

1.) Character protection overlay zone

IDO Sec 2-7.4, Character Protection Overlay Zone: creates CPO-3, Nob Hill. It addresses building articulation, fenestration, and other character-defining features. **We will comment on this section when we see the map and further details.** For: 6 Opposed: 0

2.) Building heights

IDO Section 2-7.4 is silent on allowable height. The IDO will place Central Ave from Girard to Aliso in the MX-M zone which allows building height of 4 stories. Our sector plan allows heights up to 3 stories. **We support respecting the 3 story allowable height in this area in section 2-7.4.** For: 5 Opposed: 0 Abstain: 1

OR-1 maximum building heights: The current OR-1 zones have a maximum building height of 26 ft. Proposed MX-T zones would allow 30 ft. **Please retain the current 26 ft for MX-T zones in Nob Hill.** For: 3 Opposed: 2 Abstain: 1

3.) Historic Character and Walls and Carports in front yard setbacks

Section 3-3.6 R Permitted accessory structures in required setback areas - carports: **Carports are prohibited in setback areas in the mapped area.** For: 6 Opposed: 0 Abstain: 0

Historic character-preserving concepts in residential neighborhoods: At meetings CABQ has indicated that historic character-preserving concepts for the SFHD, MRHD, and RTHD zones in Nob Hill will be incorporated in the IDO. These include carports and walls over 3 ft high in front setbacks not allowed as a conditional use and 5 ft step back required on the front of a second story addition. We support including these in the IDO. For: 4 Opposed: 2 Abstain: 0

4.) Stepbacks

CCR-1 and CCR-2 stepping down to residential: Current CCR-1 and CCR-2 zones require commercial buildings are stepped down on the side that abuts residential zones. **Please make sure that the new MX-M zone provides the same stepback requirement as in the existing CCR-1 and CCR-2 zones for commercial buildings over 26 ft tall.** For: 6 Opposed: 0 Abstain: 0

5.) Solar Access

Solar rights: Please ensure that the residential solar rights provisions in current Nob Hill zoning is transferred to the new zoning. If the language is changed, please make sure that the new language provides equivalent or greater solar access hours on winter solstice.

For: 5 Opposed: 1 Abstain: