



IMPROVING PLACE FROM PLANNING TO ZONING

City of Albuquerque
Integrated Development Ordinance (IDO)
Post-EPC / Pre-LUPZ Update



Summer 2017
www.abc-zone.com



THERE ARE 40 YEARS OF CHANGES IN THE IDO: Resources for More Details



www.abc-zone.com

- EPC Review / Recommendation
 - EPC Draft
 - Conversion Map
 - EPC Staff Reports
 - EPC Staff Presentations
 - Notice of Decision
 - Staff Response to Public Comments
- Frequently Asked Questions
- LUPZ Review / Recommendation
 - IDO Legislation
 - Ordinance ([0-17-49](#))
 - Resolution ([R-17-213](#))
 - LUPZ Draft [**pending**]
 - Revised Conversion Map [**pending**]
 - Staff Response to Public Comments [**pending**]
- Frequently Asked Questions

IDO Review/Approval Process



SCOPE OF CHANGES

TIMELINE

Few significant changes

City
Council

Oct. / Nov. 2017

Some significant
changes

Council
Land Use, Planning, & Zoning
Committee

Aug. / Sept. 2017

Significant changes
throughout document

Environmental Planning
Commission

Apr. / May 2017



Changes from the Zoning Code



A more workable framework

Mix of policy & regulations /
No update process or coordination



Zoning Code - 1 year update cycle
ABC Comp Plan - 5 year update cycle

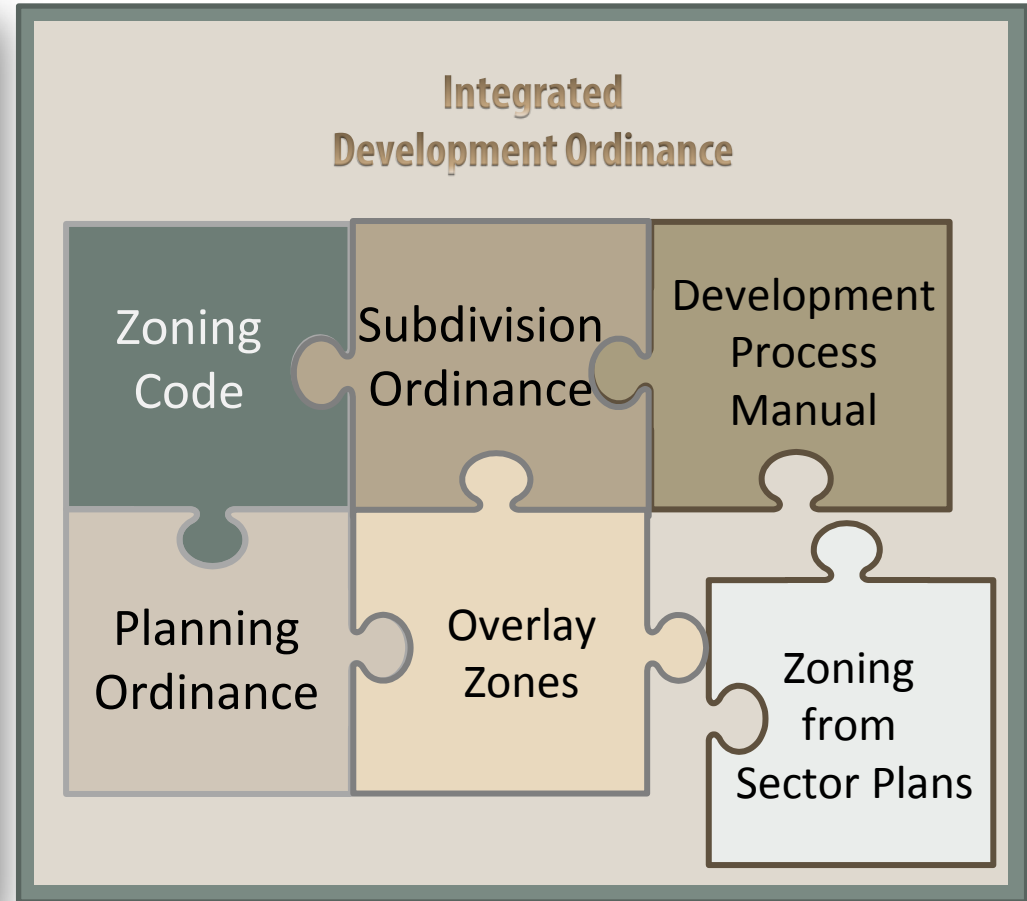


Updated, Coordinated, Simplified

Before



After



Better Implementation of Community Vision



1975 Zoning Code / 40+ Sector Plans

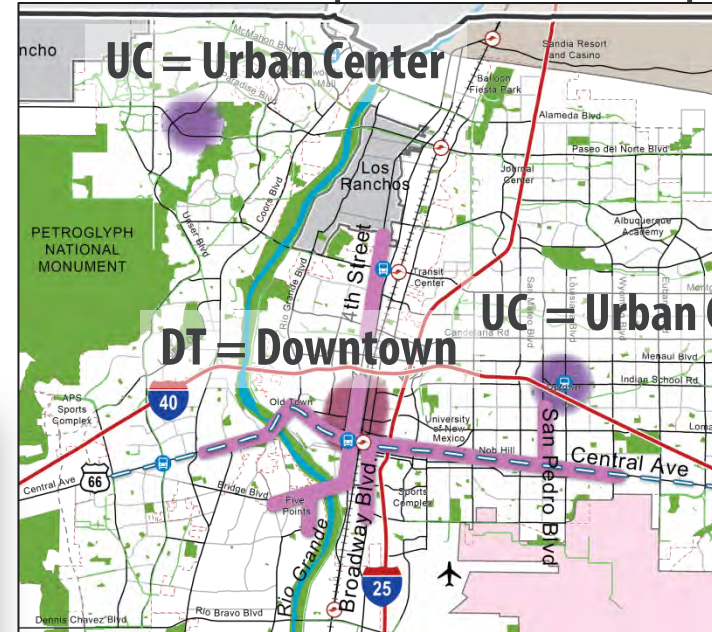
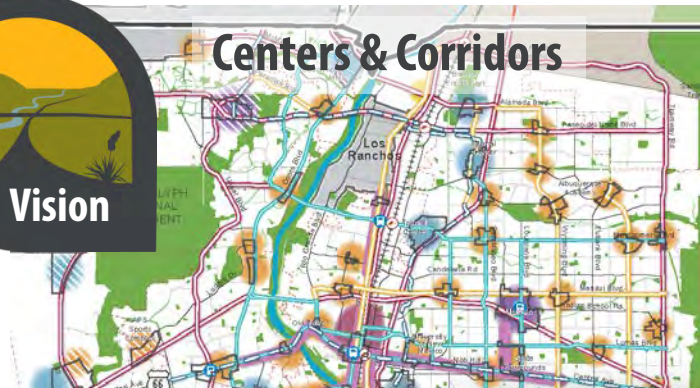
2017 ABC Comp Plan

IDO drafted to implement ABC Comp Plan



Vision

Centers & Corridors



UC = Urban Center
DT = Downtown
MS = Main Street

COMPREHENSIVE CITY ZONING CODE
City of Albuquerque, Code of Ordinances, Chapter 14 - Zoning, Planning and Building, Article 16: Zoning Code

OFFICE OF THE MAYOR/CAO
Richard J. Berry, Mayor
Robert Perry, Chief Administrative Officer
Michael Roslan, P.E., Chief Operating Officer

CITY COUNCIL

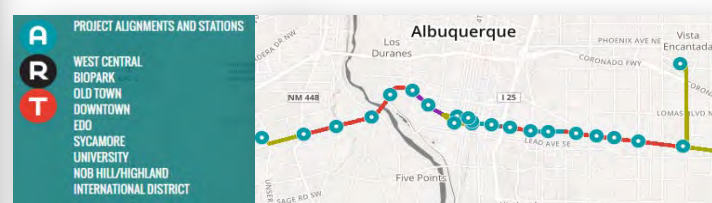
| | |
|---------------------------------------|---|
| Sanchez, District 1 | Pati Davis, District 6 |
| El Berrero, District 2 | Diane Gibson, District 7 |
| Sisa Peña, District 3 | Trudy Jones, District 8 |
| F. Winter, District 4, Vice President | Don Harris, District 9 |
| Lewis, District 5, President | Jan Zeman, Director of Council Services |

PLANNING DEPARTMENT
Suzanne Lubar, Director
Bremon Williams, Code Compliance Official
Planning Department, Plaza del Sol Building, 600 Second Street NW, 87102
in Reception Desk (1st floor) • Telephone: 505-924-3860 • Fax: 505-924-3339
Zoning (5th floor) • Telephone: 505-924-3850 • Fax: 505-924-3847

WEB SITE: WWW.CABQ.GOV/PLANNING

or may call other phone number listed above via Relay New Mexico at 1-800-659-8331.

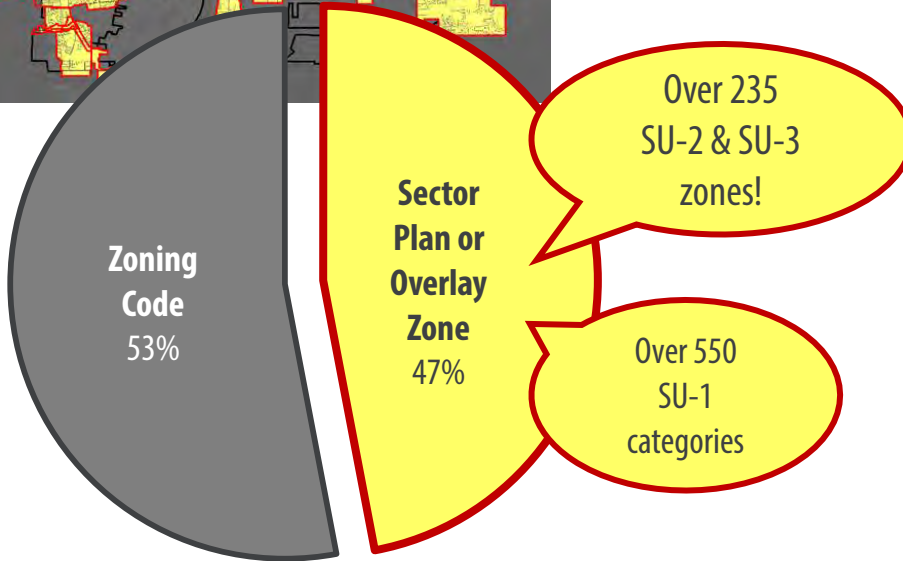
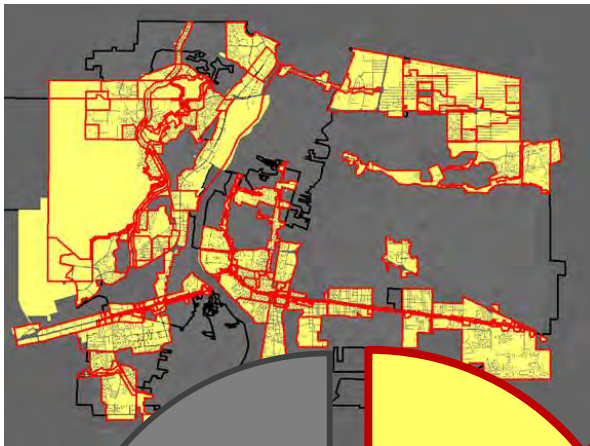
Comprehensive City Zoning Code portion
(Chapter 14, Article 16)
REVISED & UPDATED THROUGH
April 2016



PT = Premium Transit

Fewer Zones – all in one document

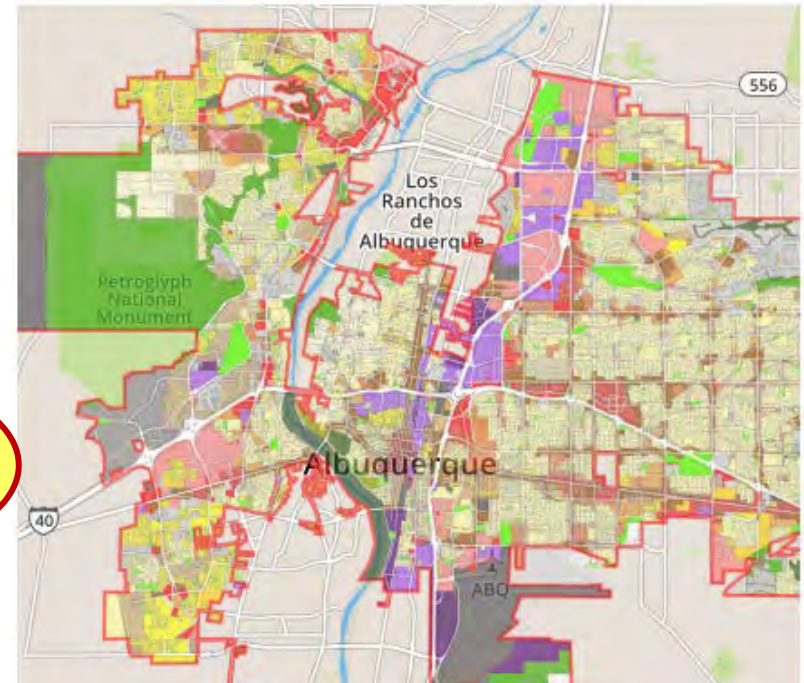
> 700 zones



Over 235
SU-2 & SU-3
zones!

Over 550
SU-1
categories

20 base zones



IDO Zoning Districts



Automatic Protections Citywide

- Neighborhood Edge

- Building height steps down
- Additional screening & buffering
- Restrictions on parking, loading, and circulation areas

Section
4-8

- Range of R-1 lot sizes & setbacks

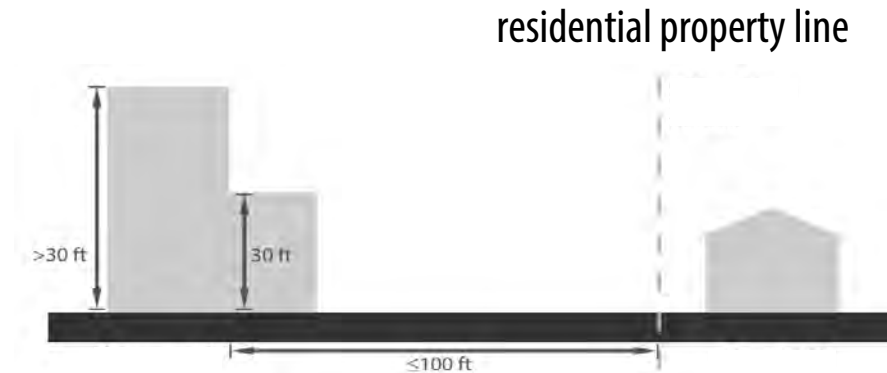
- R-1A (extra small lot)
- R-1B (small lot)
- R-1C (medium lot)
- R-1D (large lot)

Table
4-1-1

- Contextual Standards

- Lots not > 125%
- Lots not < 75%
- Front setback between those on either side, regardless of zone requirement

Section
4-1.3

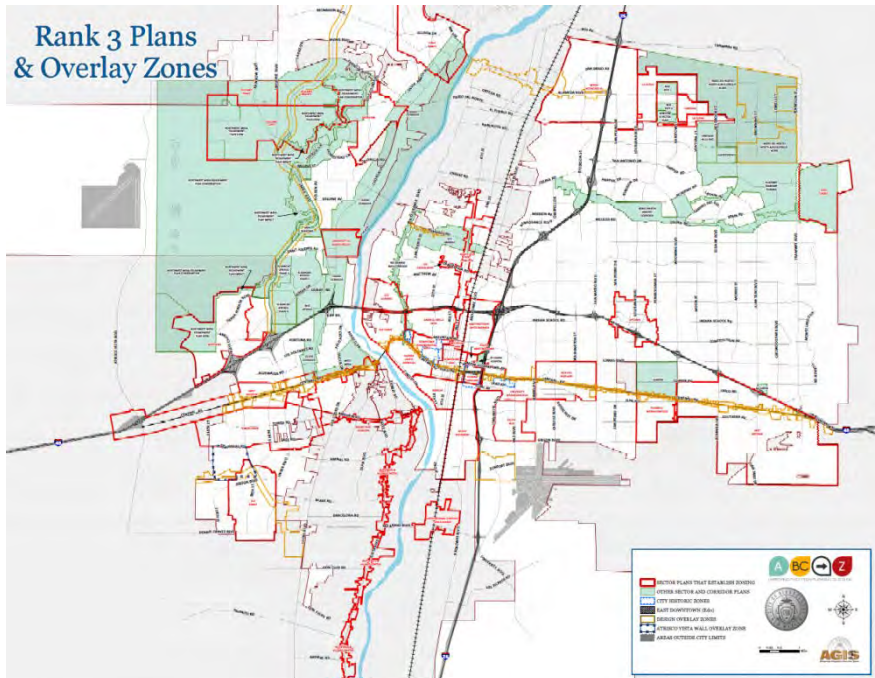


R-ML, R-MH,
Mixed-use or
Non-residential zone

Single-family
or duplex in
R-A, R-1,
R-MC or
R-T zones

More Transparent, Enforceable Small Area Protections

Small Area Tools that
Create Standalone Plans & Overlays



Small Area Tools Built into the IDO



Character
Protection
Overlay

Use Specific
Standards

View
Protection
Overlay

Development
Standards

Historic
Protection
Overlay

Review
Procedures

Transparent, Streamlined Review/Approval Process

Existing System

- Most uses & zones don't require site plan
- EPC Review
 - SU-1 required for combination of uses not allowed by zone
 - Shopping Center >5 ac.
 - Some SU-2 zones
 - Regulations for quality negotiated at EPC

IDO

- All uses & zones require Site Plan
- Use Table allows mixes of uses
- Predictable regulations for quality
 - Use specific standards
 - Development standards
- Admin review – minor
- DRB - major
- EPC – policy-based
 - Sensitive Uses (NR-SU)
 - Planned Development (PD)
- EPC/Council – policy-based 20+ acres
 - Planned Communities (PC)
 - Master Development Plans (NR-BP)



More upfront notice & discussion with Neighborhood Associations

Zoning Code

- No notice for most development (straight to building permit)
- Notice after submittal, before hearing

IDO

- For most development:
 - Notice by email
- For DRB & EPC Site Plans, Conditional Uses, Zone Changes:
 - Required neighborhood meeting before submittal

Notice for Site Plan Approvals

Table 5-1-1: Summary of Development Review Procedures

R = Review and/or Recommend D = Review and Decide
 AR = Appeal Review and Recommend AD = Appeal Review and Decision
 [] = Public Meeting < > = Public Hearing

| Application Type | Section 5-5-__ | Notice | | | | Mtgs. | | Review and Decision Authorities | | | | | | | |
|--|----------------|-----------|--------|-------------|-----------------|--------------------------|-----------------|---------------------------------|---|-------------------------|--------------------------|----------------------|-----------------------------------|--------------------------|--------------|
| | | Published | Mailed | Posted Sign | Electronic Mail | Web Posting ⁷ | Pre-Application | Neighborhood ⁸ | City Staff / Zoning Enforcement Officer | Zoning Hearing Examiner | Development Review Board | Landmarks Commission | Environmental Planning Commission | Land Use Hearing Officer | City Council |
| Administrative Decisions | | | | | | | | | | | | | | | |
| Site Plan – Administrative | 1.F | | | | X | | | | D | | | | | <AR> | <AD> |
| Decisions Requiring a Public Meeting and/or Hearing | | | | | | | | | | | | | | | |
| Site Plan – DRB | 2.E | X | X | X | X | X | X | X | R | | [D] | | | <AR> | <AD> |
| Site Plan – EPC | 2.F | X | X | X | X | X | X | X | R | | | | <D> | <AR> | <AD> |



Alcohol: Allowable Uses

Zoning Code

| | C-1 | C-2 | C-3 |
|--|-----|-----|-----|
| Restaurant with Beer & Wine | P | P | P |
| On-premise sales | - | P | P |
| Off-premise sales | - | P | P |

IDO

| | MX-L (C-1) | MX-M* (C-2) | MX-H* (C-3) | NR-C* (C-2/ C-3) |
|-------------------------------------|---------------|----------------|----------------|---------------------|
| Restaurant (on-premises) | P | P | P | P |
| Tap Room (on-premises) | C | P | P | P |
| Bar (on-premises) | C | P | P | P |
| Liquor Retail (off-premises) | - | C | P | C |

- * C-2 converts to MX-M on the East Side but NR-C on the West Side, unless it is within 660 feet of a Premium Transit station, in which case it converts to MX-M.
- * C-3 converts to NR-C unless it is within a Center/Corridor on the East Side, in which case it converts to MX-H.

Alcohol: Use Table

TABLE 3-2-1: Permitted Use Table

P=Permitted C=Conditional CA=Conditional Accessory CV=Conditional if Structure Vacant for 5 years or more¹
A=Accessory T=Temporary

| | Residential | | | | | | Mixed use | | | | | Non-residential | | | | | | | | |
|--|-------------|-----|------------|-----------|------|------|-----------|------|-------|--------------|---------|-----------------|-------|-------|-------|------------|---|---|---|------------------------|
| NEW ZONE DISTRICT >> | R-A | R-1 | R-T | R-ML | R-MH | R-MC | MX-T | MX-L | MX-M | MX-H | MX-FB | NR-C | NR-BP | NR-LM | NR-GM | NR-SU | A | B | C | |
| EXISTING ZONE DISTRICT >> | R-A1 & R-A2 | R-1 | R-T & R-LT | R-G & R-2 | R-3 | MH | RC & O-1 | C-1 | C-2 E | SU-2&3 & C-3 | SU-1 FB | C-2 W & C-3 | IP | M-1 | M-2 | SU-1 Other | | | | Use-Specific Standards |
| LAND USE CATEGORY v | R-A1 & R-A2 | R-1 | R-T & R-LT | R-G & R-2 | R-3 | MH | RC & O-1 | C-1 | C-2 E | SU-2&3 & C-3 | SU-1 FB | C-2 W & C-3 | IP | M-1 | M-2 | SU-1 Other | | | | |
| PERMITTED PRIMARY USES THAT ARE ALSO ACCESSORY USES IN SOME DISTRICTS | | | | | | | | | | | | | | | | | | | | |
| FOOD, BEVERAGE AND INDOOR ENTERTAINMENT | | | | | | | | | | | | | | | | | | | | |
| Bar | | | | | | | | C | P | P | P | P | P | P | | | | | | 3-3.4.G |
| Nightclub | | | | | | | | | P | P | P | P | P | P | | | | | | 3-3.4.G |
| Restaurant | | | | | | | CV | P | P | P | P | P | P | P | A | | | | | 3-3.4.G |
| Tap Room/Tasting Room | | | | | | | | C | P | P | P | P | P | P | A | | | | | 3-3.4.G |
| LODGING | | | | | | | | | | | | | | | | | | | | |
| Bed and breakfast | A | CA | A | A | P | | P | P | P | P | P | P | | | | | | | | 3-3.4.H |
| RETAIL SALES | | | | | | | | | | | | | | | | | | | | |
| Liquor retail | | | | | | | | | C | P | C | C | CA | CA | | | | | | 3-3.4.DD |

Alcohol: Required Distance Separations

Zoning Code

- 300 feet from churches/schools
- 500 feet from Residential Zones
- No broken packages, minis, fortified beer, etc. (*Court-enjoined from enforcing*)

IDO

- 300 feet from churches/schools
- 500 feet from Residential Zones
- 1000-feet from another Liquor Retail use

Defining Retail

Zoning Code

- Lists types of shops
- Quickly obsolete
- Hard to allow neighborhood-serving retail near residential zones without allowing community-serving retail

IDO

pg.
417

- Retail by Size
 - Small = < 10,000 s.f.
 - Med = 10K-50K s.f. (Grocery up to 70K)
 - Large = 50K+
- Small allowed near Residential zones

It goes on like this...

Taking an old code and making it new!

Zoning Code

- Large Retail Facility (“Big Box” Regulations
- Required parking by use by zone

IDO

- Applies to all development within Comp Plan Centers
- Reduced parking minimums, in a table organized by use
- Extra reductions for UC-MS-PT
- Parking maximums for Office & Retail in UC-MS-PT

Building Heights



More Transparent Building Height Factors

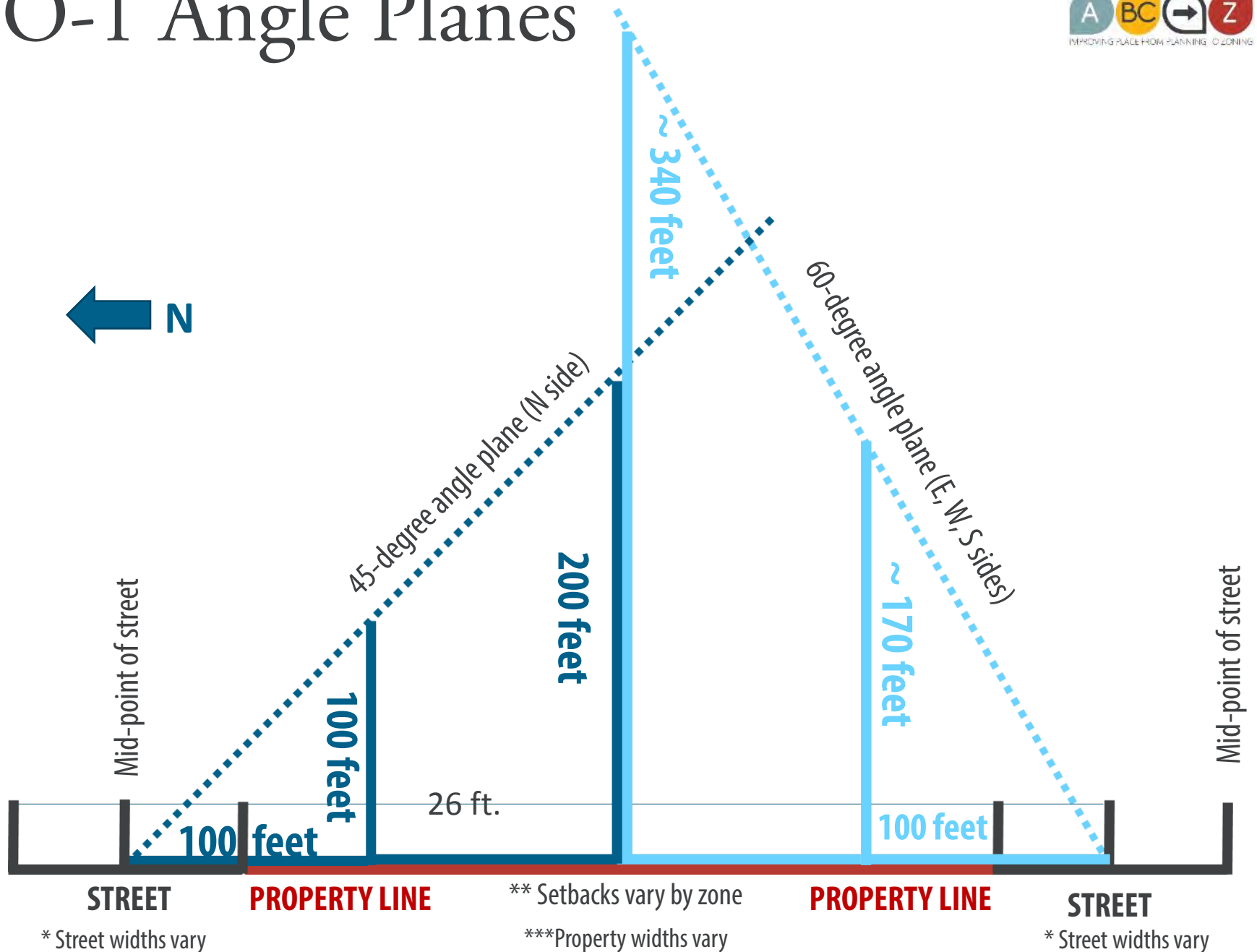
Existing Zoning Code

- 0-1 and above (except C-1)
 - No height limits within 45/60 degree angle planes
- Solar protections

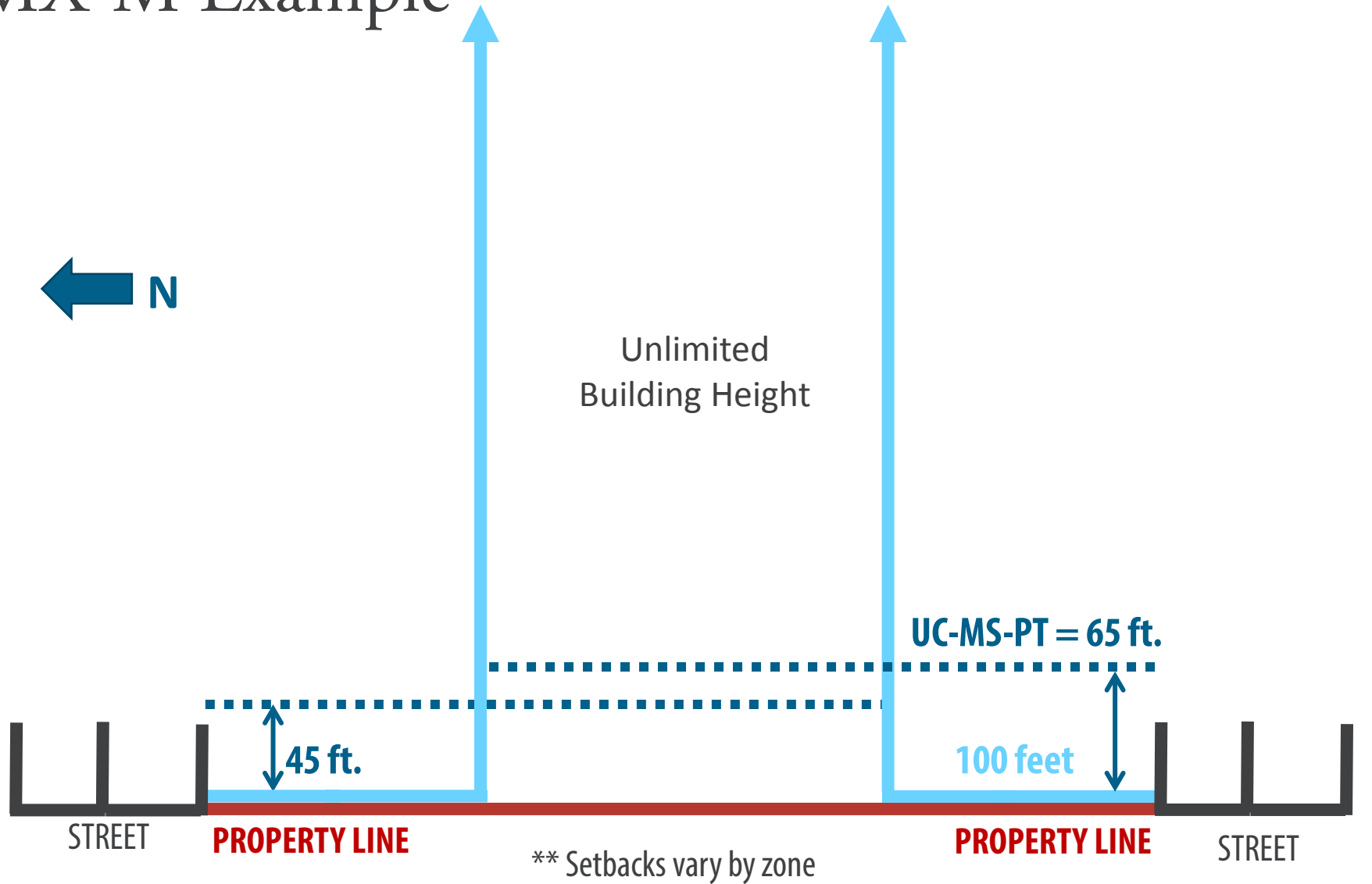
IDO

- R-ML, R-MH, MX-M, MX-H, and Non-residential zones
 - No height limits for portions of the building located more than 100 feet from each lot line
- Neighborhood Edges
- Solar protections

O-1 Angle Planes



IDO 100 ft. Rule: MX-M Example

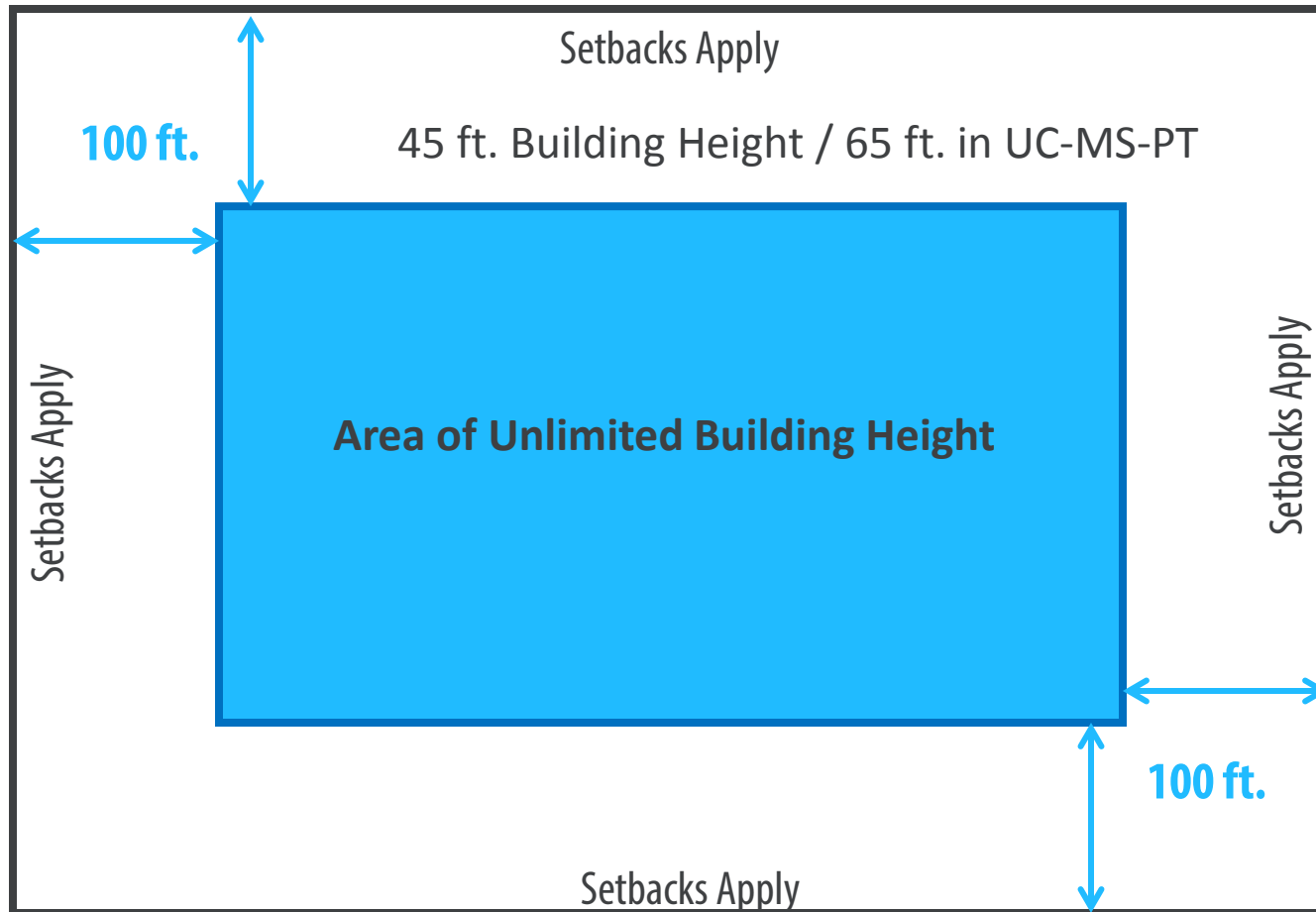


* Street widths vary

***Property widths vary

* Street widths vary

IDO 100 ft. Rule: MX-M Example



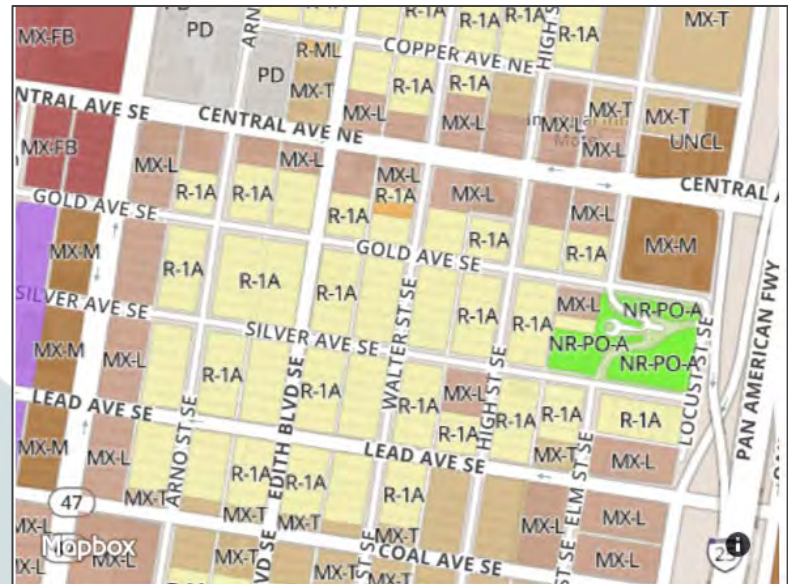
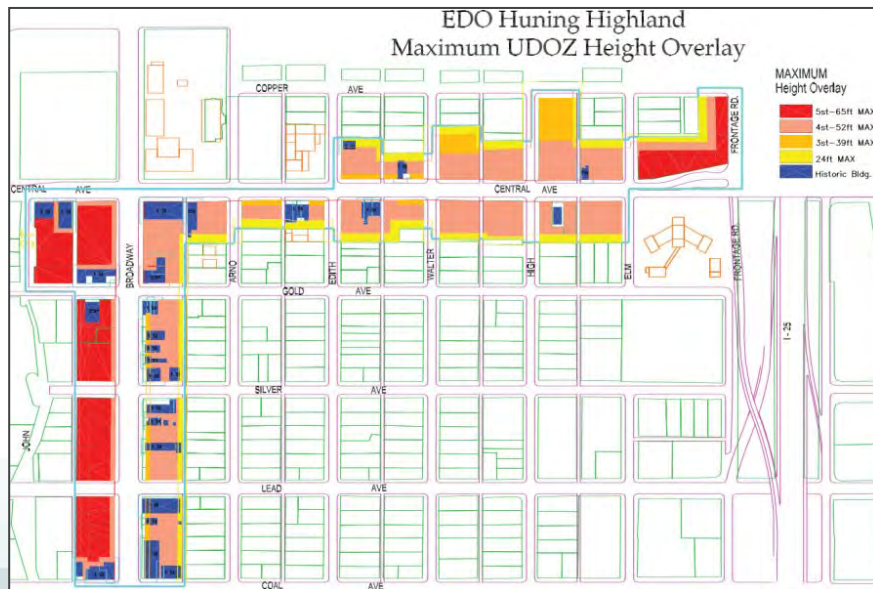
Building Heights: East Downtown (EDo)

Existing Regulations

- 52' (4 stories)
 - R-2/C-1 uses
- 65' (5 stories)
 - R-2/C-2 uses

IDO Regulations

- MX-L zone
 - 55' (4 stories) per MS height
- MX-M zone
 - 65' (5 stories) per MS height
 - + 12 ft. Workforce Housing



Building Heights: East Downtown & Nob Hill

Existing Regulations

- East Downtown (EDo)
 - Corridor General = 52' or 54' (4 stories)
 - Height Overlay Map = 65' (5 stories)
- Nob Hill
 - CCR-1 = 39' (3 stories)
 - CCR-2 = 54' (4 stories)
 - CCR-3 = 67' (5 stories)

IDO Regulations

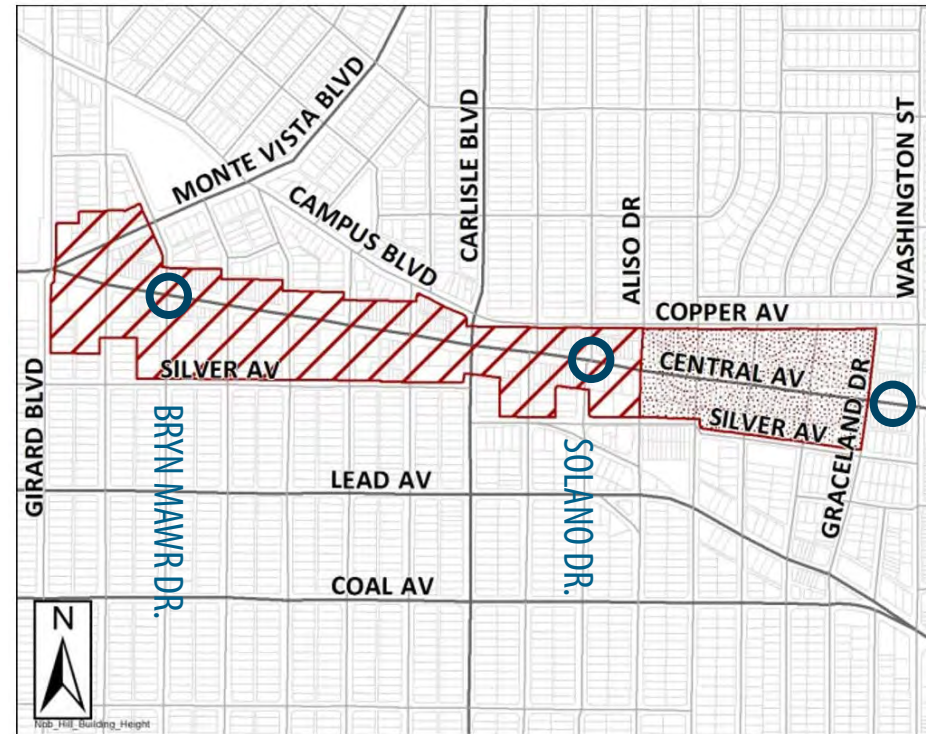
- East Downtown (EDo)
 - MX-L zone = 55' (4 stories)
 - MX-M zone = 65' (5 stories)
 - Both allowed via Main Street (MS) height regulation
- Nob Hill CPO
 - MX-M zone (lower NH)
 - 45' (3 stories)
 - 65' (5 stories) within 1 block of Premium Transit Stations
 - MX-H zone = 65' (5 stories)
 - Exception to Main Street (MS) height regulation & Workforce Housing bonus

pg.
172

pg.
80

Building Heights: Nob Hill PT Heights (CPO-5)

- Girard to Aliso
 - No Main Street (MS) heights or Workforce Housing bonus
 - MX-M zone
 - 45' (3 stories)
 - 65' PT (5 stories) w/in 1 block of stations
- Aliso to Graceland
 - No Main Street (MS) heights
 - MX-M zone = 45' (3 stories)
 - Workforce Housing bonus = 12' (57' total)
- Graceland to San Mateo
 - MX-H zone = 75' (6 stories)



Community Residential Programs



Community Residential Facilities & Group Homes

Existing Zoning Code

- “Community Residential Programs”
- Distance separation of 1,500 feet

IDO

- Community residential facilities
 - Fair Housing Act
 - Federally-protected classes (race, color, religion, national origin, sex, disability, or familial status)
- Group homes
 - Not federally-protected
 - Distance separation of 1,500 feet

Community Residential Facilities & Group Homes

Existing Zoning Code

IDO

- Number of allowed residents varies by program type

| Size | Existing Zoning Code* | IDO |
|--------|-----------------------|--------------------|
| Small | Up to 10 residents | Up to 8 residents |
| Medium | Up to 18 residents | Up to 18 residents |
| Large | 18+ residents | 18+ residents |

EPC Changes



Major Public Open Space (MPOS): Uses

- **Prohibited** within 330' of MPOS

- Light vehicle fueling
- Light vehicle repair
- Heavy manufacturing
- Special manufacturing
- Natural resource extraction
- Solid Waste Convenience Center
- Waste and/or Recycling Transfer Station

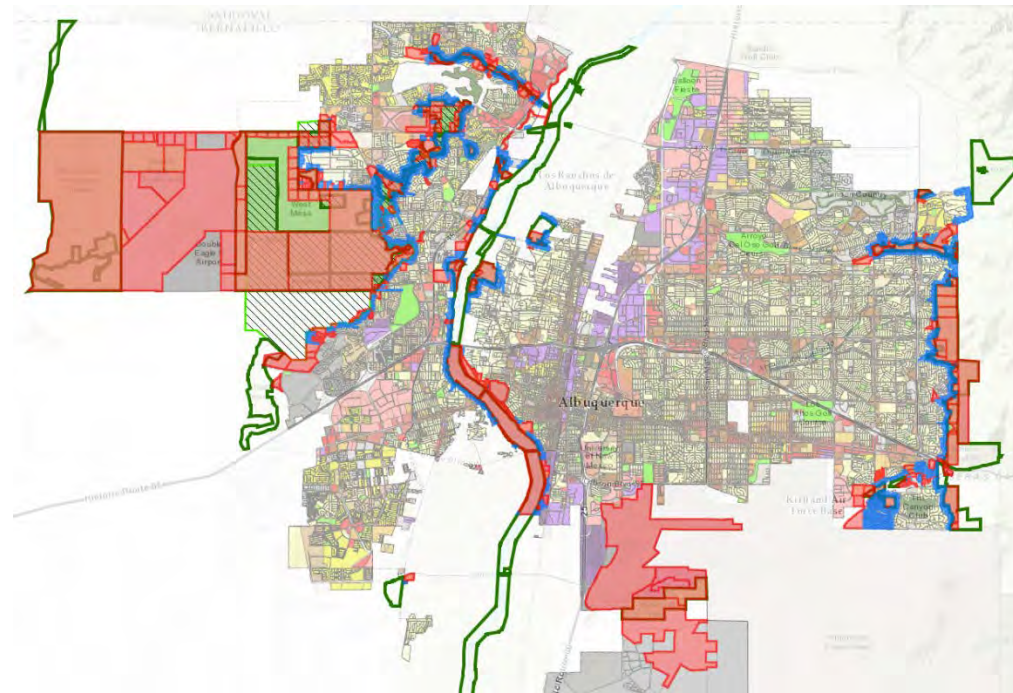
- **Conditional** within 330' of MPOS

- Drive-throughs
- Car washes
- Light manufacturing
- Warehousing
- Wholesaling and distribution center

- **Prohibited** Adjacent to MPOS

- Drive-throughs
- Car washes


Blue = Parcels w/in 330 feet



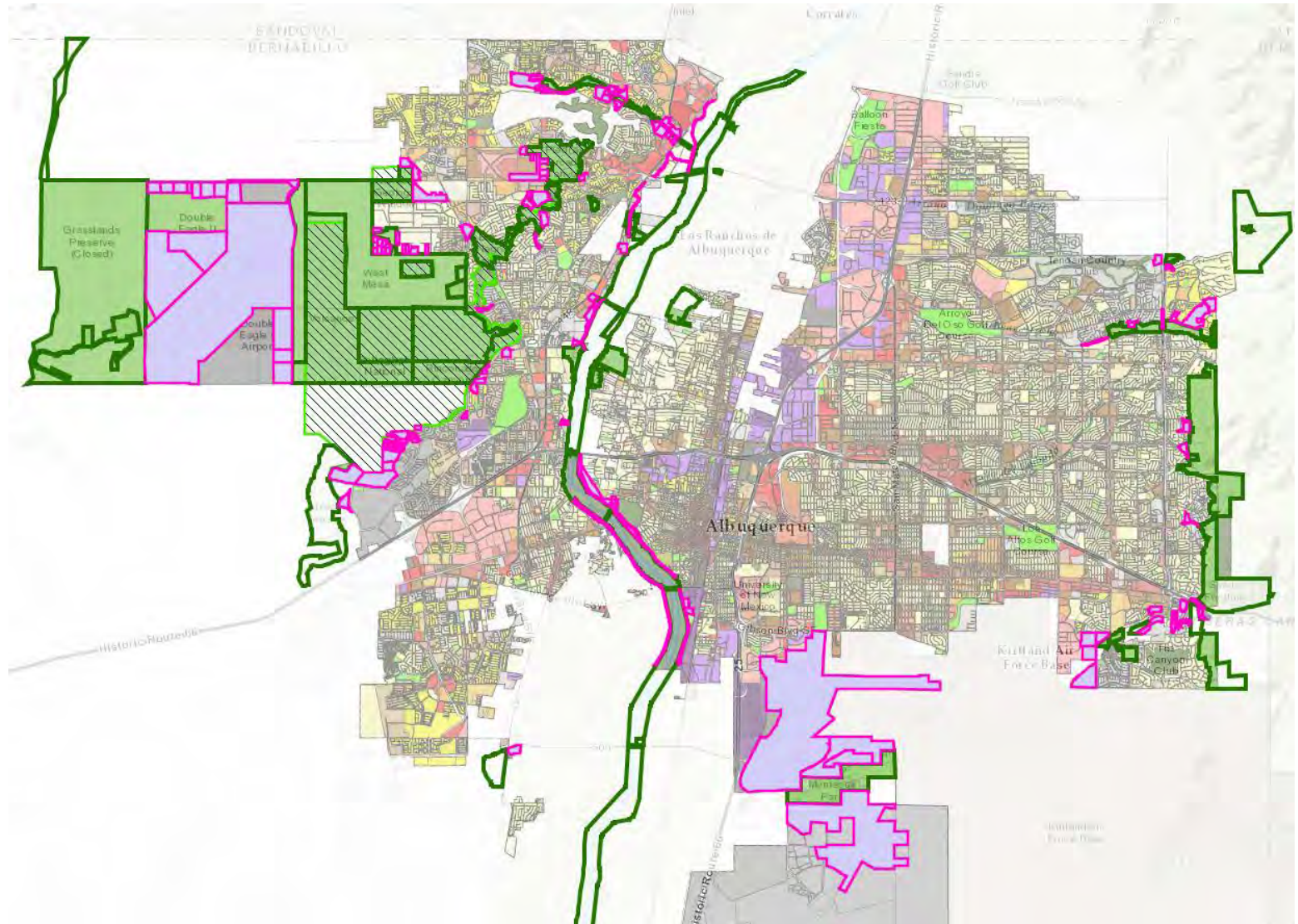
Major Public Open Space: Design Standards

Recommended Changes

- Change “abutting” to “adjacent” for MPOS Standards
- Add to MPOS standards:

- 
- **View fencing**
 - Building colors
 - Access
 - Drainage
 - Safety/surveillance
 - Vehicle circulation
 - Signage
 - Refuse container locations
 - Screening for mechanical equipment

Major Public Open Space: 5+ acre Sites = Site Plan – EPC



Building Heights: Office / Commercial

Section
4-1

| Existing Zone | Height | IDO | Height | UC-PT-MS Height |
|---------------|----------------------|------------------------|--|--|
| 0-1 | 26 ft. + angle plane | MX-T | 30 ft. (2 stories) | Not Applicable |
| C-1 | 26 ft. | MX-L | 35 ft. (2 stories) | 55 ft. (4 stories) |
| C-2 | 26 ft. + angle plane | MX-M (East Side) | 45 ft. (3 stories) + 100 ft. rule | 65 ft. (5 stories) + 100 ft. rule |
| | | NR-C (West Side) | 35 ft. (2 stories) + 100 ft. rule | 55 ft. (4 stories) + 100 ft. rule |
| C-3 | | NR-C (outside Centers) | 35 ft. (2 stories) + 100 ft. rule | 55 ft. (4 stories) + 100 ft. rule |
| | | MX-H | 65 ft. (5 stories) + 100 ft. rule | 75 ft. (6 stories) + 100 ft. rule |



Building Heights: Other EPC Changes

- Reduced minimum parking in UC-MS PT areas
 - Banks
 - Restaurants
 - Hotels
- Additional building height (1 story for MX-M and 2 stories for MX-H) for podium & structured parking in Mixed Use zones
- Downtown Neighborhood Edge removed



Administrative Review/Decision Threshold

- Non-residential to residential conversions with 100 or fewer dwelling units
- ➔ • **New non-residential < 50,000 gross square feet**
- New mixed-use < 75 dwelling units and < 50,000 gross square feet of non-residential



Even More EPC Conditions

- Added enhanced building façades and entrances in Activity Centers
- Increased densities in MX-L & MX-M within UC-MS-PT areas
- Clarified expiration of approved Master Development Plans
- Clarified R-270-1980 criteria for zone change requests



See [Notice of Decision](#)
for Conditions of Approval



Appeals



Streamlined Appeals

Existing System

- Zoning Hearing Examiner
 - Conditional Uses
 - Variances
 - Appealed to BOA
 - Appealed to Council
 - LUHO recommends
 - Council decides
- Other appeals to go Council*
 - LUHO recommends
 - Council decides

IDO

- No Board of Appeals
- Other appeals go to Council*
 - LUHO recommends
 - Council decides
- * Exception*
 - EPC hears appeals of impact fees

Section
5-4.21

Standing for Appeals: IDO

pg. 324

- Who may appeal
 - a. Applicant
 - b. Property owners w/in 100 feet
 - c. Neighborhood Association with boundary including the property
 - d. Property owner within 100 feet of Neighborhood Association
 - e. Individuals
 - f. City department, agency, or government



- b, c, d, and e must show:

“Special and adverse impact”

- property rights or other legal rights have [been] specially and adversely affected by the decision

Standing for Appeals: LUPZ Changes

pg. 324

- Who may appeal
 - a. Applicant
 - b. Property owners w/in 100 feet
 - c. Neighborhood Association including or adjacent to the subject property
 - ~~d. Property owner within 100 feet of Neighborhood Association~~
 - e. Individuals
 - f. City department, agency, or government
- All must show that they provided written or verbal comments in the review process that led to the decision
- b and e must show:
 - “Special and adverse impact”
 - property rights or other legal rights have [been] specially and adversely affected by the decision



Industrial / Manufacturing Changes



Industrial: Zones

Zoning Code

- Heavy Commercial (C-3)
- Industrial Park (IP)
- Light Manufacturing (M-1)
- Heavy Manufacturing (M-2)

IDO

- Non-residential Commercial (NR-C)
- Non-residential Business Park (NR-BP)
- Non-residential Light Manufacturing (NR-LM)
- Non-residential Heavy Manufacturing (NR-HM)

Industrial: Uses

Zoning Code

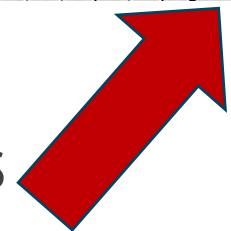
- Pyramid Structure
- Need to look at multiple zones to know what's allowed

IDO

- Use Table

| INDUSTRIAL USES | | | | | | | | | | | | |
|---|--|--|--|--|--|----|---|---|---|---|---|---------|
| MANUFACTURING, FABRICATION, AND ASSEMBLY ²⁷⁴ | | | | | | | | | | | | |
| Artisan manufacturing ²⁷⁵ | | | | | | CV | P | P | P | P | P | 3-3.5.A |
| Light manufacturing ²⁷⁶ | | | | | | | | A | A | P | P | 3-3.5.B |
| Heavy manufacturing ²⁷⁷ | | | | | | | | | | | P | 3-3.5.C |
| Natural resource extraction ²⁷⁸ | | | | | | | | | | | P | 3-3.5.D |
| Special manufacturing ²⁷⁹ | | | | | | | | | | | C | 3-3.5.E |

- Use Specific Standards



Industrial: Use Table

TABLE 3-2-1: Permitted Use Table

P=Permitted C=Conditional CA=Conditional Accessory CV=Conditional if Structure Vacant for 5 years or more¹
A=Accessory T=Temporary

| | Residential | | | | | | Mixed use | | | | | Non-residential | | | | | | | | |
|---|-------------|-----|------------|-----------|------|------|-----------|------|-------|--------------|---------|-----------------|-------|-------|-------|------------|---|---|---|------------------------|
| NEW ZONE DISTRICT >> | R-A | R-1 | R-T | R-ML | R-MH | R-MC | MX-T | MX-L | MX-M | MX-H | MX-FB | NR-C | NR-BP | NR-LM | NR-GM | NR-SU | A | B | C | NR-PO |
| EXISTING ZONE DISTRICT >> | R-A1 & R-A2 | R-1 | R-T & R-LT | R-G & R-2 | R-3 | MH | RC & O-1 | C-1 | C-2 H | SU-2&3 & C-3 | SU-1 FB | C-2 W & C-3 | IP | M-1 | M-2 | SU-1 Other | | | | |
| LAND USE CATEGORY | | | | | | | | | | | | | | | | | | | | Use-Specific Standards |
| INDUSTRIAL USES | | | | | | | | | | | | | | | | | | | | |
| MANUFACTURING, FABRICATION, AND ASSEMBLY² | | | | | | | | | | | | | | | | | | | | |
| Artisan manufacturing ³ | | | | | | | CV | P | P | P | P | P | P | P | P | | | | | 3-3.5.A |
| Light manufacturing ⁴ | | | | | | | | | | A | A | P | P | P | P | | | | | 3-3.5.B |
| Heavy manufacturing ⁵ | | | | | | | | | | | | | | | P | | | | | 3-3.5.C |
| Natural resource extraction ⁶ | | | | | | | | | | | | | | | | P | | | | 3-3.5.D |
| Special manufacturing ⁷ | | | | | | | | | | | | | | | C | | | | | 3-3.5.E |

Industrial: EPC Condition for Distance Separation

Zoning Code

- Pyramid Structure
- Need to look at multiple zones to know what's allowed

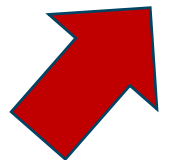
IDO

- Use Table

| INDUSTRIAL USES | | | | | | | | | | | | | | | | | | | | |
|---|--|--|--|--|--|----|---|---|---|---|---|---|---|---|--|--|--|---|---|---------|
| MANUFACTURING, FABRICATION, AND ASSEMBLY ²⁷⁴ | | | | | | | | | | | | | | | | | | | | |
| Artisan manufacturing ²⁷⁵ | | | | | | CV | P | P | P | P | P | P | P | P | | | | | | 3-3.5.A |
| Light manufacturing ²⁷⁶ | | | | | | | | | A | A | P | P | P | P | | | | | | 3-3.5.B |
| Heavy manufacturing ²⁷⁷ | | | | | | | | | | | | | | P | | | | | | 3-3.5.C |
| Natural resource extraction ²⁷⁸ | | | | | | | | | | | | | | | | | | P | | 3-3.5.D |
| Special manufacturing ²⁷⁹ | | | | | | | | | | | | | | | | | | | C | 3-3.5.E |

- Use Specific Standards

- 1,000-foot separation from other Industrial uses requiring an air quality permit



Industrial: LUPZ Change to Distance Separation

Zoning Code

- Pyramid Structure
- Need to look at multiple zones to know what's allowed

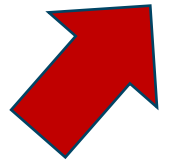
IDO

- Use Table

| INDUSTRIAL USES | | | | | | | | | | | | | | | | | |
|--|--|--|--|--|----|---|---|---|---|---|---|---|---|---|--|--|---------|
| MANUFACTURING, FABRICATION, AND ASSEMBLY ²⁷⁴ | | | | | | | | | | | | | | | | | |
| Artisan manufacturing ²⁷⁵ | | | | | CV | P | P | P | P | P | P | P | | | | | 3-3.5.A |
| Light manufacturing ²⁷⁶ | | | | | | | | A | A | P | P | P | | | | | 3-3.5.B |
| Heavy manufacturing ²⁷⁷ | | | | | | | | | | | | | P | | | | 3-3.5.C |
| Natural resource extraction ²⁷⁸ | | | | | | | | | | | | | | P | | | 3-3.5.D |
| Special manufacturing ²⁷⁹ | | | | | | | | | | | | | C | | | | 3-3.5.E |

- Use Specific Standards

- 1,000-foot separation from Residential Uses for Special Manufacturing & **Heavy Manufacturing**



Industrial: Definitions (summarized)

IDO EPC Draft

- **Light Manufacturing**

- Manufacturing processes conducted within a building.
- Ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building.

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- **Heavy Manufacturing**

- Ordinarily have > average impacts on the environment or surrounding properties (noise, smoke, fumes, odors, glare, or health or safety hazards).
- **Regular receipt of materials by semi-trailer truck or rail car**
- Individual products > 500 pounds

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IDO LUPZ Draft

- **Light Manufacturing**

- Manufacturing processes conducted within a building.
- Ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building.

- **Heavy Manufacturing**

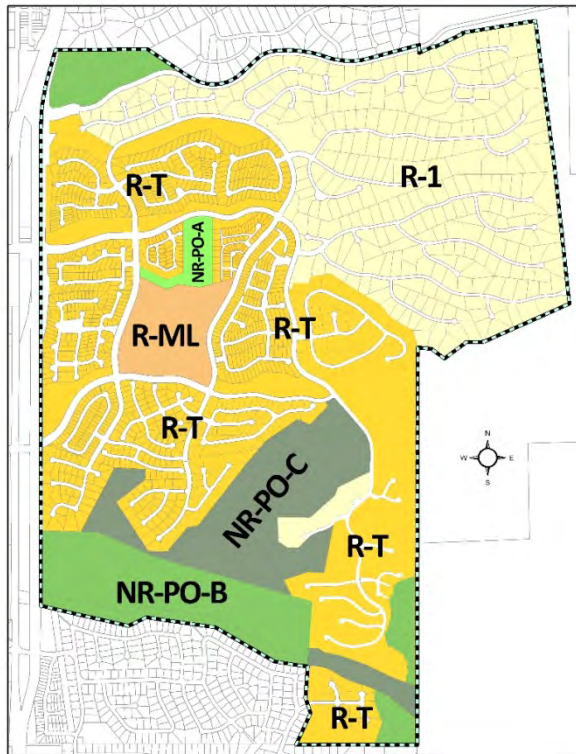
- Ordinarily have > average impacts on the environment or surrounding properties (noise, smoke, fumes, odors, glare, or health or safety hazards).
- ~~Regular receipt of materials by semi-trailer truck or rail car~~
- Individual products > 500 pounds

High Desert Changes

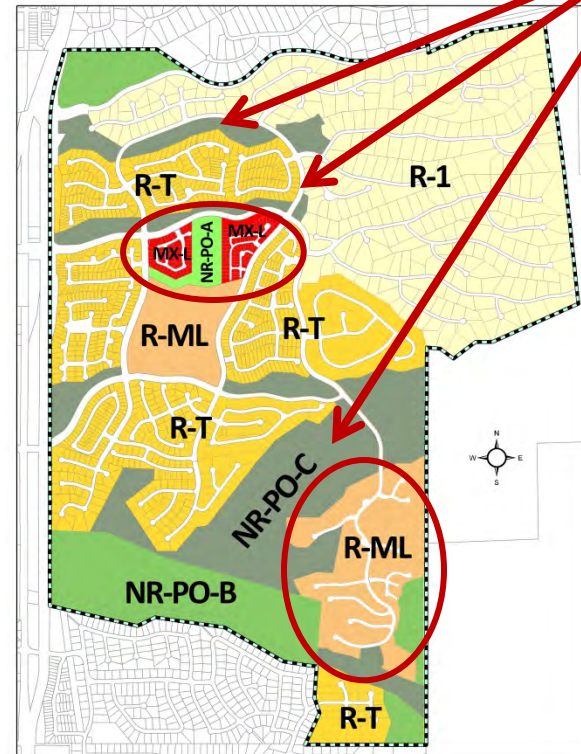


High Desert

EPC Conversion Map – Dec. 2016



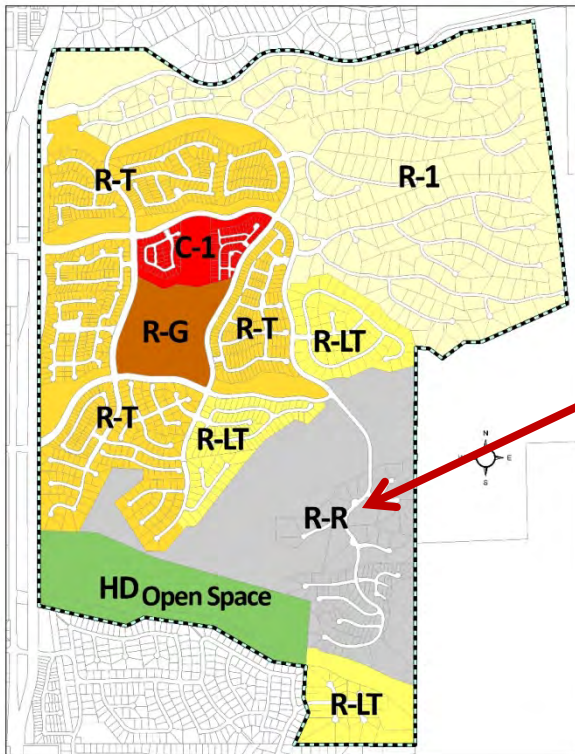
LUPZ Conversion Map - Pending



Private Open
Space

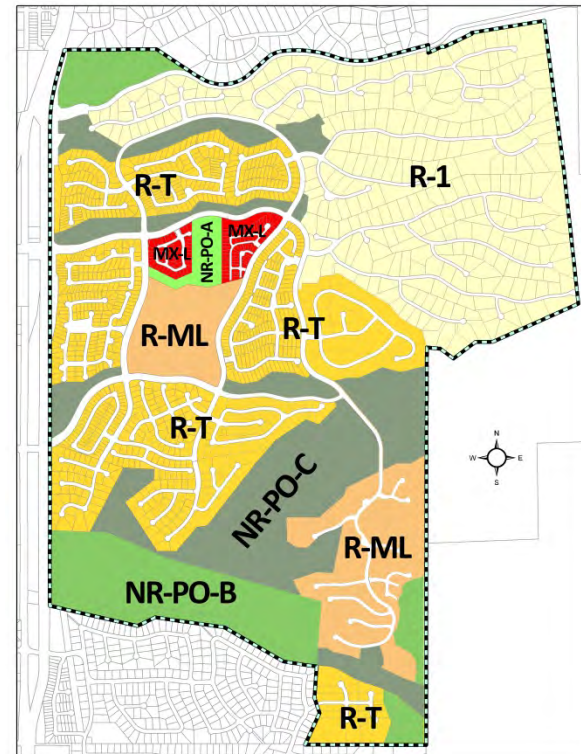
Revisions to IDO Conversion: Correction for SDP Zoning

Existing SDP Zoning (SU-2)



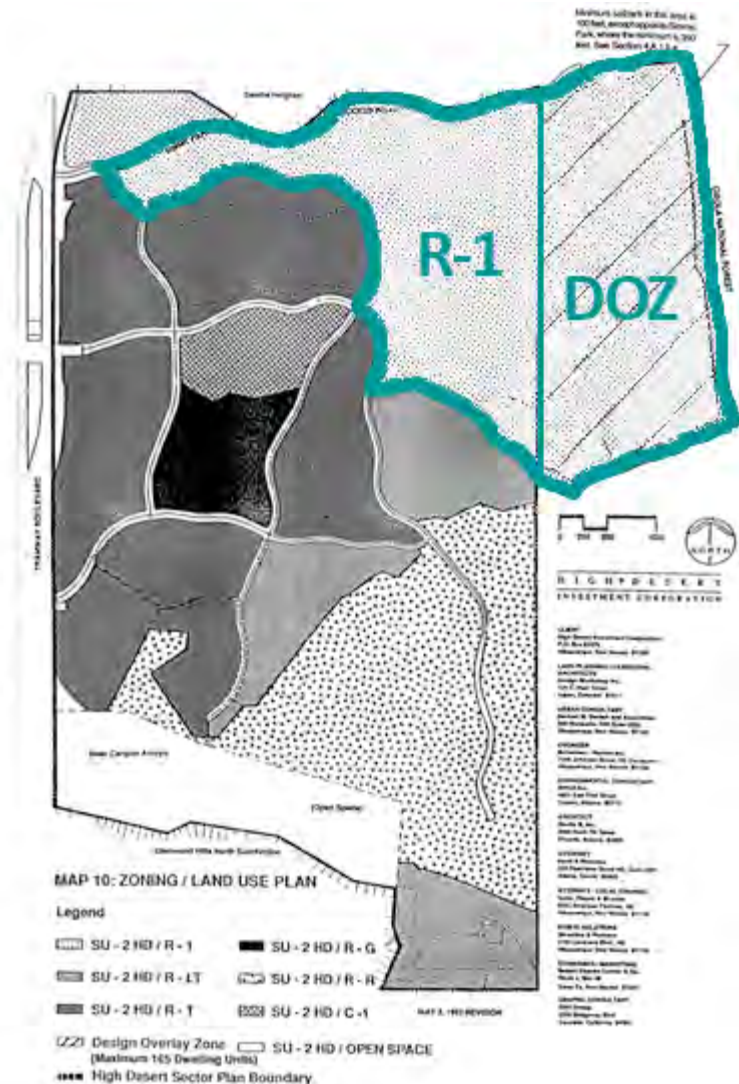
SU-2 HD/RR allows uses from Residential Garden Apartment (R-G) in the Zoning Code, which converts to R-ML in the IDO

**To be revised in
Conversion Map for LUPZ**



High Desert SDP: Character Protection Overlay (CPO)

- SU-2 R-1 regulations
- Design Overlay Zone (DOZ) regulations



Changes to Zone Conversion Map



Zone Conversion Process

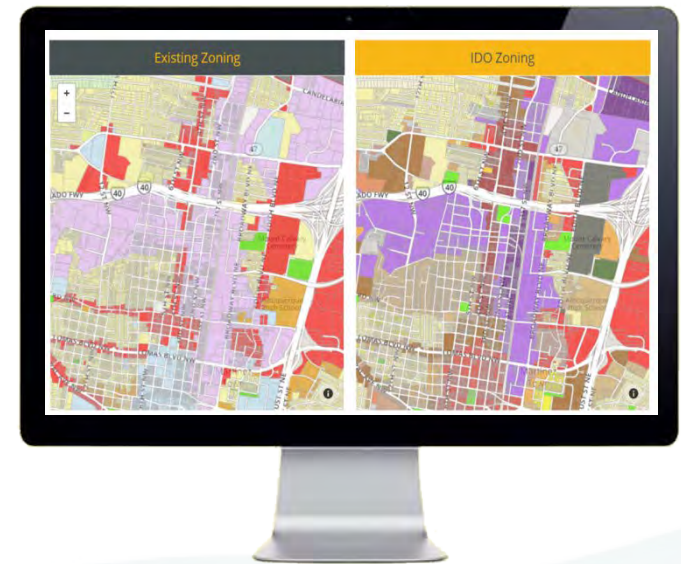
Base Zones

- Established new zones for a mid-size city based on best practices
- Matched “straight” or “base” zones from existing Zoning Code
 - R-LT to be converted to R-1 (not R-T)

Approved
Site Plans
Remain Valid

SU-1 Zones

- ~~Matched permissive uses as closely as possible~~
- If **AGIS title** mentions zones from the Zoning Code, converted to highest zone listed
- If **AGIS title** only lists uses (not zones), converted to Planned Development (PD), regulated per approved Site Plan (reviewed/decided by EPC)



SU-1 Zone Conversions

Approved
Site Plans
Remain Valid

| Zoning Code Requires SU-1 | IDO |
|---|--|
| Combo of zones | Converted to highest listed zone |
| Combo of uses | Converted to highest listed zone |
| Single Specified Use | |
| Uses listed as Non-residential Sensitive Use (NR-SU) in IDO <i>(e.g. police station, fire station, etc.)</i> | Converted to NR-SU |
| Uses that used to require SU-1 but not listed as NR-SU in IDO, not allowed in most zones: <i>(e.g. Hospitals, Helipads, Auto Dismantling, Adult Uses, Stadium)</i> | Converted to lowest permissive zone |
| Uses that used to require SU-1 but not listed as NR-SU in IDO, allowed in most IDO zones <i>(e.g. Churches)</i> | Converted to contiguous predominant zone |
| City-owned Parks or Major Public Open Space | Converted to NR-PO |



Special Use vs. Sensitive Use

Zoning Code Requires SU-1

- Adult amusement establishment or adult store
- Airport
- Antenna (commercial)
- Amusement facility of a permanent character
- Automobile dismantling yard or similar use
- Bed and Breakfast Establishment
- Campground
- Cemetery
- Church or other place of worship
- Park-and-Ride temporary facilities
- Drilling, production, or refining of petroleum gas or hydrocarbons
- Drive-in theater
- Fire station
- Golf course
- Gravel, sand, or dirt removal activity, stockpiling, processing, or distribution and batching plant
- Helipad, other than a medical helipad or a law enforcement helipad
- Hospital for human beings, incl. medical helipad
- Institution, correctional or mental
- Law Enforcement Helipad
- Major public open space
- Open market
- Ore reduction, smelting
- Planned development area, including residential development and mobile home development
- Planned Residential Development (PRD)
- Public utility structure
- Police Station
- Race track
- Stadium
- Swimming pool
- Transit facilities
- Truck plaza
- A concealed wireless tele-communications facility
- Wireless Telecommunications Facility
- Use combinations not adequately allowed and controlled in other zones
- Hospital for treatment of substance abusers
- Form based zones (TOD-MAC, TOD-COM, MX, ID and PND)

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uses

IDO Requires NR-SU

- Cemetery
- Correctional facility
- Fire or police station
- Campground or recreational vehicle park
- Stadium or racetrack
- Airport
- Natural resource extraction
- Solid waste convenience center
- Waste and/or recycling transfer station

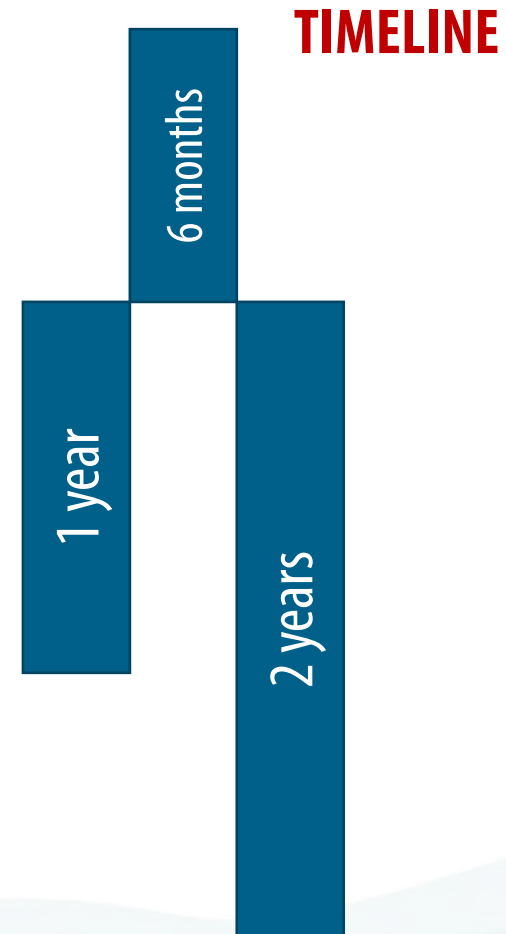
9
uses

Post-IDO



What happens if the IDO is adopted?

- IDO Adoption
 - Training – Staff, public, & design professionals
 - Amendments?
- IDO Effective Date
- Package of Zone Changes
 - Mismatches in land use and zoning
 - Nonconforming uses
 - Owner-requested downzoning
- Community Planning Area Assessments

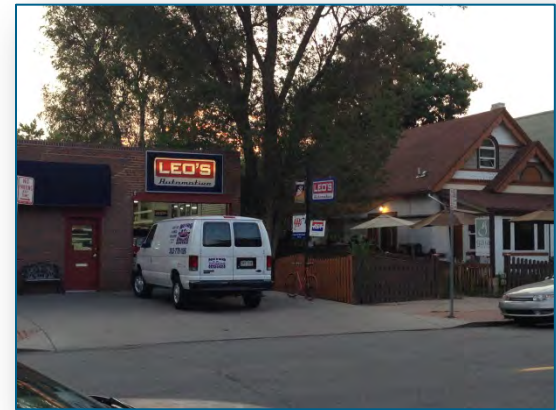


Nonconformities

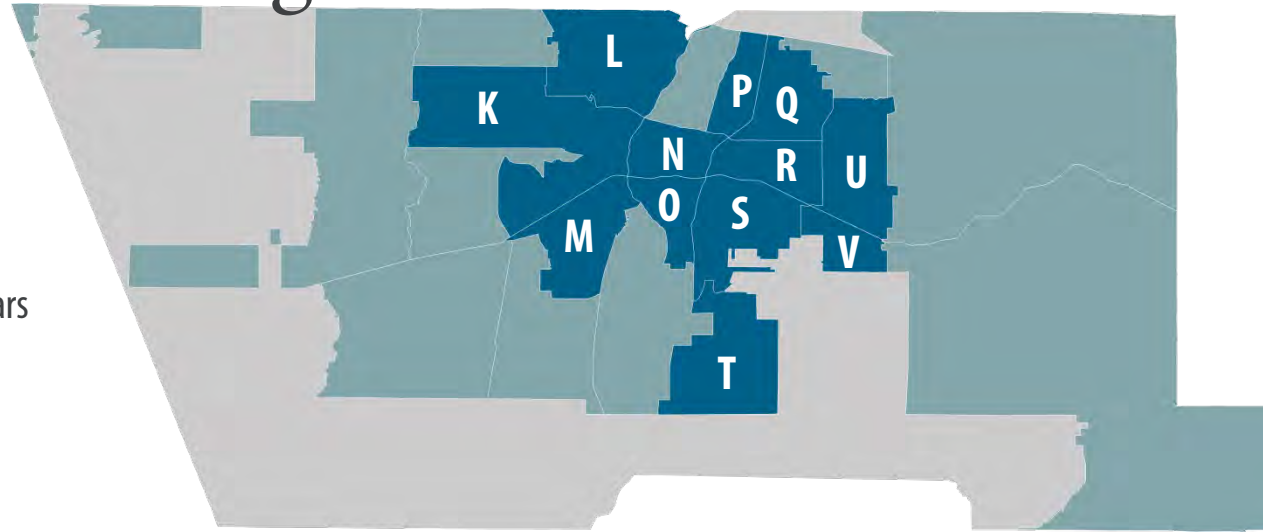
Section 5-6

Buildings or activities that were legal when they were built, but that will not comply with the IDO

- Different Types of “Nonconforming”
 - Use
 - Structure
 - Lots
 - Site features (*e.g. parking, landscaping, etc.*)
 - Signs
- Allowed to continue – regardless of sale or lease to others (*i.e. “grandfathered”*)
- Limits on expansion



The Future: Community Planning Area Assessments



- Ongoing 5-year cycle
 - 12 City Areas: 3 areas/year x 4 years
 - Update Comp Plan in 5th year
- Character
 - Platting
 - Mix of uses
 - Scale: Size / massing / height
 - Historic designation

- Tracking
 - Development Trends
 - Comp Plan Metrics
- Recommendations
 - Policy (Comp Plan)
 - Regulation (IDO)
 - Implementation (CIP)

City of Albuquerque

- | | |
|----------------------------|----------------------------|
| K West Mesa | Q North Albuquerque |
| L Northwest Mesa | R Mid Heights |
| M Southwest Mesa | S Near Heights |
| N Near North Valley | T Mesa del Sol |
| O Central ABQ | U Foothills |
| P North I-25 | V East Gateway |

City-Sponsored Zone Changes

- As a subsequent effort after the IDO is adopted, the Planning Department will submit and sponsor a package of zone changes within a year of the IDO effective date.
 - Existing mismatches of land use and zoning
 - Uses made nonconforming by the IDO
 - Elective downzoning by property owners

Zoning Conversion Map



Add your property to the list for zone change by commenting on the conversion map!

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

Next Steps

- **Project Team work:**
 - Redline Draft of the IDO
 - Updated Zoning Conversion map
 - Public Meetings in July 2017
- **Public Review:**
 - Written comments due **Wed., August 9** for staff response
- **Council Land Use, Planning, & Zoning (LUPZ) Committee Hearings**
 - **Hearing #1: August 16, 5 p.m.**
 - Written comments considered
 - Public comment taken



Project Webpage:

www.abc-zone.com

Hard Copies:

ABC Libraries
Community Centers

Or checkout from

abctoz@cabq.gov

Upcoming Meetings

- **June 21-22 (Wed-Thurs):**

- Wed., June 21, 1-2 p.m. – Zoning 101
- Thurs., June 22, 1-2:30 p.m. – “Ask an Expert” Clinic
- Thurs., June 22, 5:30-6:30 – Zoning 101
- Thurs., June 22, 6:30 -8 pm – “Ask an Expert” Clinic

- **July 26-27 (Wed-Thurs):**

- Wed, July 26, 1-2:30 p.m. – “Ask an Expert” Clinics
- Wed., July 26, 5:30-6:30 p.m. – Zoning 101
- Wed., July 26, 6:30-8 p.m. – “Ask an Expert” Clinic
- Thurs., July 27, 1-2 p.m. – Zoning 101

Request an “Office Hour”
appointment or presentation from
project team:

abcto@cabq.gov

Upcoming Hearings

- **Council Land Use, Planning, & Zoning (LUPZ) Committee Hearings**
 - **Hearing #1: August 16, 5 p.m. – Council Chambers**
 - Written comments considered
 - Public comment taken
 - **Hearing #2: August 30, 5 p.m. – Council Committee Room**
 - Staff responses to public comments
 - No public comment taken
 - **Hearing #3: September 13, 5 p.m. – Council Chambers**
 - Public comment taken
 - Staff responses to finalize recommended changes to LUPZ draft





Questions?

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Project Webpage:

www.abc-zone.com

