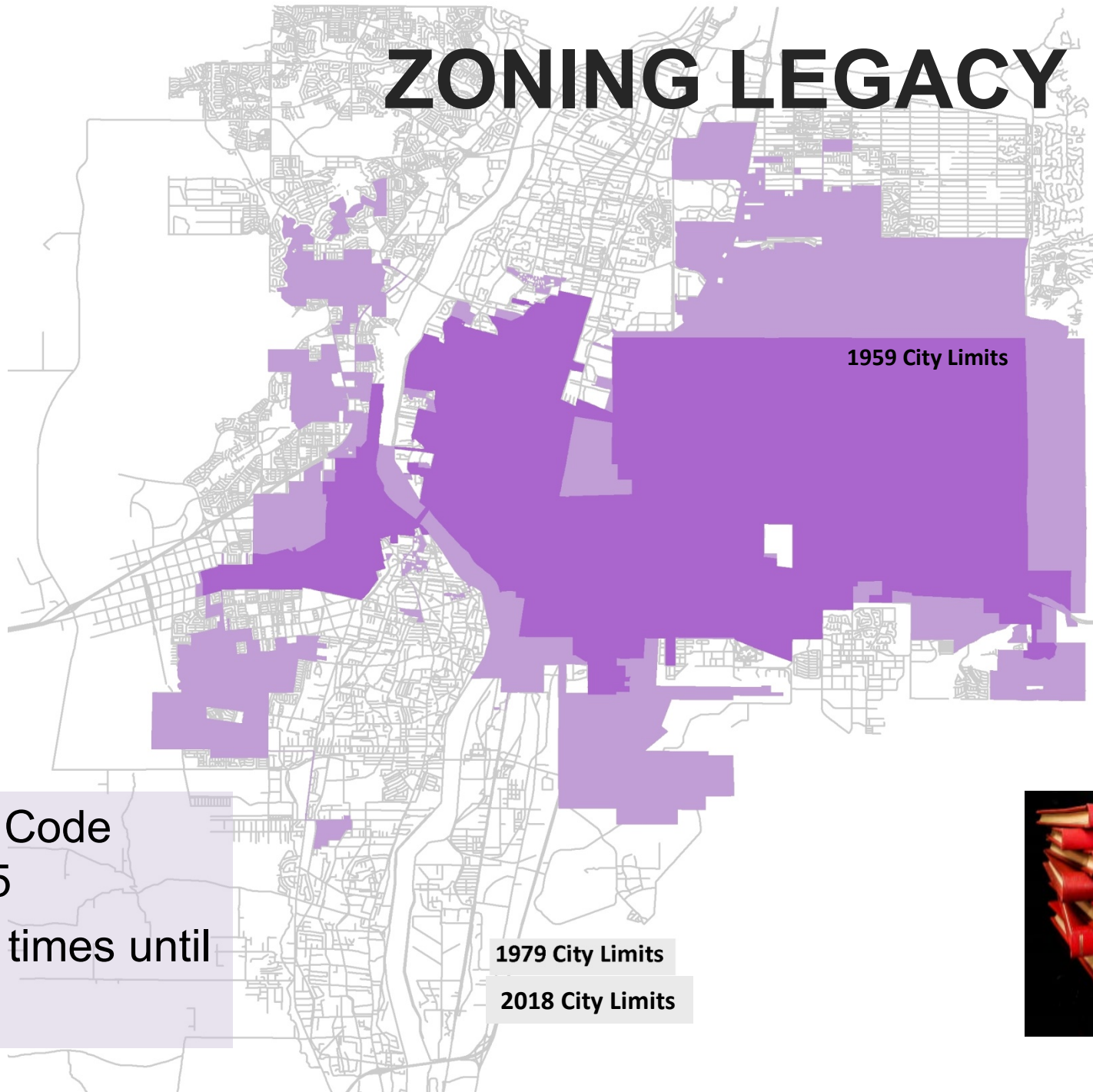


First Zoning Code adopted in 1959

1959 City Limits



ZONING LEGACY



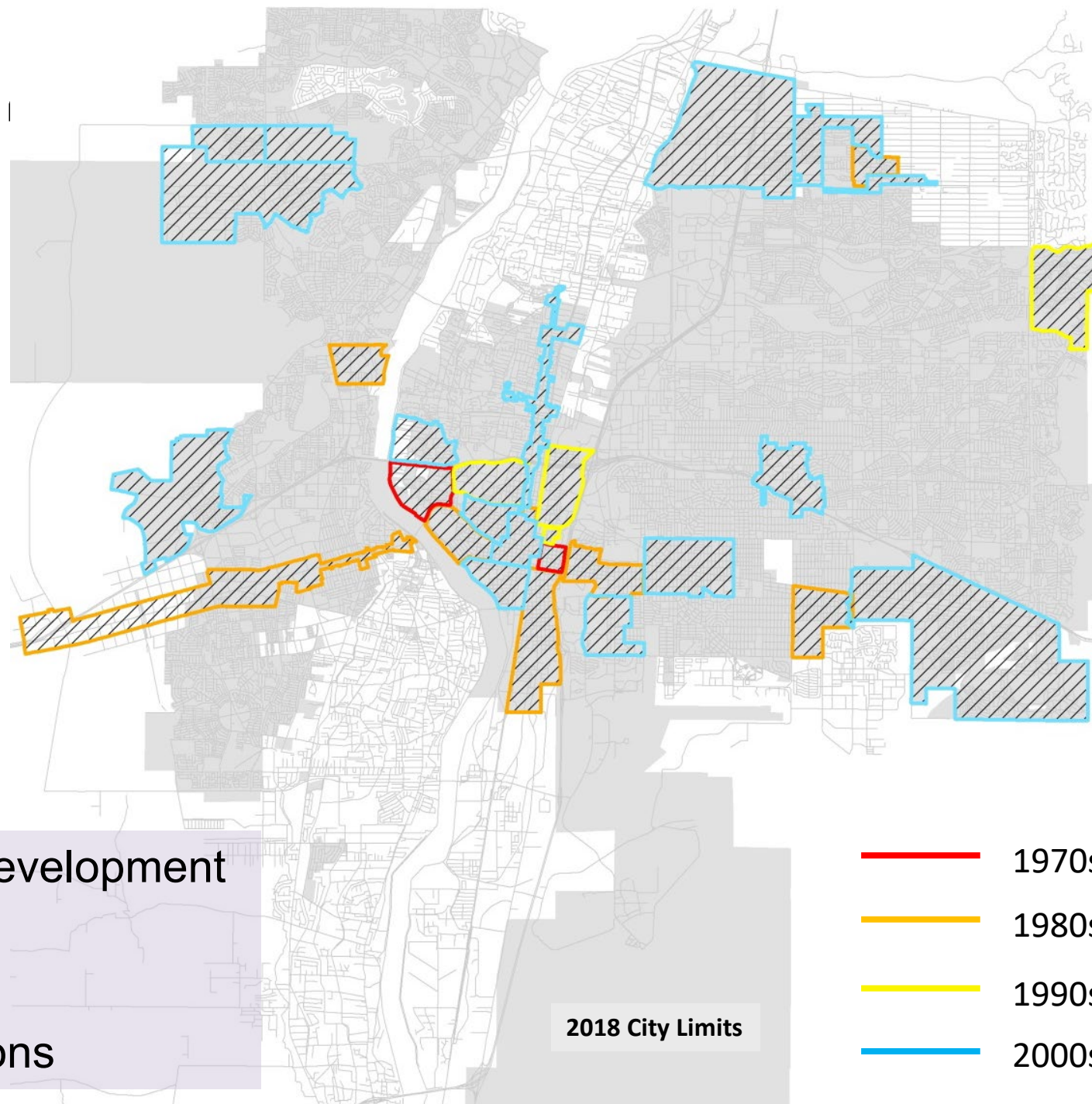
- Second Zoning Code adopted in 1975
- Amended ~200 times until 2018

1979 City Limits

2018 City Limits



ONE ALBUQUE RQUE



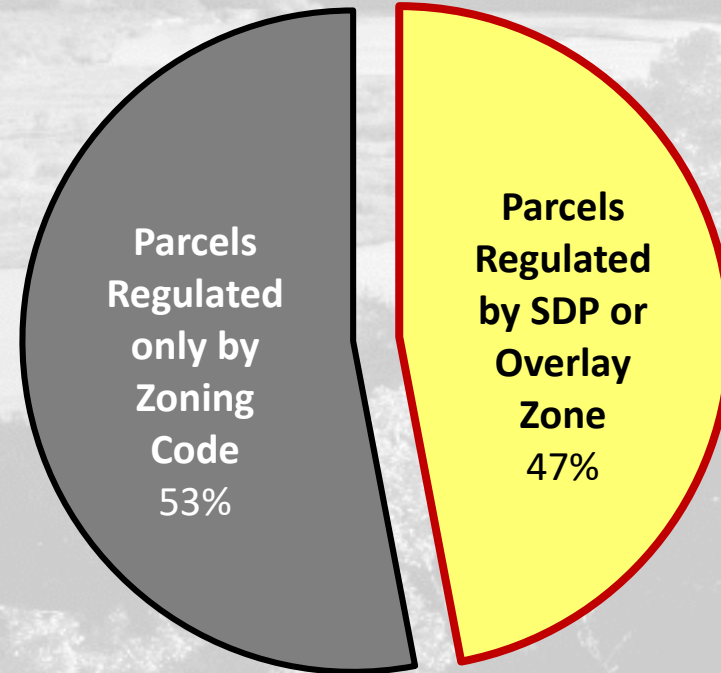
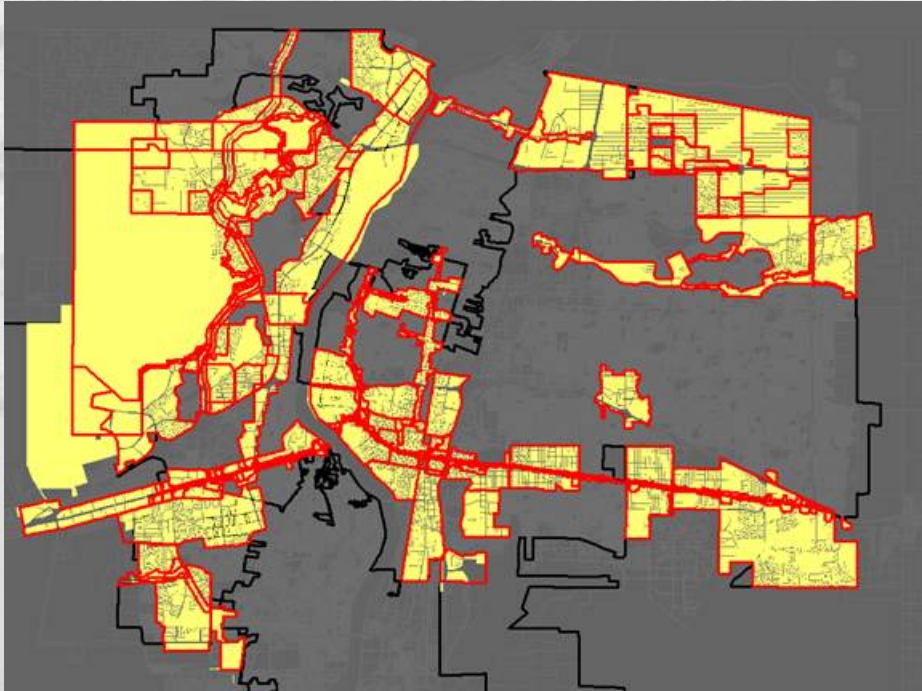
- ~ 60 Sector Development Plans
- Place-based
- One-off solutions

2018 City Limits

- 1970s SDPs
- 1980s SDPs
- 1990s SDPs
- 2000s SDPs

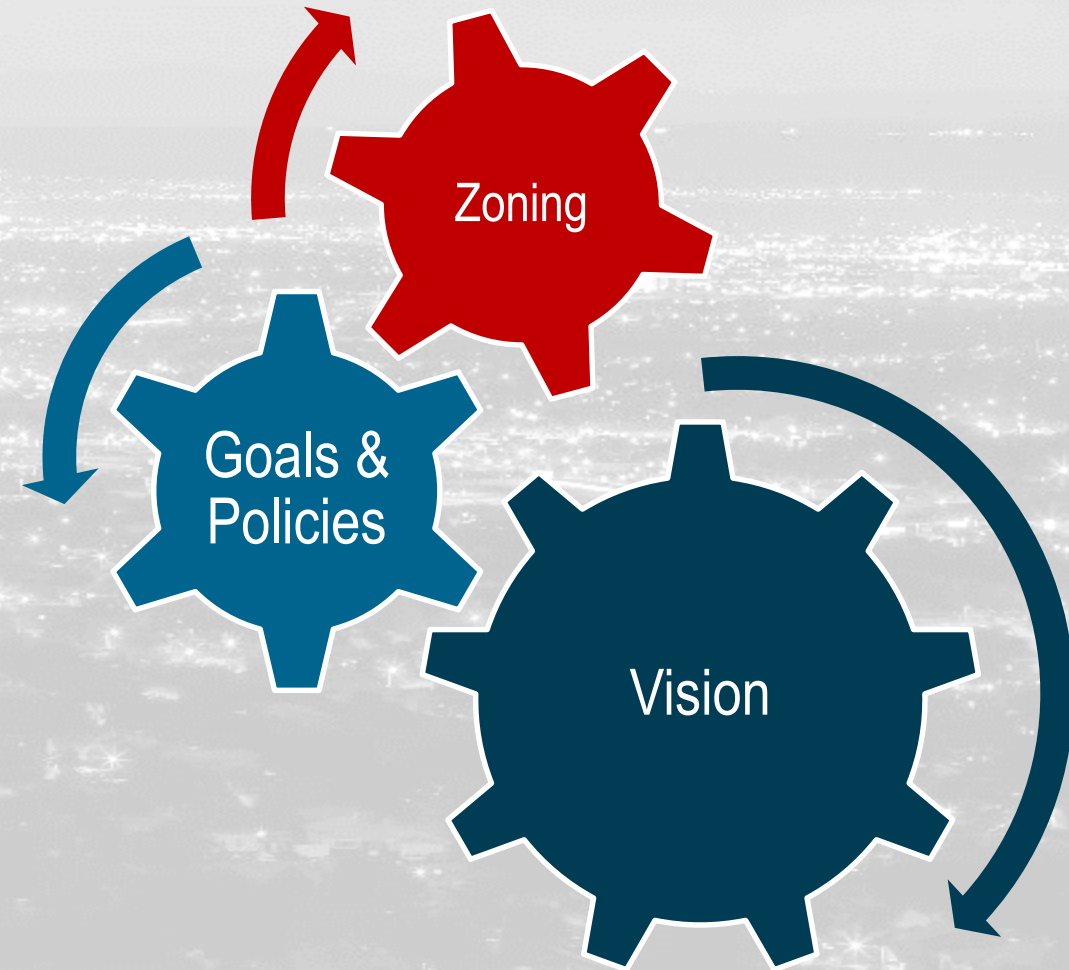


CONFUSING, PROBLEMATIC SYSTEM



WHAT MAKES A GOOD ZONING SYSTEM?

- Clear what rules apply
- Easy to understand the rules
- Rules ensure high-quality development citywide
- Rules protect special places and open space
- Rules make it easier to develop where appropriate
- People have input about development that will affect them
- Appropriate flexibility case-by-case



REVAMPING ZONING CODES

OLD SYSTEM

1970s Zoning Code

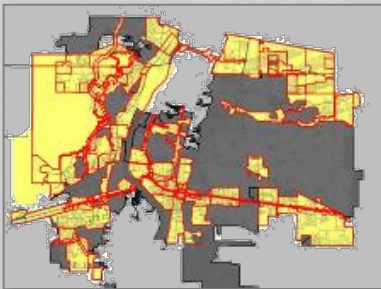
- Auto-oriented
- Off-the-shelf
- ~ **20 zones**

~ 60 Sector Plans

- Overlapping boundaries
- **Over 400 unique zones**

~ 13,000 SU-1 Site Plans

- **Over 770 categories of zones**



NEW SYSTEM

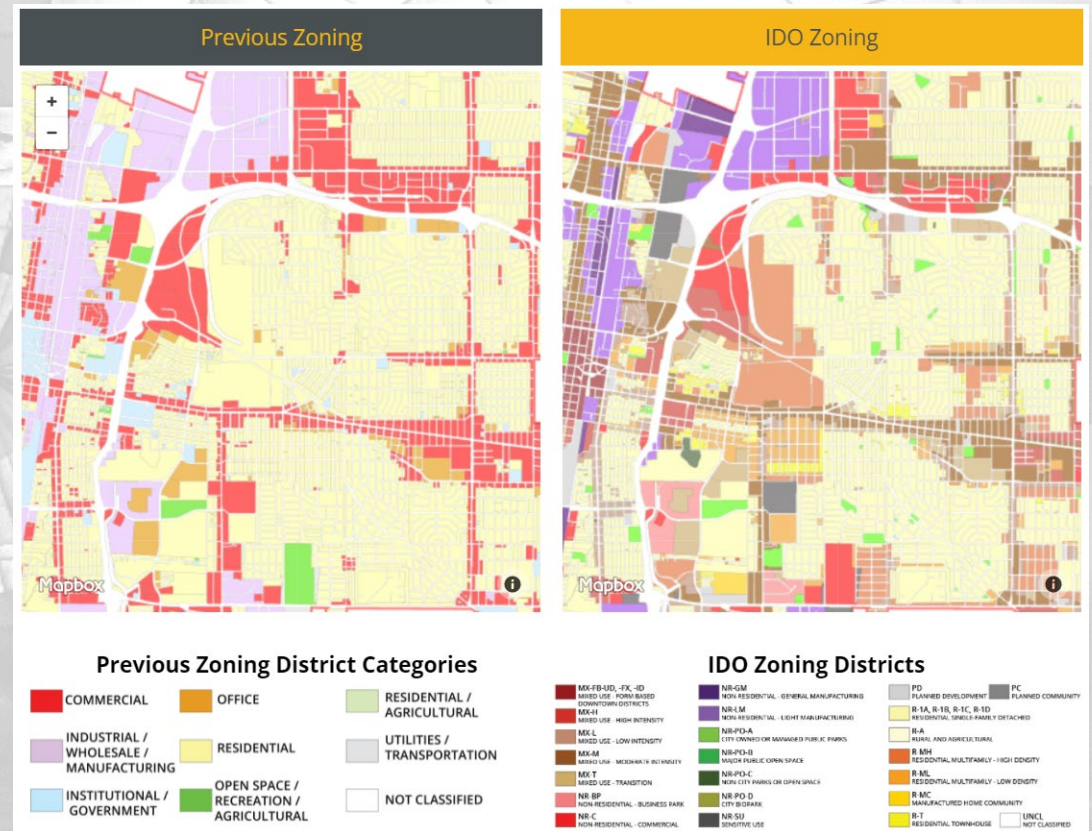
2018 Integrated Development Ordinance (IDO)

- Pedestrian-oriented / Transit-oriented regulations for Centers & Corridors
- Suburban and auto-oriented regulations citywide
- 40 small areas with special regulations
- 20 overlay zones



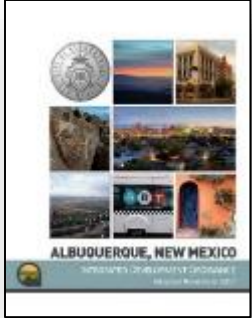
PHASE 1 CONVERSIONS

Zoning Code	IDO	Examples:
“Straight zones”	“Base zones” with same general bundle of uses	R-1 → R-1 C-2 → MX-M M-1 → NR-LM
SU-1 (site plan controlled)	Named Base Zone (ignored + / - uses)	“C-1 + on-premises liquor sales” → MX-L
SU-2 & SU-3 zones	Named base zone or most intense allowable use	



<https://abc-zone.com/phase-1-ido-zoning-conversion-map>

BASE ZONE CONVERSIONS



Integrated
Development
Ordinance

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

Table 2-2-1: Summary Table of Zone Districts

Previous Zone District		IDO Zone District	
Residential Zones		Residential Zone Districts	
RO-1	Rural Open	<i>Private land converted to R-A. City-owned Major Public Open Space converted to NR-PO-B.</i>	
RO-20	Rural Open Agriculture		
RA-1	Residential and Agricultural, semi-urban	R-A	Residential – Rural and Agricultural
RA-2	Residential and Agricultural		
R-1	Residential	R-1	Residential – Single-family [Dimensions vary to protect character] <i>R-LT converted to R-1A.</i>
R-LT	Residential Limited Townhouses		

Office and Commercial Zones		Mixed-use Zone Districts	
R-C	Residential/Commercial	MX-T	Mixed-use – Transition
O-1	Office and Institutional		
C-1	Neighborhood Commercial	MX-L	Mixed-use – Low Intensity
C-2	Community Commercial	MX-M	Mixed-use – Medium Intensity <i>East Side: all C-2.</i> <i>West Side: PT areas, lots <5 acres, designated C-2 (SC) shopping center sites.</i>
		NR-C	Non-residential – Commercial <i>West Side: outside of PT areas, lots 5+ acres, not designated C-2 (SC) shopping center.</i>

SU-1 CONVERSIONS

- 54 pages
- ~ 13,000 properties
- ~770 unique categories of zones

Rule 0	Parks / OS → NR-PO
Rule 1	IDO Sensitive Uses → NR-SU
Rule 2	SU-1 sensitive uses → least intense zone that allows the use in the IDO
Rule 3	Mobile/manufactured home → PD if platted, R-MC if not platted
Rule 4	Single-family residential use → R-1 or R-T based on land use
Rule 5	Straight zone → Matching IDO base zone
Rule 6	Named uses → least intense zone that allows the use in the IDO OR if IDO doesn't name the use → PD (Planned Development)

No.	Zone Designation-Description	Rule	Reason	IDO Zone	Site ID
2813	SU-2 SU-1 PLANNED OFFICE PARK AND COMMERCIAL DEVELOPMENT	6.a.i	Commercial	MX-L	2640
2814	SU-2 SU-1 PLANNED OFFICE PARK AND COMMERCIAL DEVELOPMENT	6.a.i	Commercial	MX-L	2648
2815	SU-2 SU-1 PLANNED OFFICE PARK AND COMMERCIAL DEVELOPMENT TO INCLUDE FULL SERVICE ALCOHOL SALES WITH A SIT DOWN RESTAURANT	6.a.i	Commercial	MX-L	2639
2816	SU-2 SU-1 PLANNED OFFICE PARK AND COMMERCIAL DEVELOPMENT TO INCLUDE FULL SERVICE ALCOHOL SALES WITH A SIT DOWN RESTAURANT	6.a.i	Commercial	MX-L	2649
2817	SU-2 SU-1 PLANNED OFFICE PARK AND COMMERCIAL DEVELOPMENT TO INCLUDE THE SALES OF PACKAGE LIQUOR IN ASSOCIATION WITH A GROCERY STORE (SPECIFIC RESTRICTIONS LISTED IN 14EPC-40076)	6.a.i	Commercial	MX-L	2650
2818	SU-2 SU-1 PRD	4	PRD	R-T	969
2819	SU-2 SU-1 PRD	4	PRD	PD	1895
2820	SU-2 SU-1 PRD	4	PRD	R-T	1985
2821	SU-2 SU-1 PRD (MAXIMUM 64 DWELLING UNITS) OR SU-2 LMDR	4	PRD before SDP Conversion Rule	SPLIT	2036

SU-2 & SU-3 CONVERSIONS

Sector Plan Zone Districts ¹	Referenced Zone District / Permissive Uses	IDO Zone District
La Mesa⁵⁶ Zoning map: See page 9. Use descriptions: None.		
Note : where this plan overlaps with the East Gateway SDP, see EGSDP for the zoning conversion.		
R-1; R-LT; R-T; R-2; R-3	R-1; R-LT; R-T; R-2; R-3	R-1; R-1A; R-T; R-ML; R-MH
O-1; C-1; C-2; C-3; IP; M-1; M-2	O-1; C-1; C-2; C-3; IP; M-1; M-2	MX-T; MX-L; MX-M; NR-C or MX-H if within PT-MT-MS-UC-AC ; NR-BP; NR-LM; NR-GM
SU-1	SU-1	See SU-1 table ⁵⁷
Los Candelaria Metropolitan Redevelopment Area Plan Zoning map: See page 42 (Exhibit 11). Use descriptions: See page 35.		
SU-2/R-T	R-T	R-T
SU-2/Mixed Use	C-1; R-T	MX-L
SU-2/C-1	C-1	MX-L
Los Duranes Zoning map: See page 81. Use descriptions See page 83.		
SU-2/LD MUD-1	O-1; C-1	MX-T MX-L
SU-2/LD MUD-2	C-2	MX-M
SU-2/LD R1	R-1	R-1
SU-2/LD R-2	R-2	R-ML
SU-2/ LD RA-1	RA-1	R-A
SU-2/LD RA-2	RA-2	R-A
SU-2/LD R-LT	R-LT	R-T R-1A ⁵⁸
SU-2/LD R-T	R-T	R-T
SU-1	SU-1	See SU-1 table ⁵⁹

- 23 pages
- ~ 400 unique zones

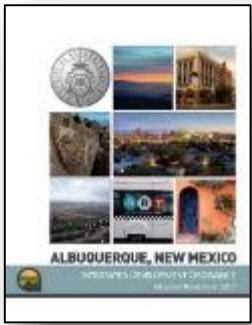
⁵⁶ Clarification of the conversion rule applied. No change to the IDO Conversion Map. Added to clarify the zone conversion approach for sector plans that establish zoning and overlap with other sector plans that establish zoning. (rev. 8/2/17)

⁵⁷ Planning – Greenline Change. Added to reflect the mapped zones within this sector plan; Revised SU-1 conversion rules. See SU-1 table. (rev. 8/2/17)

⁵⁸ Planning – Greenline Change. Revised R-LT conversion to R-1A.

⁵⁹ Planning – Greenline Change. Added to reflect the mapped zones within this sector plan; Revised SU-1 conversion rules. See SU-1 table. (rev. 8/2/17)

⁶⁰ Added to reflect the zones mapped within this sector plan boundary.



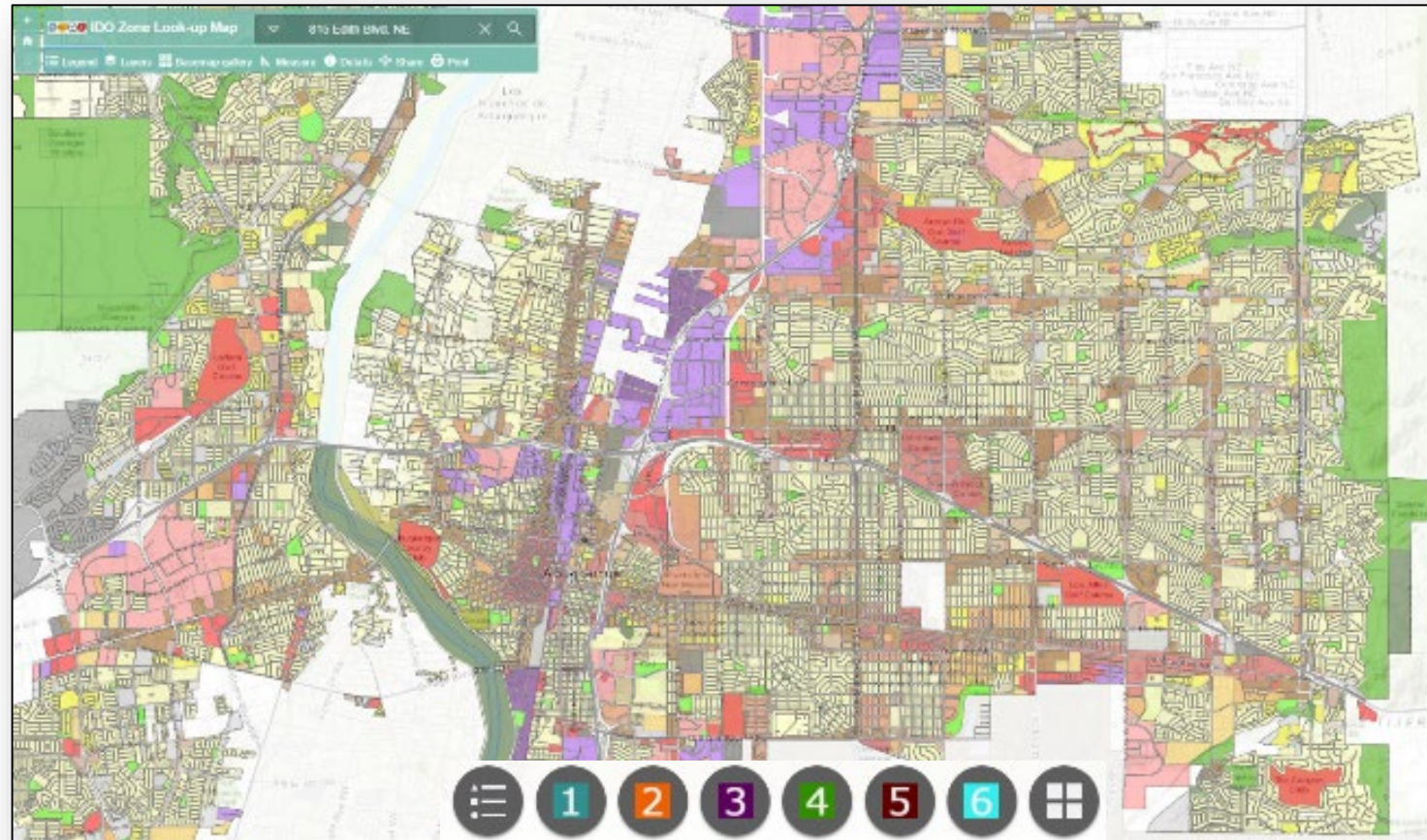
IDO ZONING

- Zoning Code: ~ 19 base zones
- Overlay Zones: ~ 21
- Small Areas: ~40

<https://tinyurl.com/IDOzoningmap>

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

Residential	Mixed-use	Non-residential
R-A	MX-T	NR-C
R-1A	MX-L	NR-BP
R-1B	MX-M	NR-LM
R-1C	MX-H	NR-GM
R-1D	MX-FB-ID	NR-SU
R-T	MX-FB-FX	NR-PO-A
R-MC	MX-FB-UD	NR-PO-B
R-ML		NR-PO-C
R-MH		NR-PO-D
Planned Development		Unclassified
PD		UNCL
PC		



ZONING CONVERSIONS

IDO ADOPTION

Phase 1: Effective May 2018

Zone → Zone: Convert zones to match permissive uses allowed in existing zones

Purpose: Convert all 1,200 zones citywide to 20 new IDO zones

Conversion Rules

~ 20	Base Zones (citywide)
~ 770	SU-1 & R-D Zones (zone-specific)
~400	SU-2 & SU-3 Zones (Sector Plans)

IDO = Integrated Development Ordinance

SU = Special Use

R-D = Residential and Related Uses Zone, Developing Area

OPT-IN CONVERSIONS

Phase 2: 2018-2019

Zone → Use: Convert zone to match existing land uses & entitlements

Purpose: Correct Official Zoning Map with voluntary participation by property owners

Conversion Rules

~140	Batch 1 (submitted Nov. 2018 / effective Sept. 2019)
~ 1,350	Batch 2 (submitted May 2019 / effective Dec. 2019)
~ 265	Batch 3 (submitted Aug. 2019/ effective Feb. 2020)

PHASE 2 VOLUNTARY ZONING CONVERSIONS

- **PD** = **P**lanned **D**evelopment Zone District (site-specific)
- **NR-BP** = **N**on-residential **B**usiness **P**ark Zone District (former Industrial Park [IP] zoning)

Criterion	Issue
1: Nonconforming Use	Existing use was legal when it began on the property but is no longer allowed after a City action that changed zoning allowances.
2: Voluntary Downzone	Phase 1 conversion allows more uses and more intense uses than the existing residential or park/open space uses.
3: Floating Zone Line	More than 1 zone exists on 1 lot (for a variety of historical reasons).
4: Undeveloped Properties Formerly Zoned SU or R-D	Phase 1 conversion did not match existing entitlements.
5: PD or NR-BP Properties Beyond Size Thresholds	Existing properties are beyond size thresholds for PD (<2 acres or >20 acres) or NR-BP (<20 acres outside Master Development Plan area)

PHASE 2 VOLUNTARY ZONING CONVERSIONS

Batch 3 Properties



Batch 2 Properties



Approved



Opted Out



Not Approved

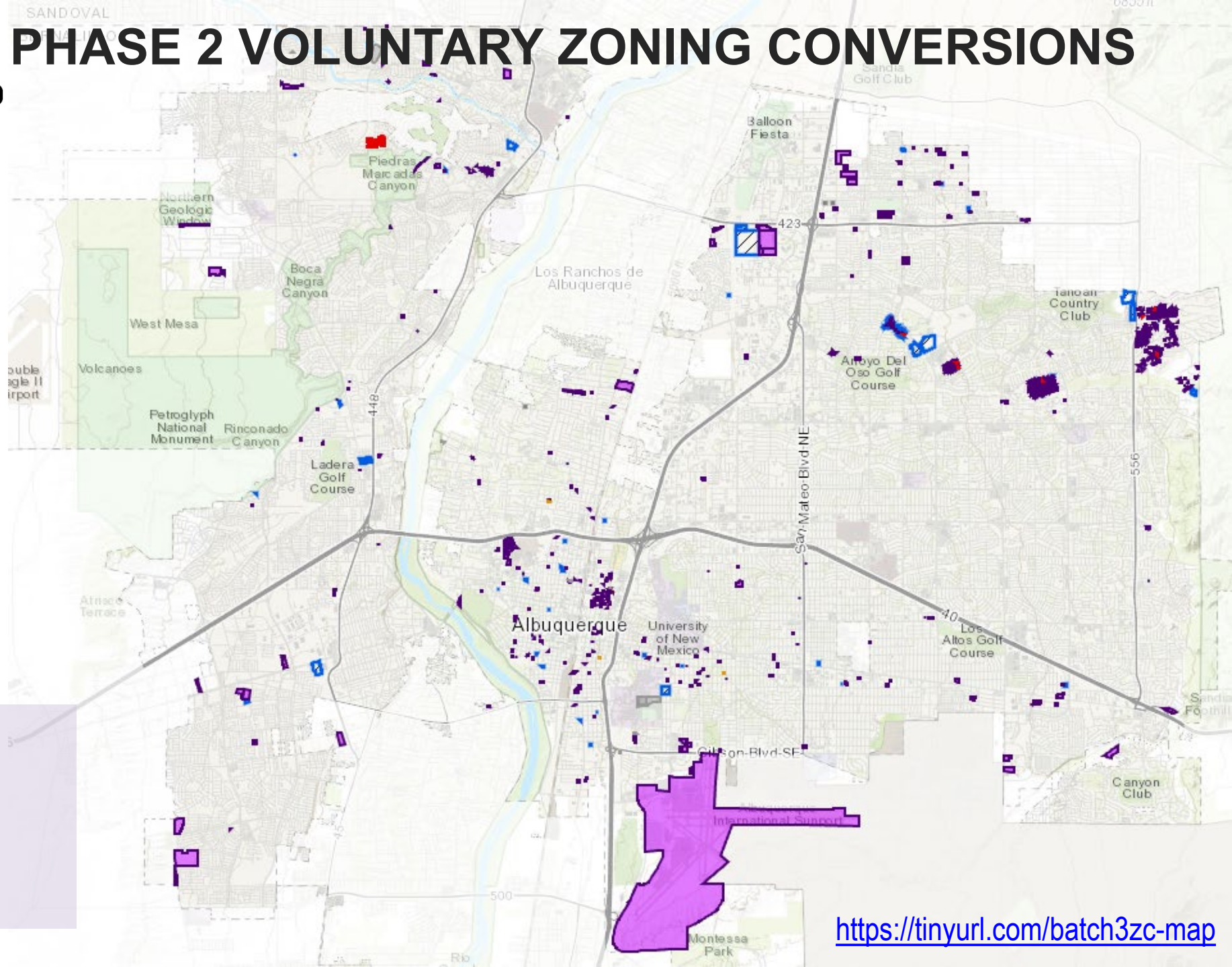
Batch 1 Properties



Approved



Opted Out



- ~100,000 properties in ABQ
- ~1,800 in Phase 2 Conversions (~2%)

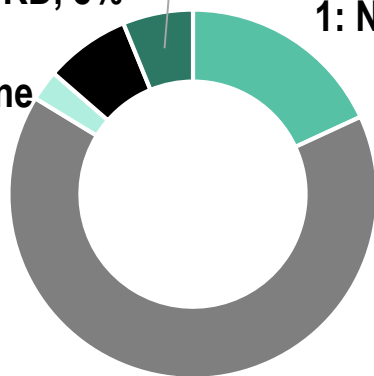
PHASE 2 VOLUNTARY ZONING CONVERSIONS

5: Size Thresholds for PD or NR-BP, 7%

4: Undeveloped Former SU or RD, 8%

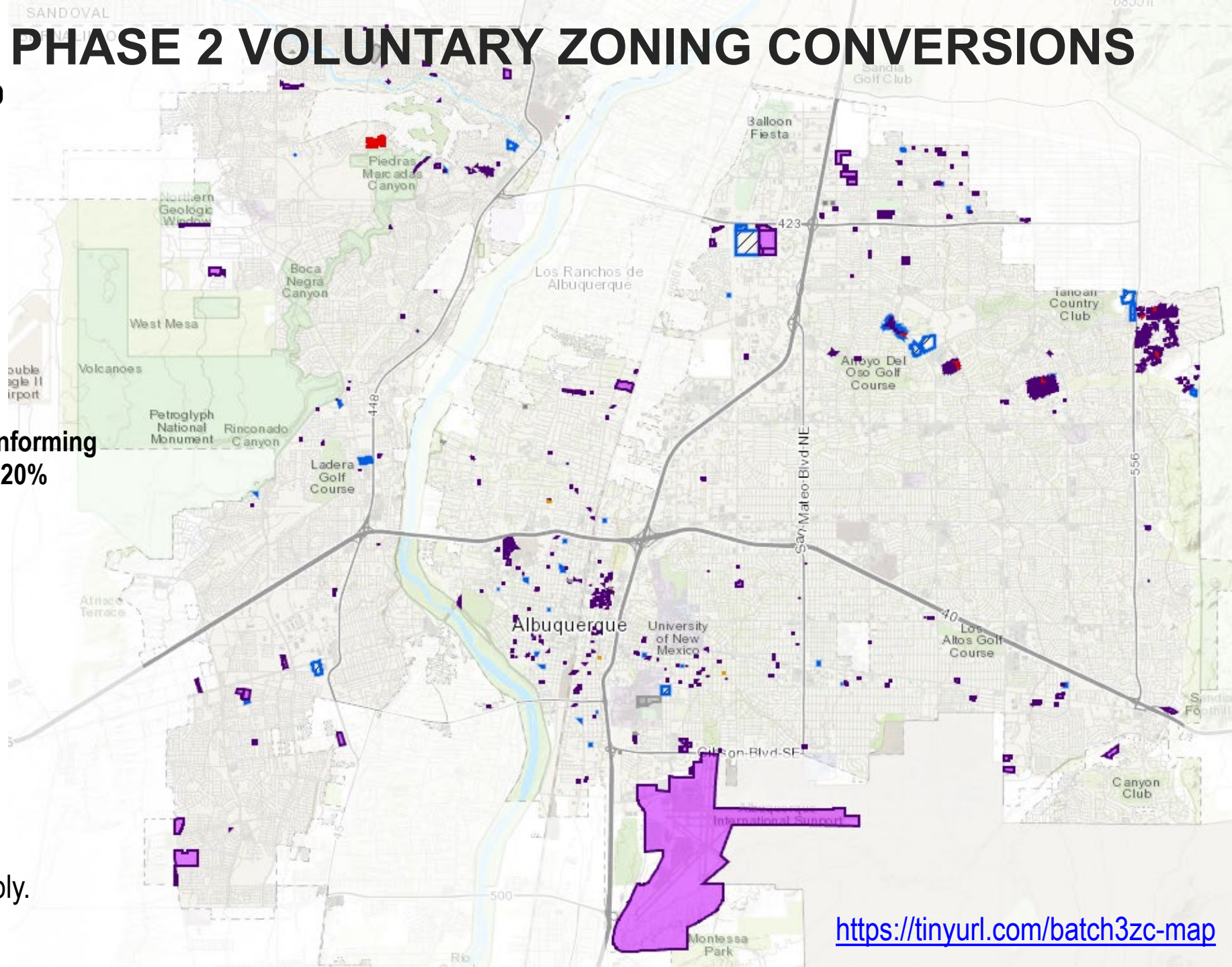
1: Nonconforming Use, 20%

3: Floating Zone Line, 3%



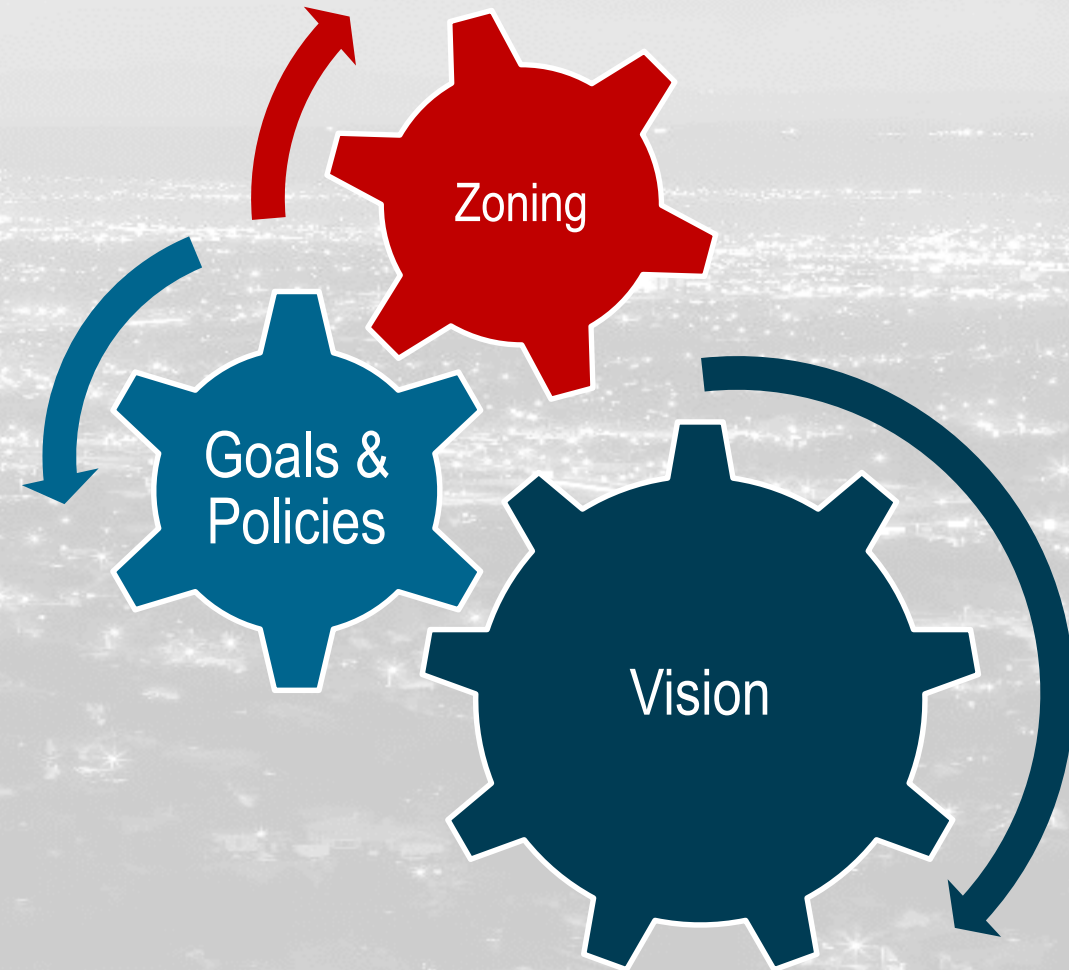
2: Voluntary Downzone, 74%

* Note: More than 1 criteria may apply.



WHAT MAKES A GOOD ZONING SYSTEM?

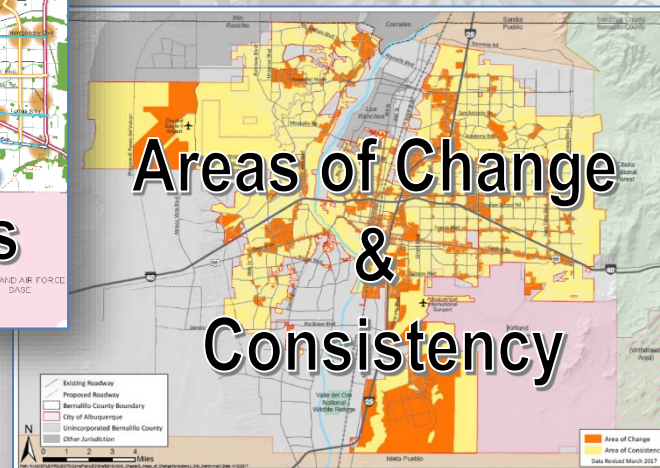
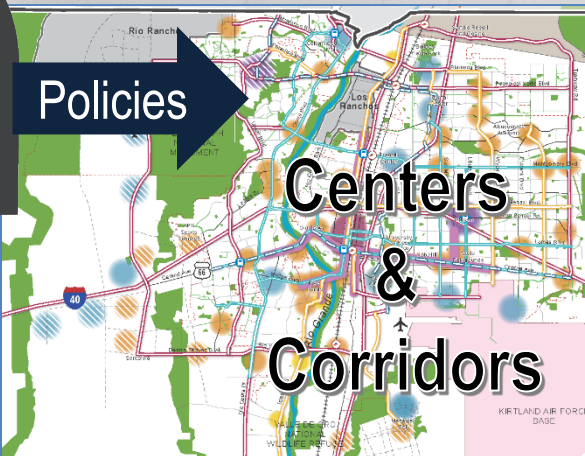
- Clear what rules apply
- Easy to understand the rules
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- Rules protect special places and open space
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- Appropriate flexibility case-by-case



PLANNING + ZONING

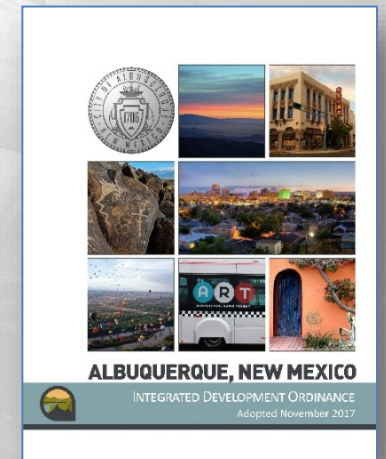
ABC COMPREHENSIVE PLAN

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



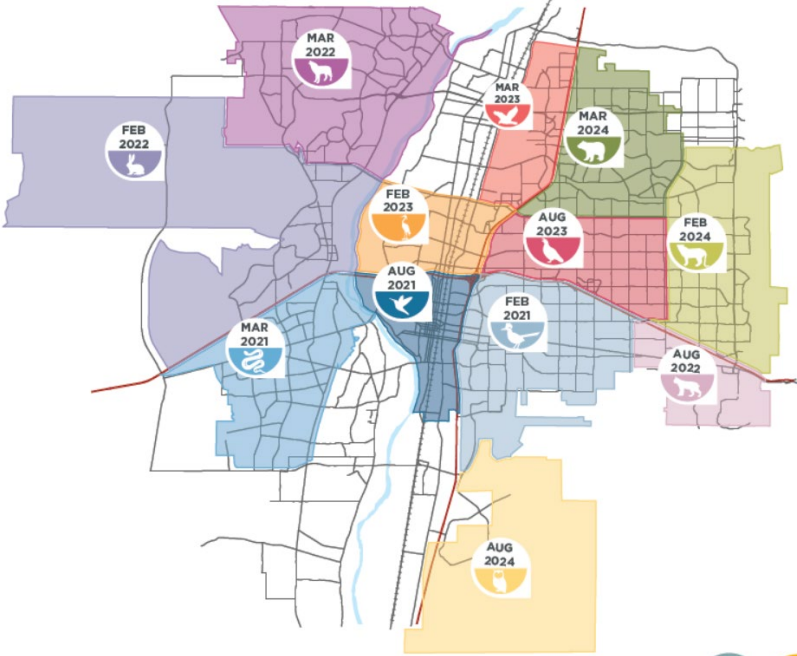
INTEGRATED DEVELOPMENT ORDINANCE

- 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



LISTEN. LEARN. UPDATE. REPEAT.

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

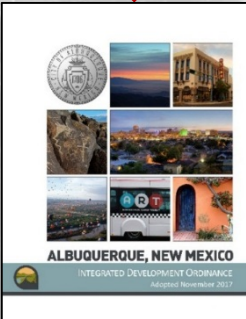
Policies



Albuquerque
Bernalillo County
County
Comprehensive Plan

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

Regulations



Integrated
Development
Ordinance

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



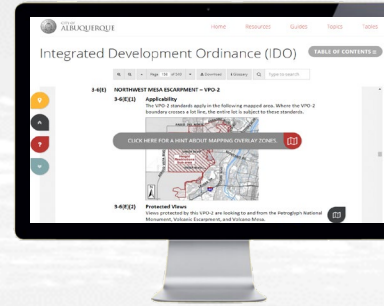
RESOURCES

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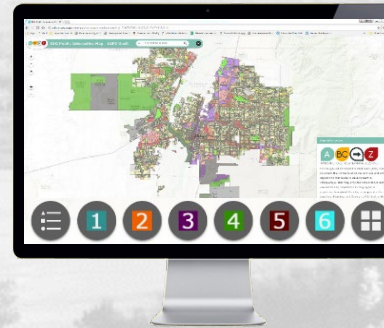
IDO Annual Update 2021
<https://abc-zone.com/ido-annual-update-2021>

Interactive IDO



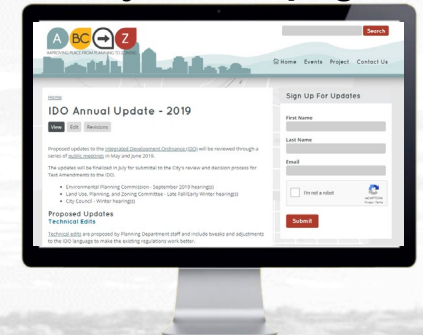
ido.abc-zone.com

IDO Zoning Map



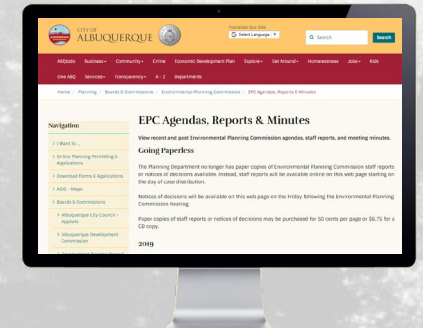
tinyurl.com/idozoningmap

Project Webpage



abc-zone.com

Planning Webpage



cabq.gov/planning

ABC Comp Plan



compplan.abc-zone.com