



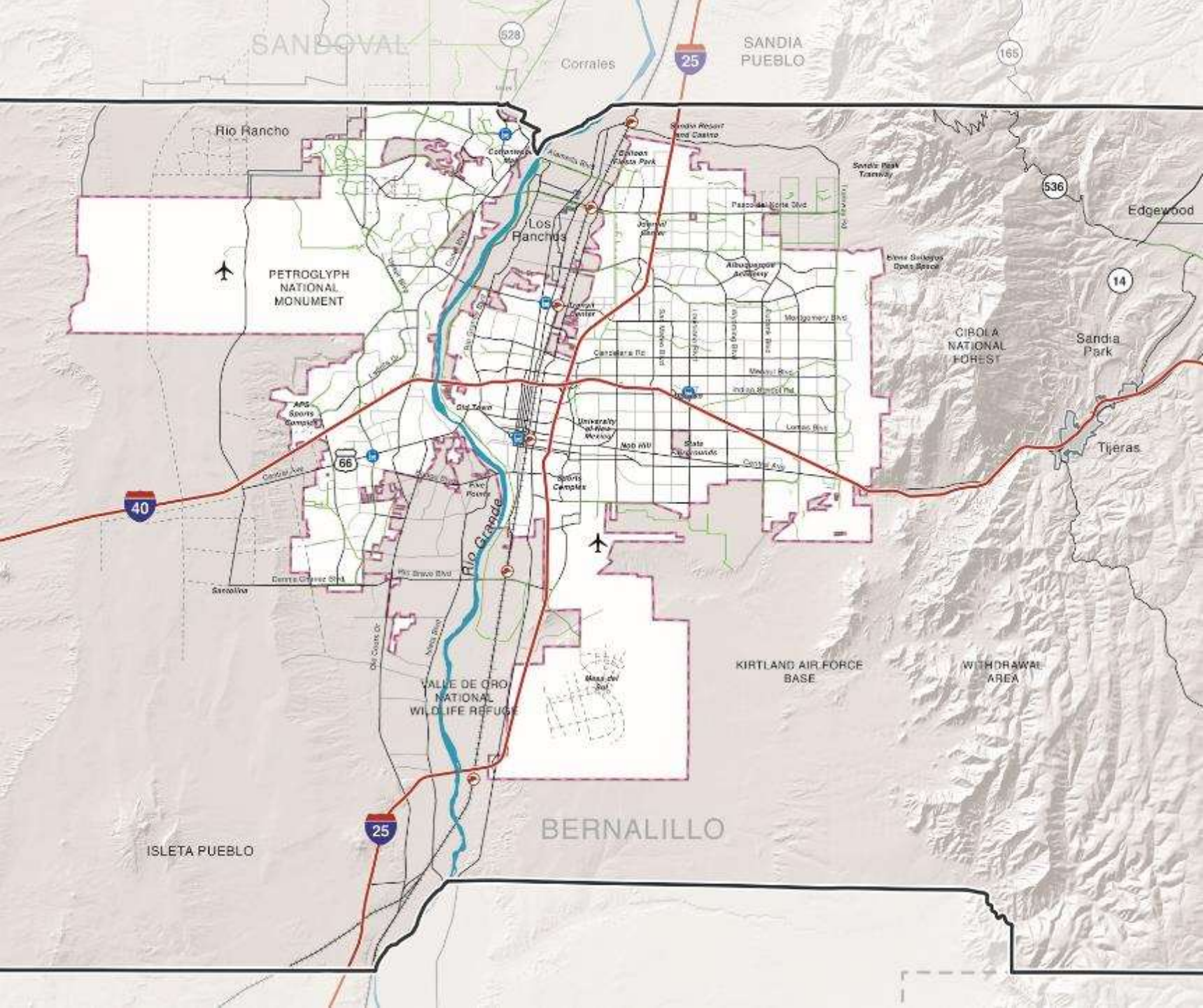
Albuquerque / Bernalillo Comprehensive Plan Update and Integrated Development Ordinance



March 11, 2016

www.abc-zone.com





City Planning Documents

- Rank I
Comprehensive Plan
- Rank II Area Plans
- Rank II Facility Plans
- Rank III Sector
Development Plans
(Policy & Regulation)
- Zoning Code
- Development
Process Manual



City Sector Development Plans



- ~60 plans cover half of Albuquerque
- Some have policies, some don't
- Some mix planning ideas and regulations
- Majority more than 10 years old

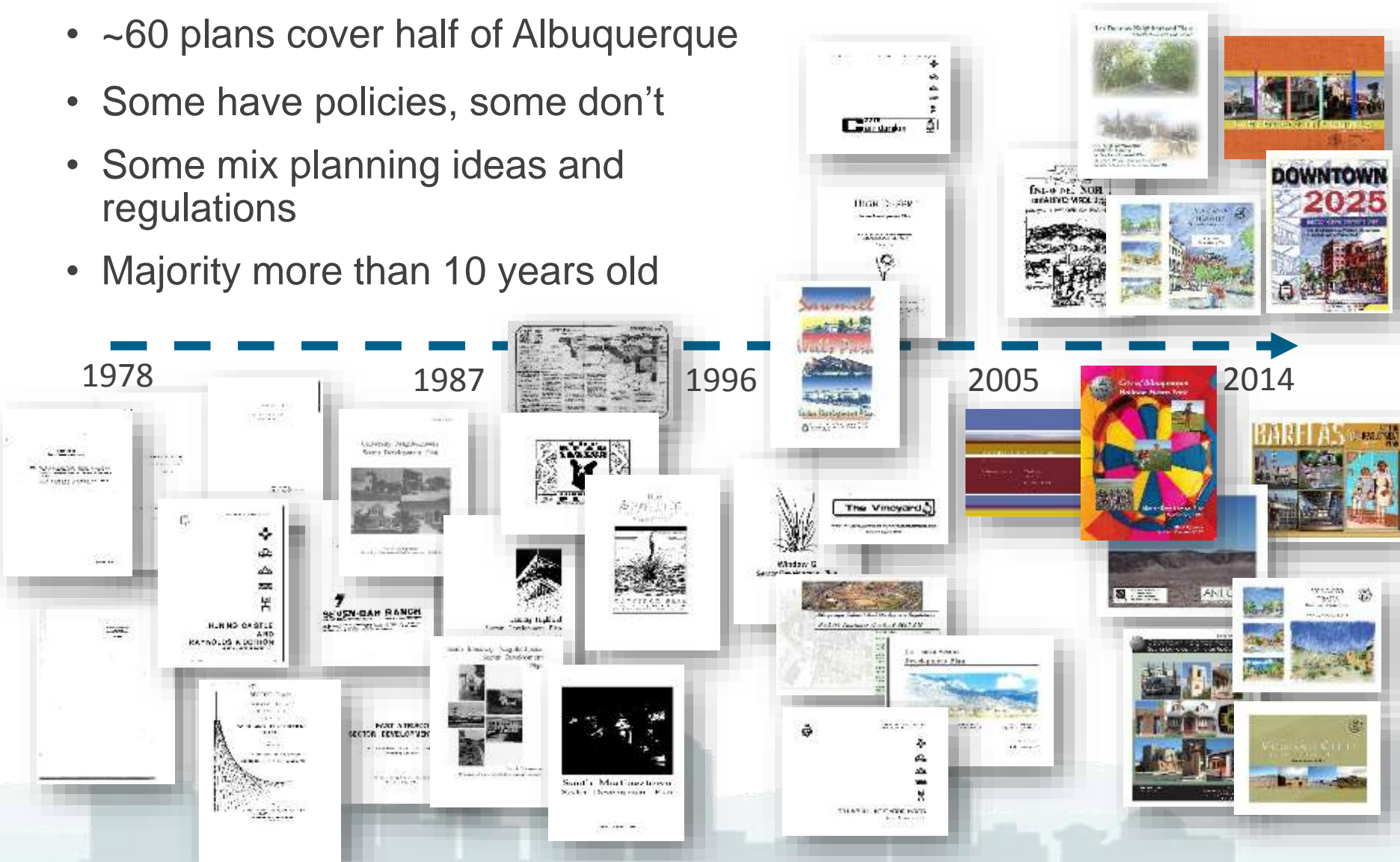
1978

1987

1996

2005

2014

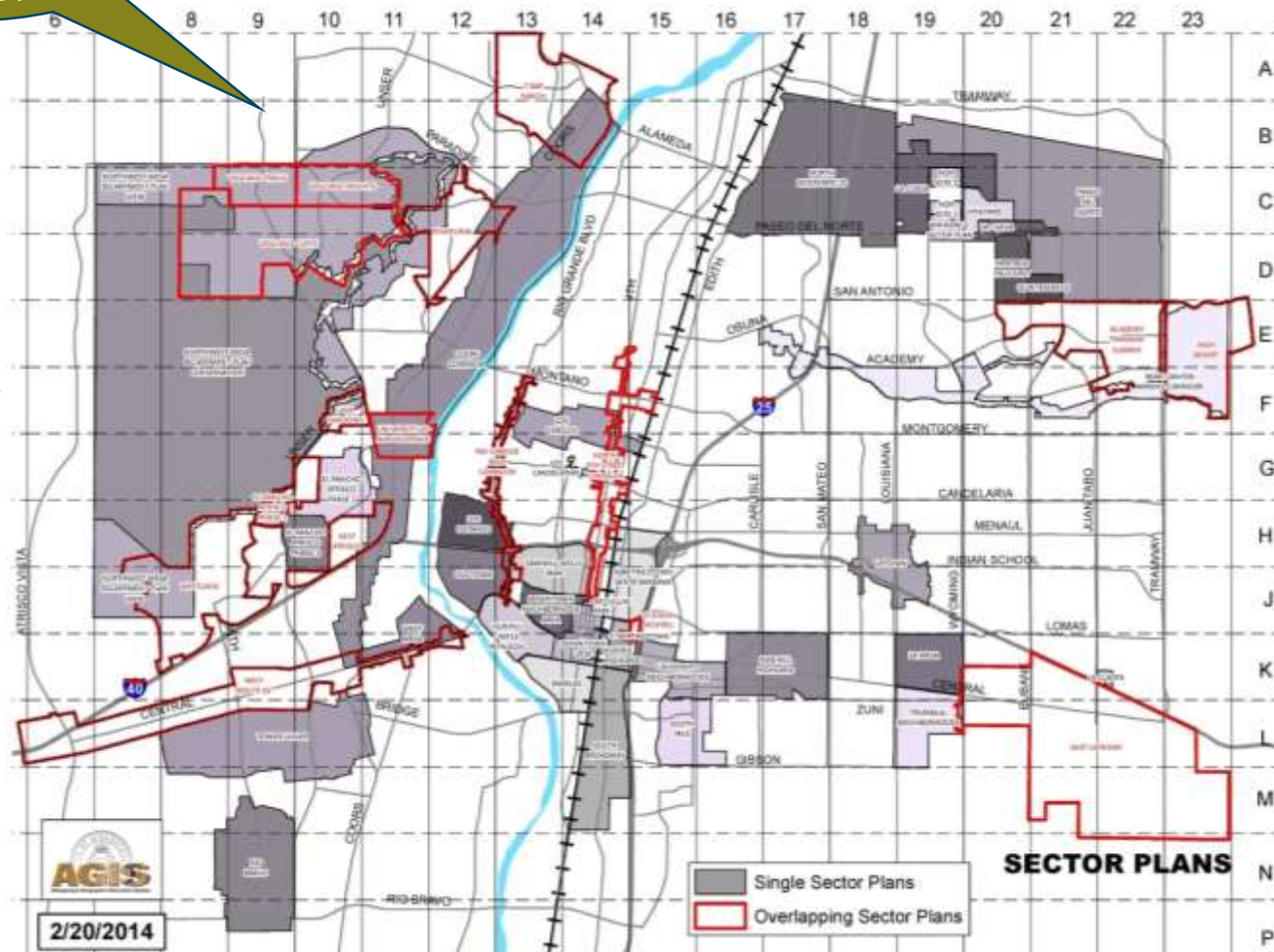


Special use zones: SU-2 & SU-3

Over 235
separate
zones!

Over 40 standalone Sector Development Plans
with zoning

- Sector Plans = Place-based but one-off solutions
- Complicated regulations & multiple layers driving away some development
- Conflicting regulations
- Inconsistent development processes
- All but impossible to enforce

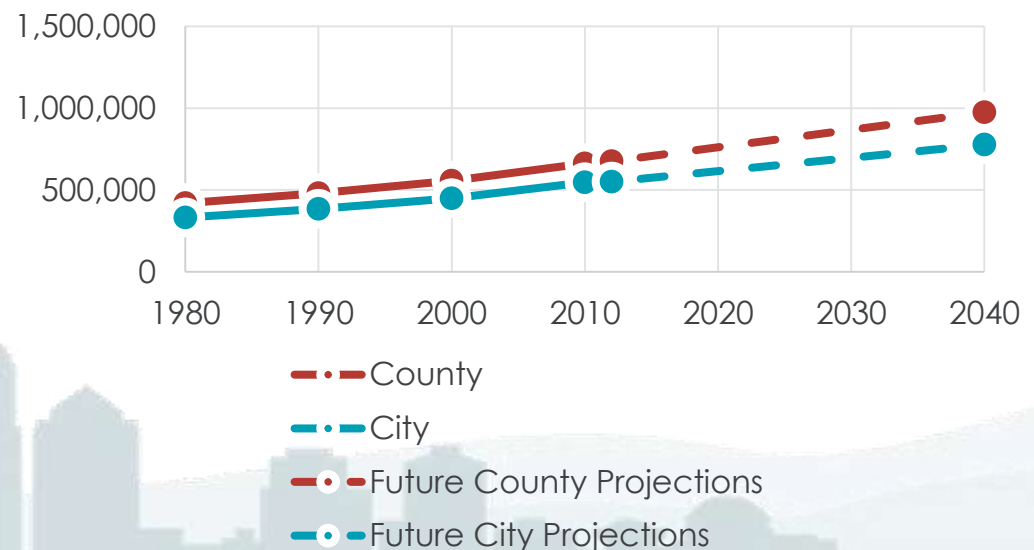


Why Update?

- Anticipated growth
- New demographic trends
- Coordinating land use / transportation
- Leveraging and enhancing sense of place

Mid-Region Council of Governments Forecast for 2040:

- 311,000 new people
- 132,000 new jobs



Conflicting & Overlapping Policies



What's the update process?



1

Identify community values and desires through public engagement.



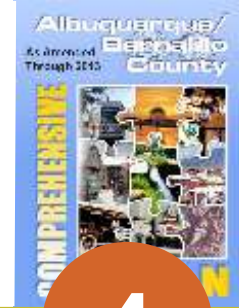
2

Define existing conditions and confirm the community vision.



3

Evaluate the community vision for the City & County.



4

Update the ABC Comp Plan.



5

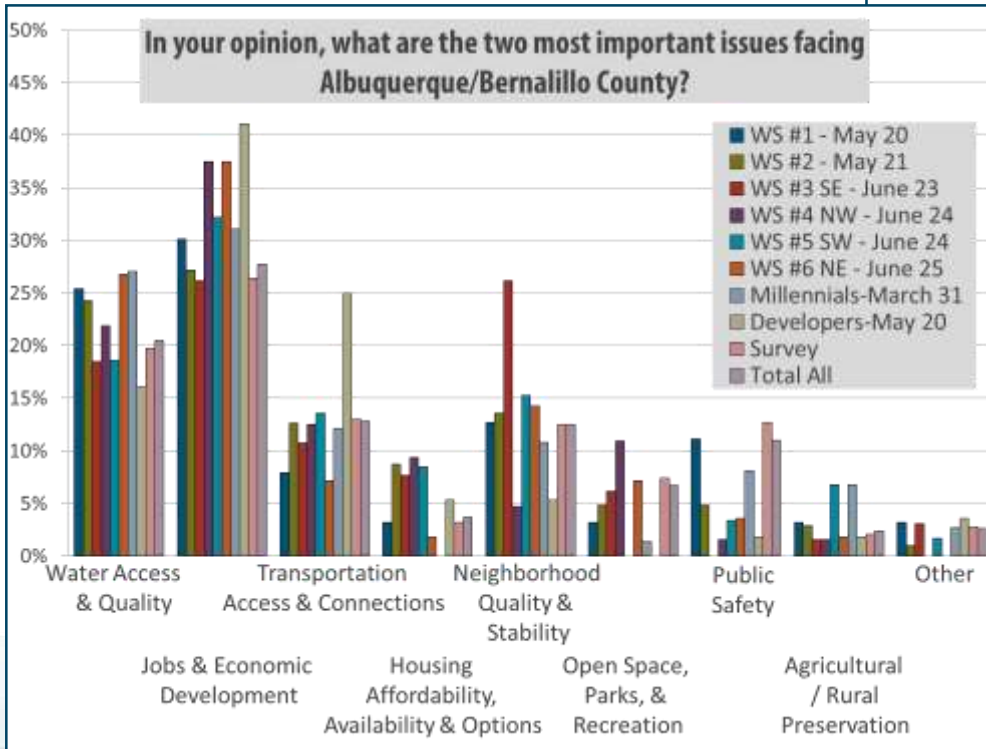
Coordinate to create City's new Integrated Development Ordinance.

We are here!

Date	Public Engagement
Feb. 2015	Public Kickoff
May-June 2015	Community Visioning Workshops
July 2015	Focus Groups
Sept. 2015	Draft Vision Meetings
Nov./Dec. 2015	Focus Groups
Dec. 2015	County-focus Meetings
Jan. 2016	Draft Review Meetings



- 1,115 responses
- Online in English & Spanish



Guiding Principles

Strong Neighborhoods



Mobility



Economic Vitality



Equity



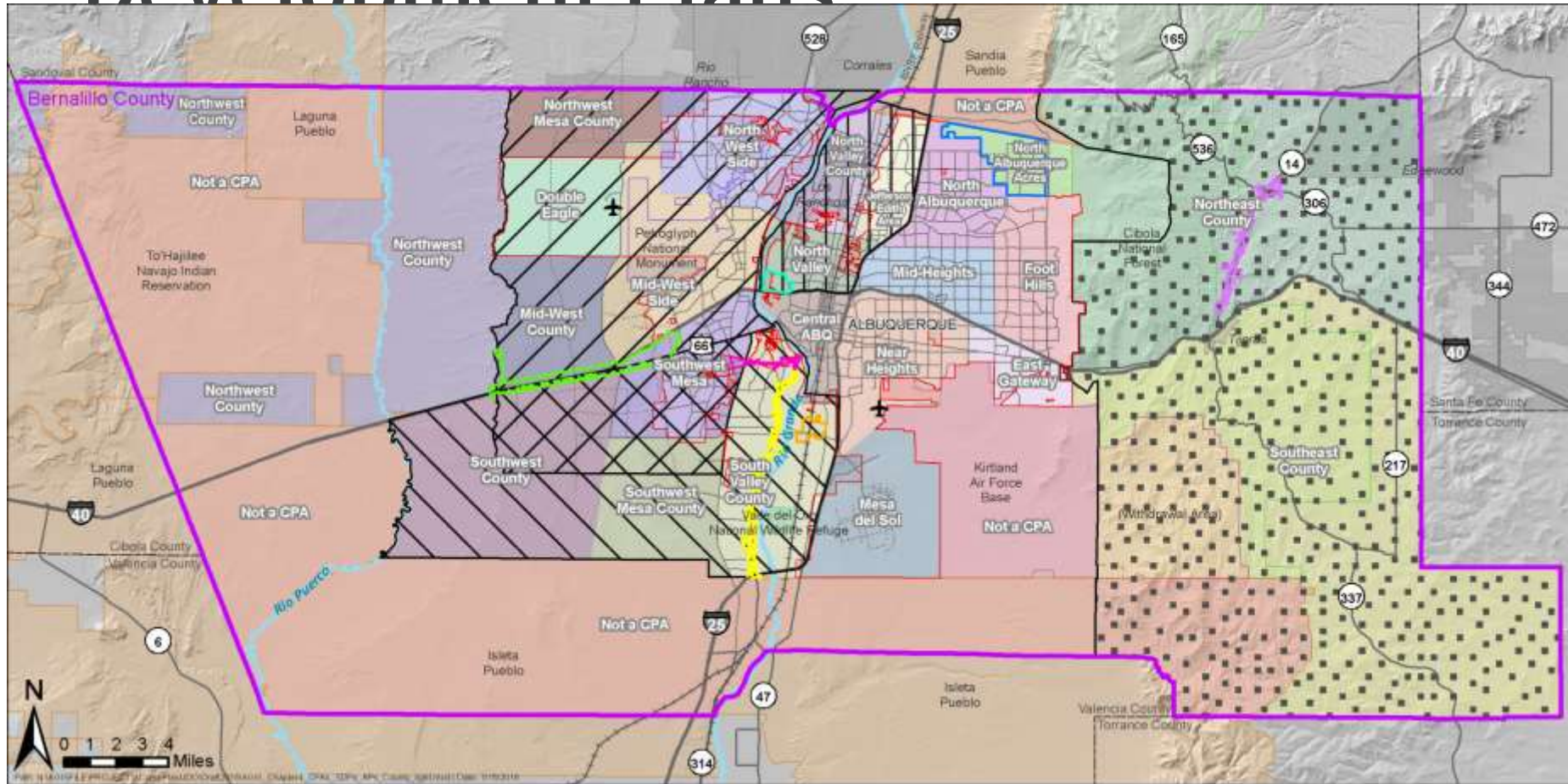
Community Health









Sustainability



County – Area & Sector Development Plans



-  Existing Roadway
-  Proposed Roadway
-  Bernalillo County Boundary
-  Unincorporated Bernalillo County
-  City of Albuquerque
-  Other Jurisdiction

- County or County-City Sector Development Plan**
-  Bernalillo County/International Support Station Area
 -  Paseo del Norte/North Albuquerque Acres
 -  Bridge Blvd Corridor Redevelopment Plan
 -  North 14
 -  Los Duranes
 -  West Central
 -  Isleta Blvd and Village Centers

- County or County-City Area Plan**
-  Community Planning Area (CPA)
 -  East Mountain Area Plan
 -  North Valley Area Plan
 -  Southwest Area Plan
 -  Westside Strategic Plan
 -  Overlap of Southwest Area Plan and Westside Strategic Plan

City – Community Planning Area Assessments



Policies from SDP

Topic: “mixed-use”

Repeated 20 times

1978

1987

“Provide pedestrian connections through **mixed-use** areas and activity centers, and separation between parking and pedestrian circulation for public safety and general welfare of the area residents.”

“Community Activity Centers shall contain **mixed-use** buildings and/or **mixed-use** developments that combine commercial, residential, and/or civic land uses in one accessible location. Clustered buildings and formation of meaningful plazas and sheltering forms to promote pedestrian-friendly environments are encouraged.

“The City of Albuquerque should encourage and support telecommuting and home based enterprises on the West Side.

The City should assign appropriate zoning district designations to community and neighborhood activity centers to encourage employers to locate in accessible **mixed-uses** areas.”

mixed-
development
in the
to the

ti-
for

Example: Heritage Conservation

Chapter 11 – Heritage Conservation

Policy 11.1.3 Coordinate with and support efforts to protect and preserve the acequia system for agricultural and low-impact recreation purposes and strengthen connections with adjacent neighborhoods and development.³⁰

- a) Encourage pedestrian access that connects adjacent neighborhoods with the acequia system in coordination with MRGCD.³¹ [ABC]
- b) Increase neighborhood awareness and increase participation in using and maintaining the acequias/ditches.³² [BC]
- c) See also Parks & Open Space Chapter. [xref needed]
- d) See also Infrastructure & Service Provision Chapter. [xref needed]

Action 11.1.3.1 Coordinate with MRGCD, acequia advocates, and acequia governmental organizations to create standards for development adjacent to acequias and appropriate public access. [BC]

Action 11.1.3.2 Tailor development requirements to preserve the irrigation system network.³³ [BC]

- i. Amend the Subdivision Ordinance to require the preservation of existing private ditches and ancillary facilities.³⁴ [BC]
- ii. Amend the Subdivision Ordinance to require the depiction of all ditches and ancillary facilities on all approved plats in order to preserve the irrigation system network.³⁵ [BC]

Policy 11.1.4 Keep local traditions and neighborhoods and cultivate neighborhoods and rural areas as safe and excellent places to live and raise families.³⁶ [ABC]

Action 11.1.4.1 Develop and sustain multi-generational programs that respond to today's needs and revitalize neighborhood traditions.³⁷ [ABC]

- ³⁰ Los Duranes SDP [463], North Valley Area Plan [646]
- ³¹ Los Duranes SDP [463]
- ³² Los Duranes SDP [465]
- ³³ Southwest Area Plan [779]
- ³⁴ Southwest Area Plan [779]
- ³⁵ Southwest Area Plan [779]
- ³⁶ Los Duranes SDP [448]
- ³⁷ Los Duranes SDP [449]

FOOTNOTES

Policy 11.1.3 Coordinate with and support efforts to protect and preserve the acequia system for agricultural and low-impact recreation purposes and strengthen connections with adjacent neighborhoods and development.³⁰

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³² Los Duranes SDP [465]

³³ Southwest Area Plan [779]

³⁴ Southwest Area Plan [779]

³⁵ Southwest Area Plan [779]

³⁶ Los Duranes SDP [448]

³⁷ Los Duranes SDP [449]

Policy Matrix

HERITAGE CONSERVATION

Existing Policies - Comp Plan, Area Plans, and City Sector Development and Corridor Plans

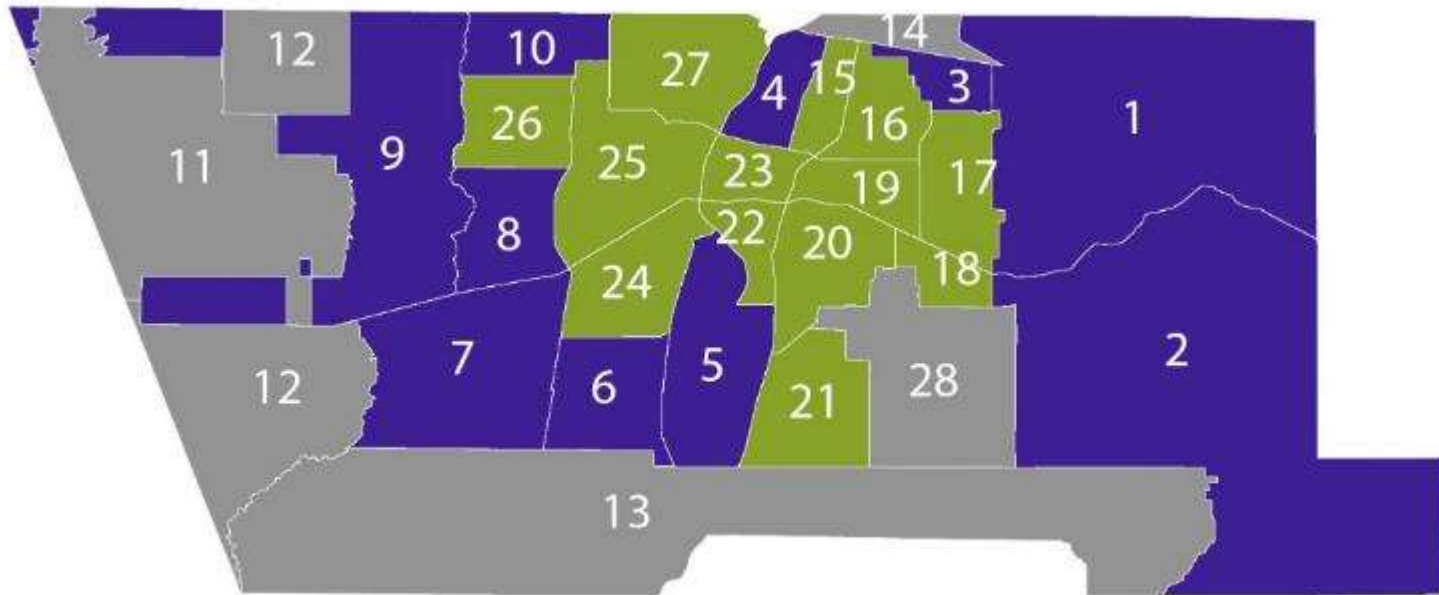
	A	B	C	D	E
	<i>Plan</i>	<i>Last Update</i>	<i>Category/ Section Topic (in plan)</i>	<i>Goal/Policy Language</i>	<i>Page</i>
1					
443	Los Candelarias Village Center & MR Plan	2001		Resist conversion of residential into commercial	7
446	Los Candelarias Village Center & MR Plan	2001		Keep pastures and fields	7
447	Los Duranes	2012	Families, Youth & Elders	Promote neighborhood events that bring people together.	55
448	Los Duranes	2012	Families, Youth & Elders	Keep the traditions and heritage alive and cultivate the neighborhood as a safe and excellent place to live and raise families.	55
449	Los Duranes	2012	Families, Youth & Elders	Develop and sustain multi-generational programs that respond to today's needs and revitalize neighborhood traditions.	55
450	Los Duranes	2012	Families, Youth & Elders	Promote multi-generational cultural events that celebrate the traditions and neighborhood's pride.	55
454	Los Duranes	2012	Housing	Encourage renovation and rehabilitation to preserve and enhance the existing housing stock.	56
462	Los Duranes	2012	Streets, Sidewalks, & Trails	Develop sidewalk and street design standards that improve pedestrian comfort and safety while maintaining neighborhood character.	58
463	Los Duranes	2012	Land Uses, Agriculture, & Acequias	Promote sustainable agricultural practices by encouraging and reconnecting the neighborhood with the acequia system.	60
464	Los Duranes	2012	Land Uses, Agriculture, & Acequias	Create incentives and promote development of community and family gardens, farms, locally grown produce and a continuation of livestock raising.	60
465	Los Duranes	2012	Land Uses, Agriculture, & Acequias	Preserve the acequia system by increasing neighborhood awareness and increasing participation in using and maintaining the acequias/ditches.	60

Policy
reference
number

Where
policy is
located in
its plan of
origin



Neighborhoods: Community Planning Areas



- Within the City
- Unincorporated County
- Federal Land or Tribal Jurisdiction





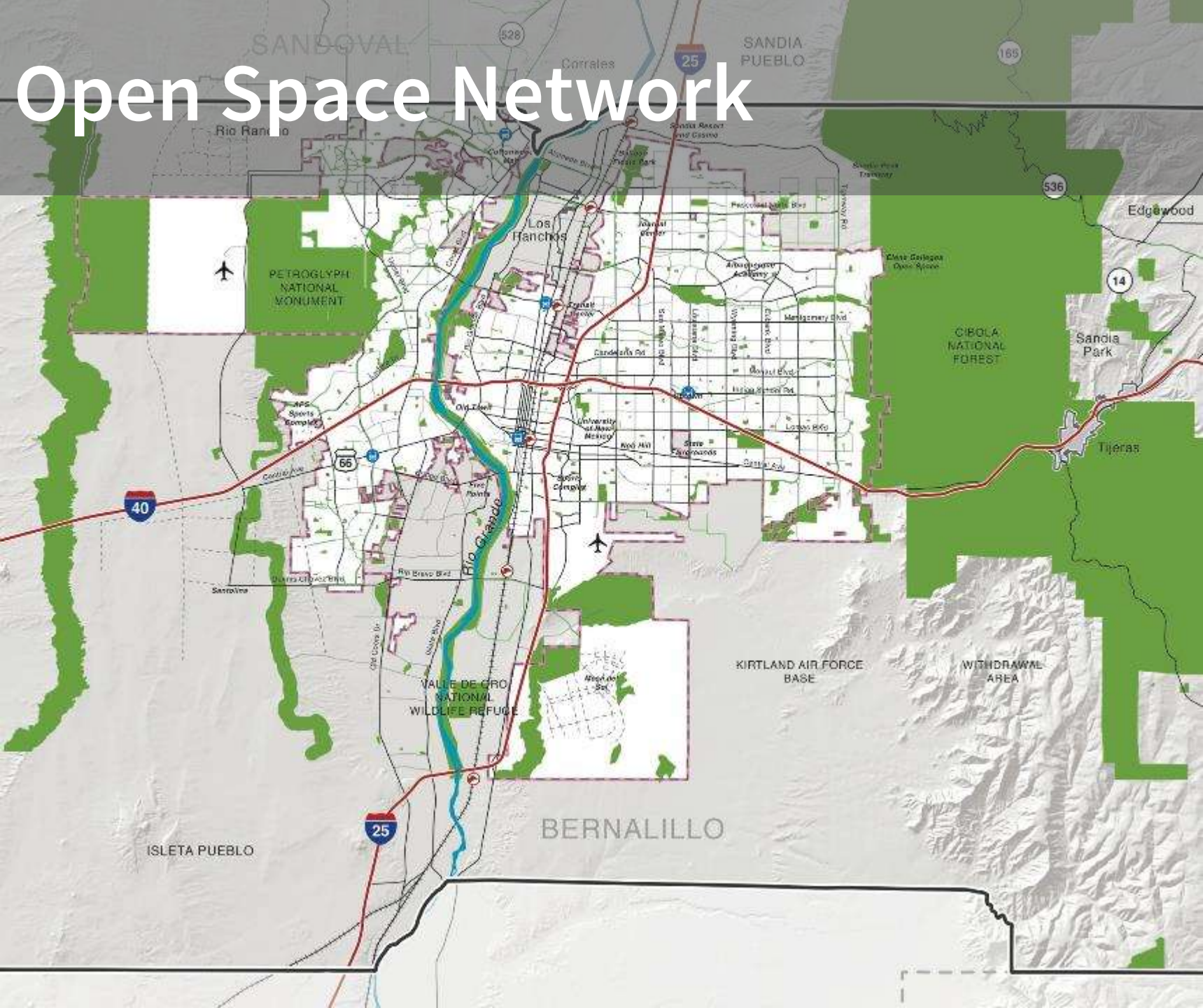
Neighborhoods: City Assessments

- Character
 - Platting
 - Mix of uses
 - Scale: Size / massing / height
 - Historic designation
- Trends
- Performance Tracking / Metrics
- Recommendations
 - Policy
 - Regulation
 - Implementation

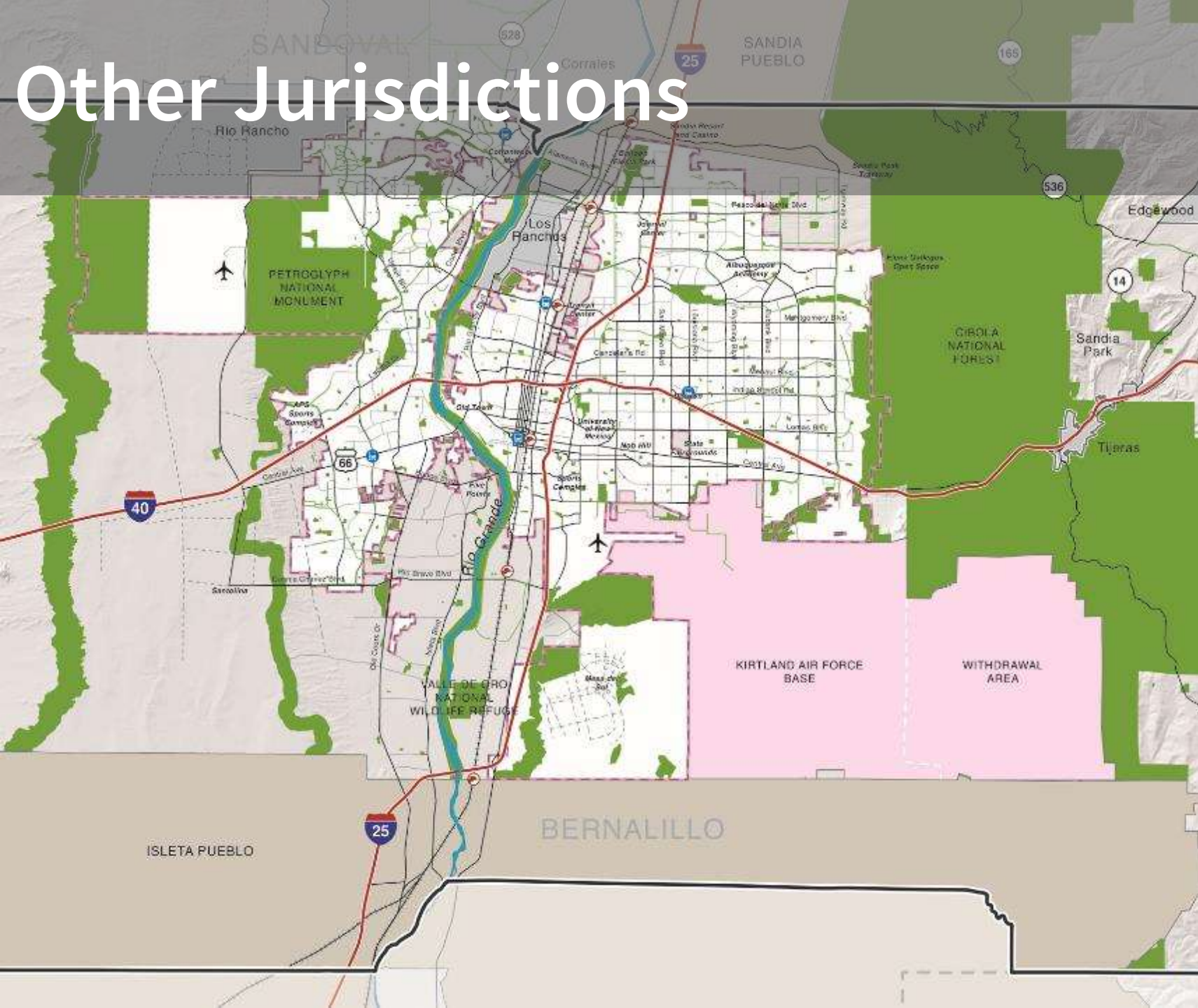




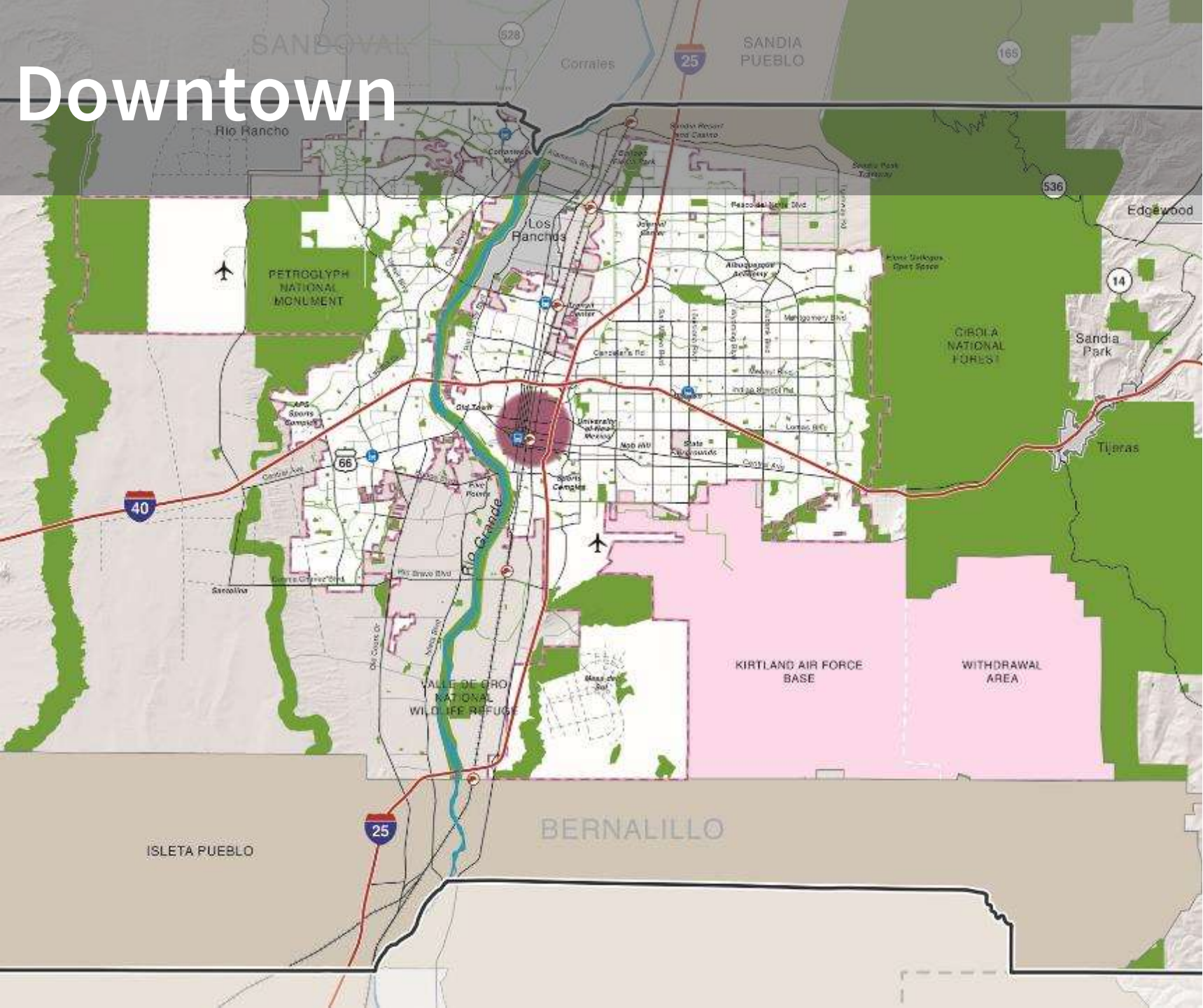
Open Space Network

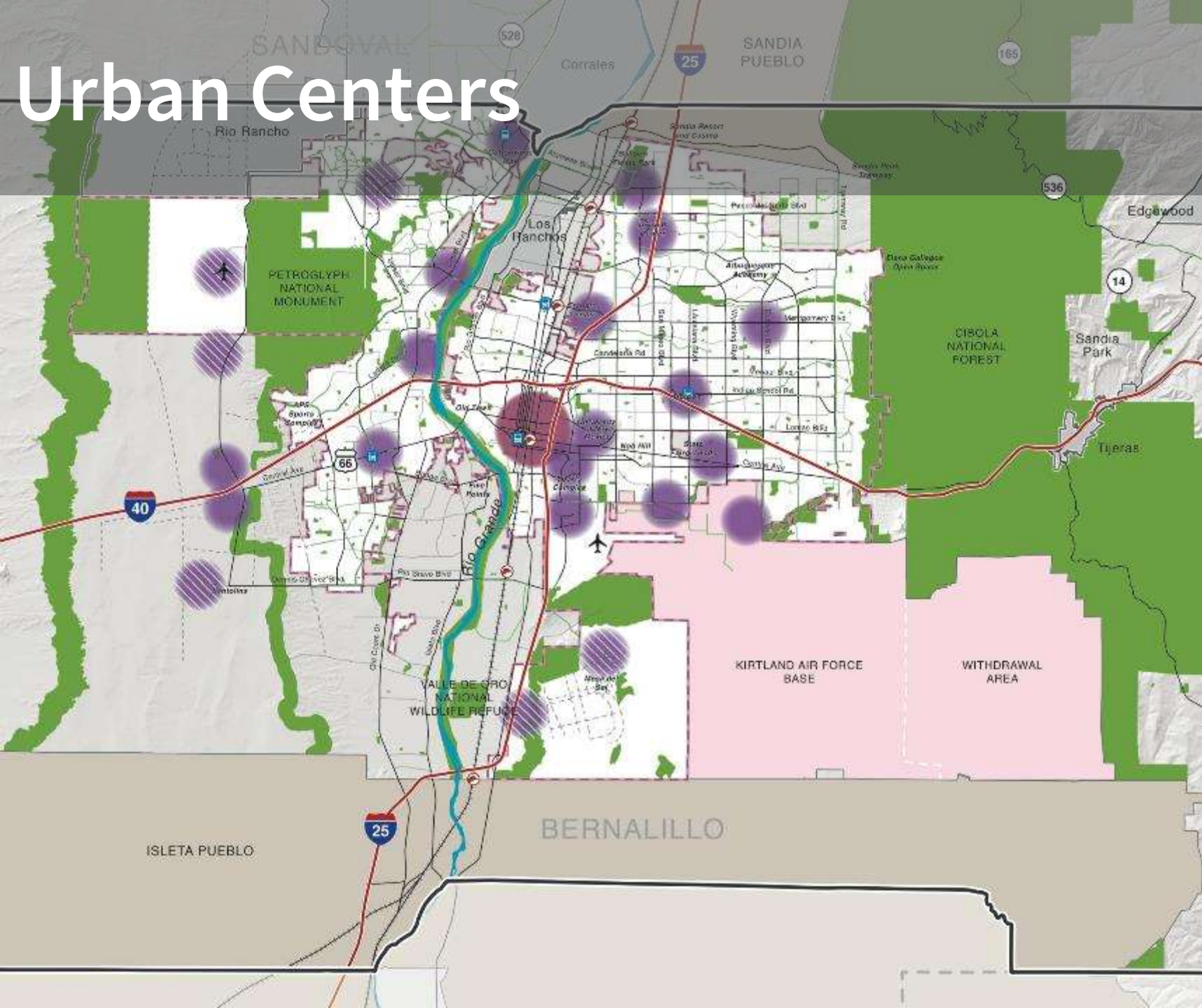


Other Jurisdictions

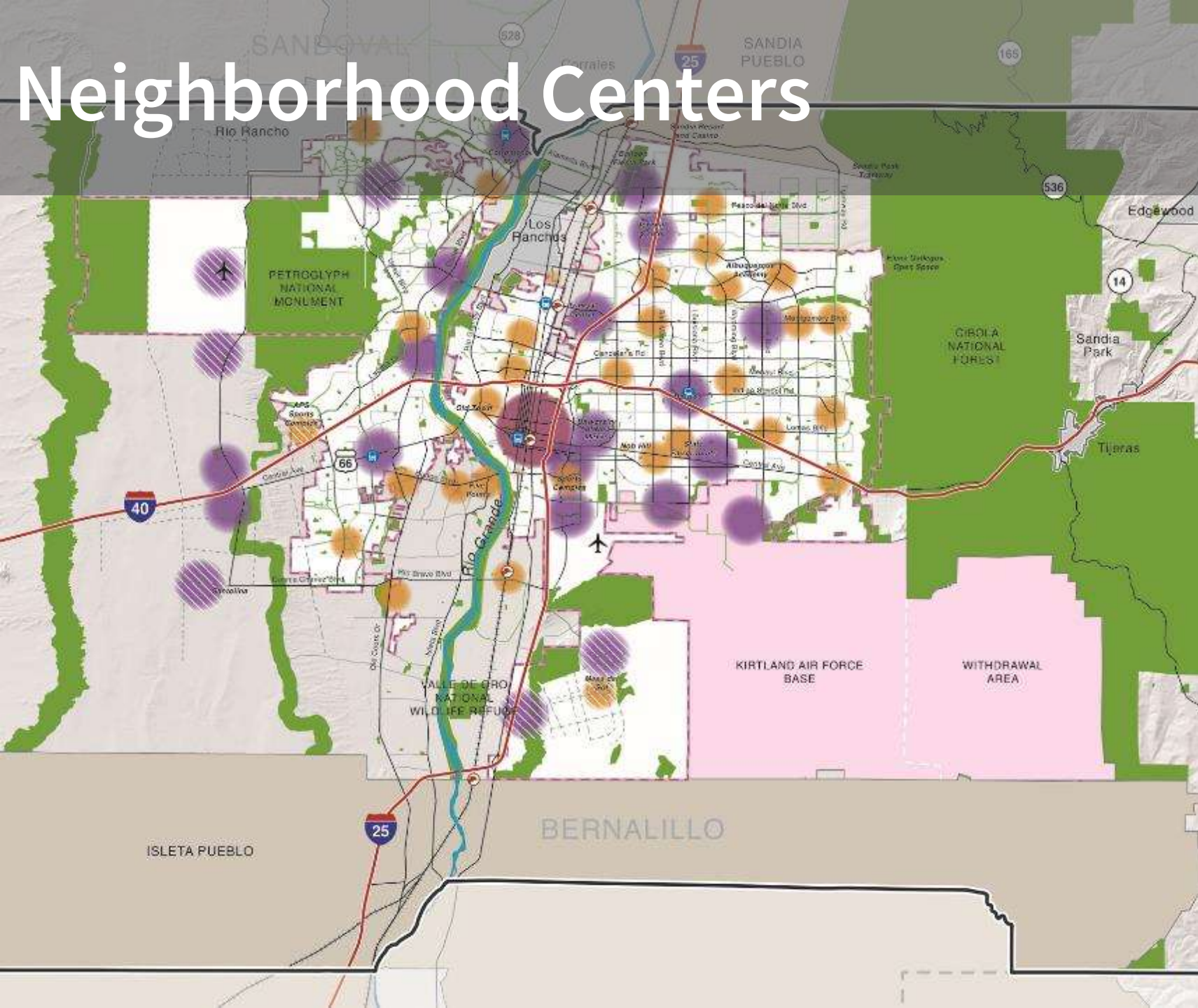


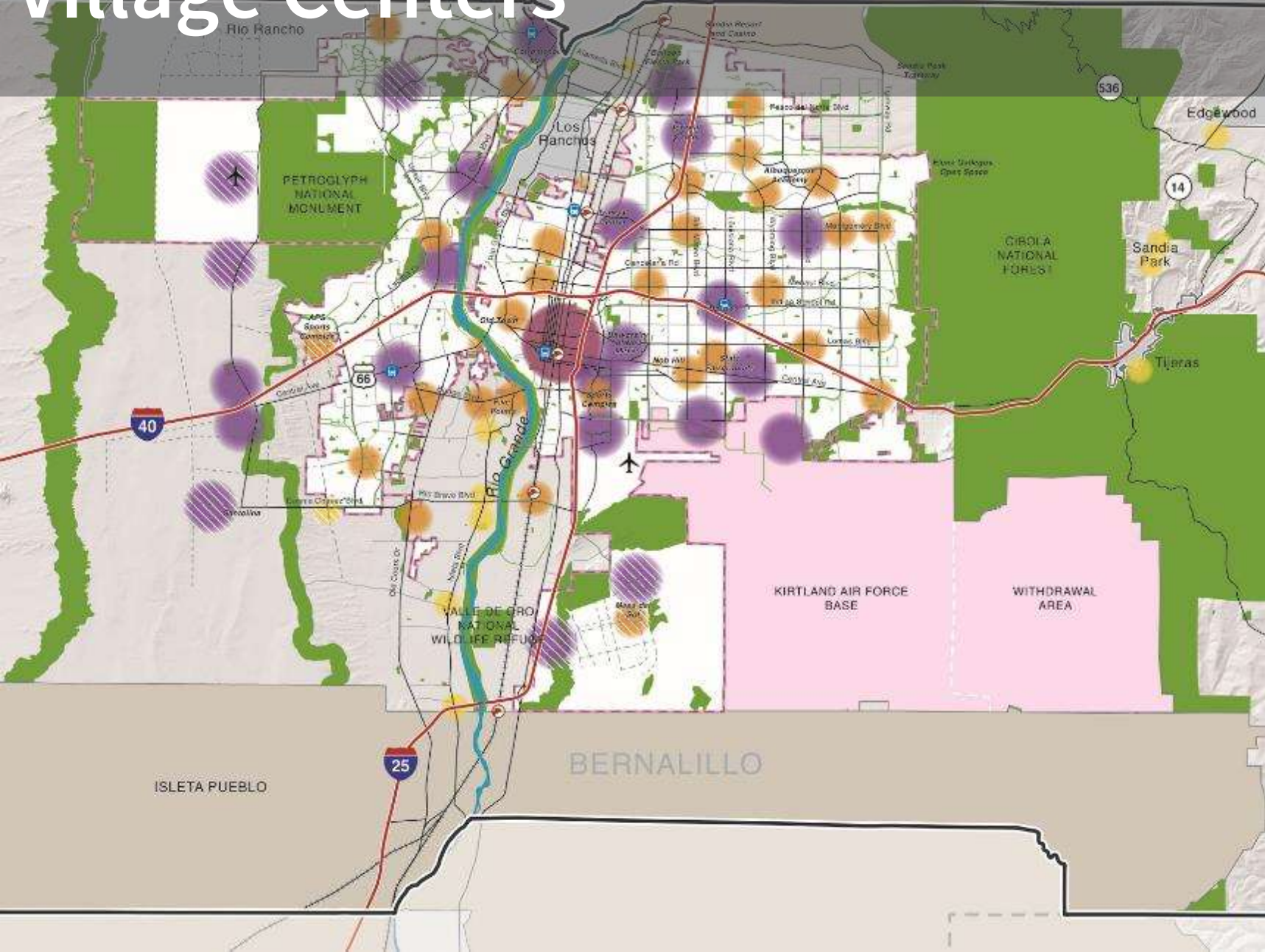
Downtown



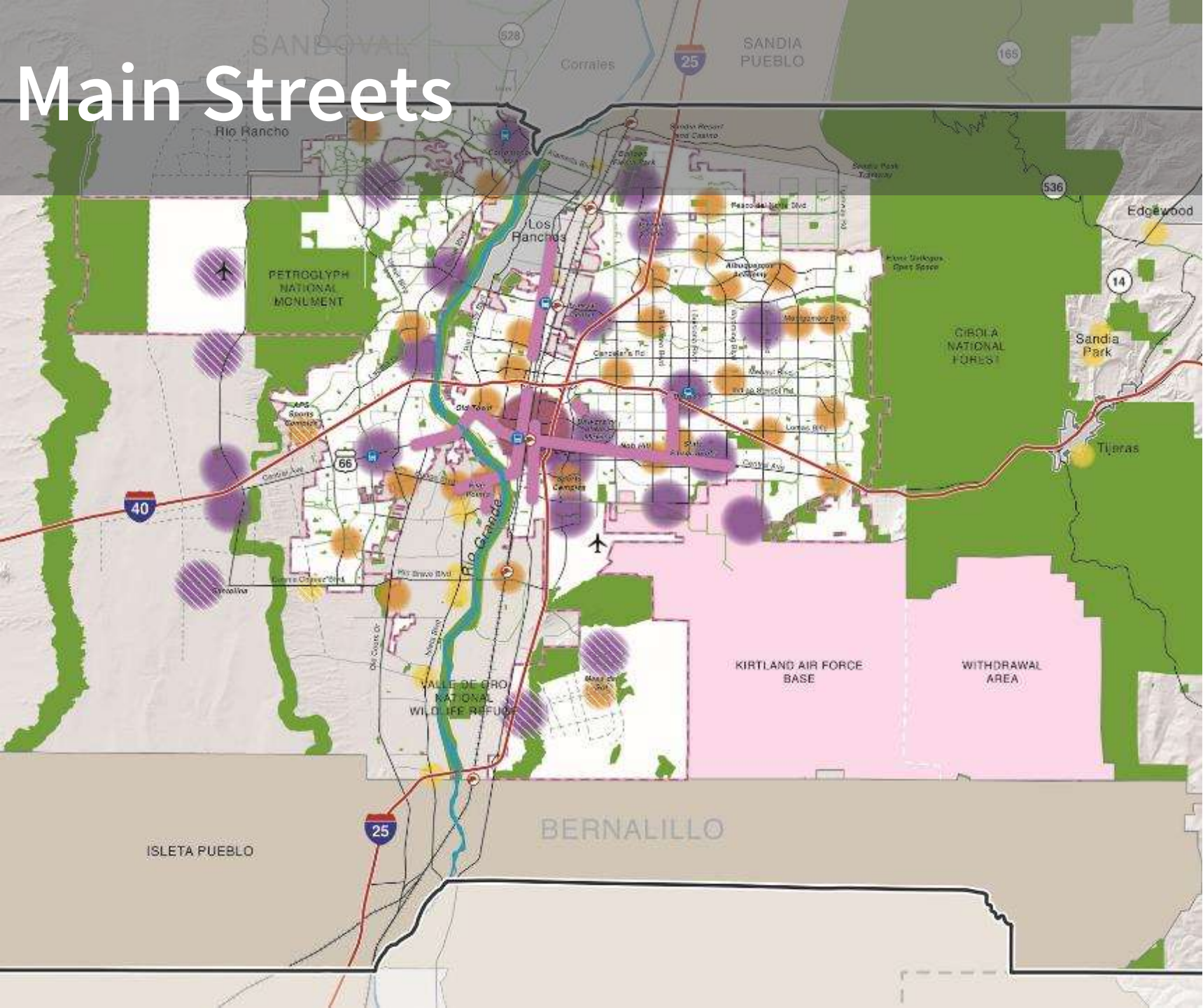


Neighborhood Centers

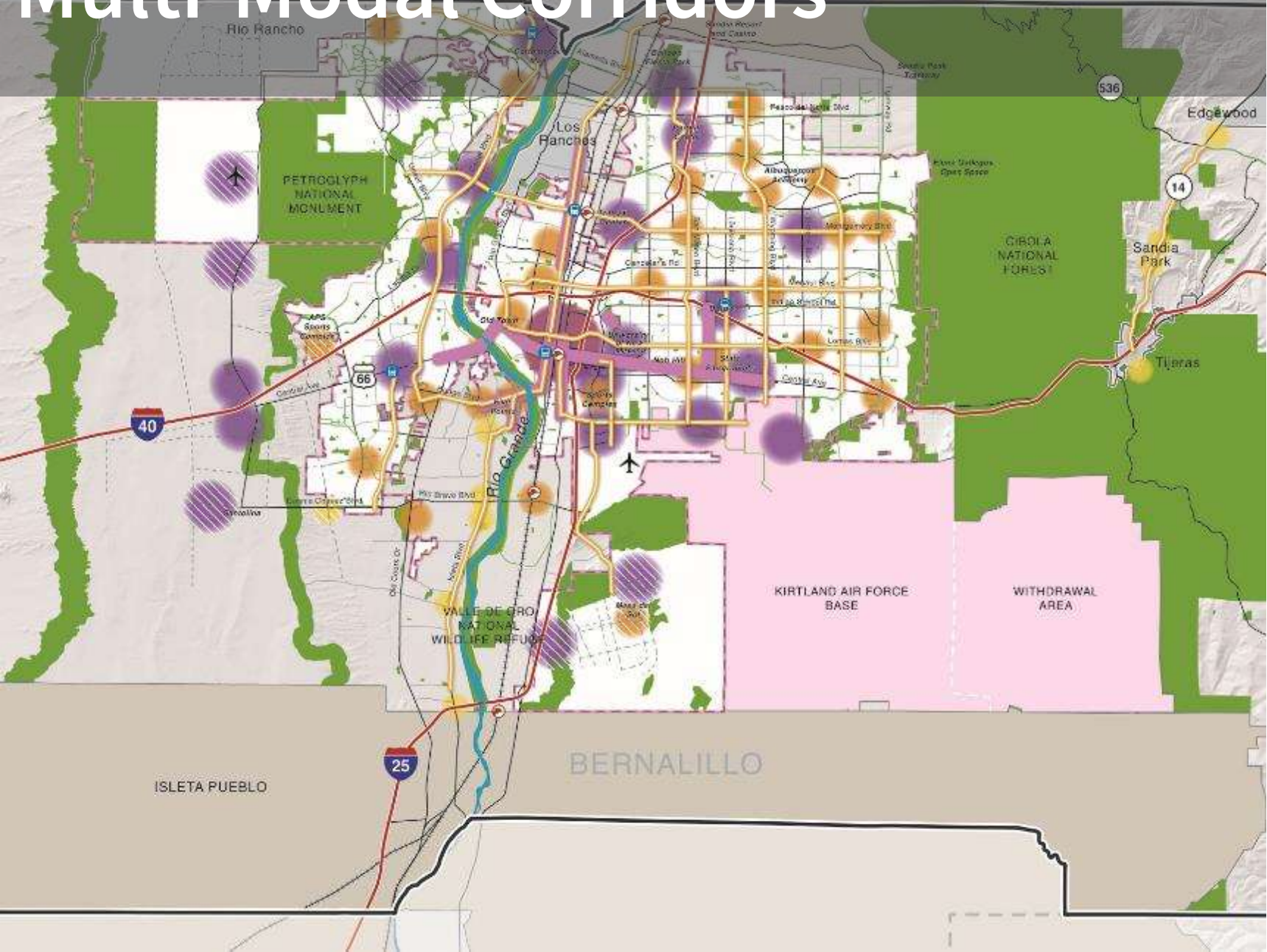




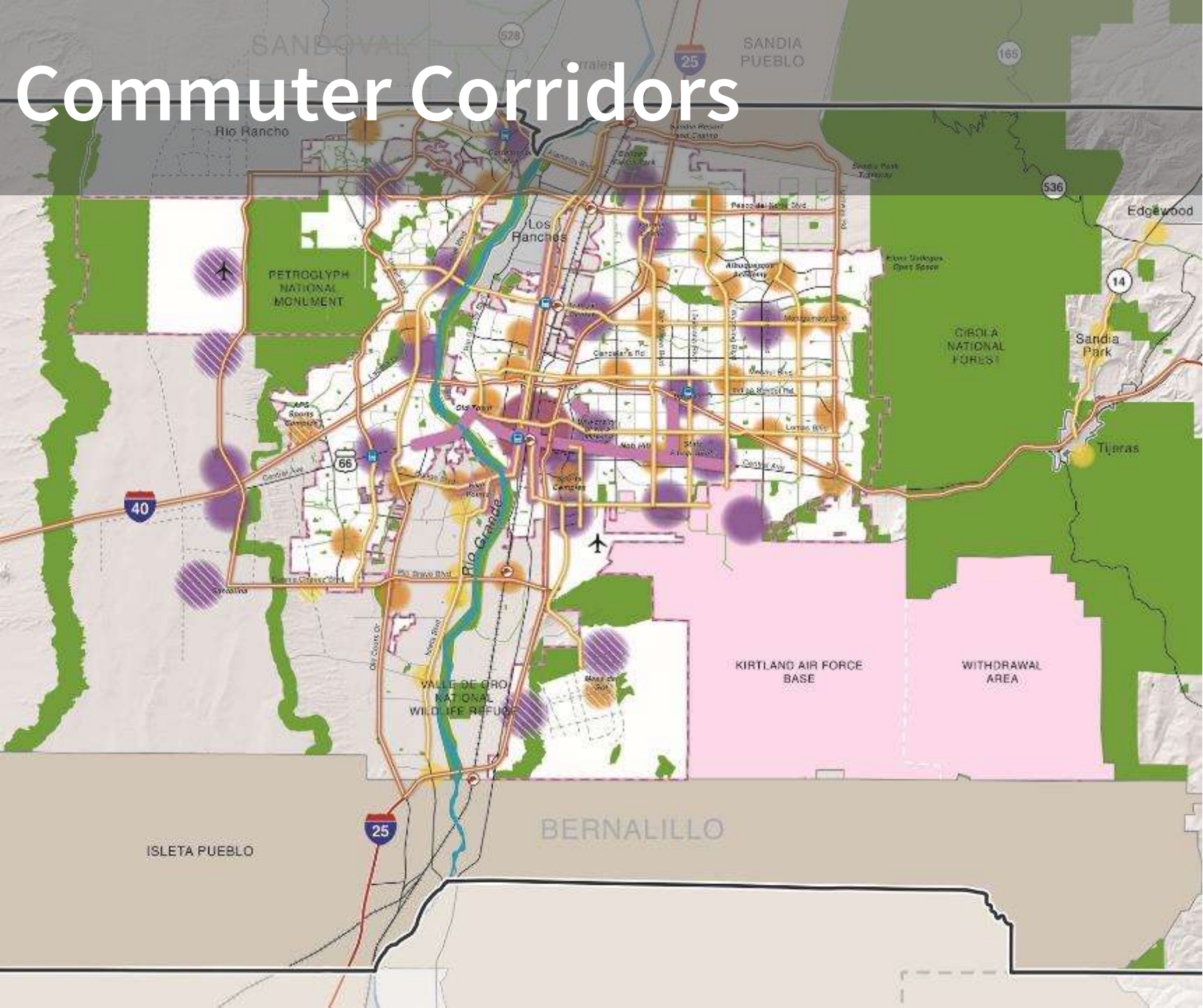
Main Streets



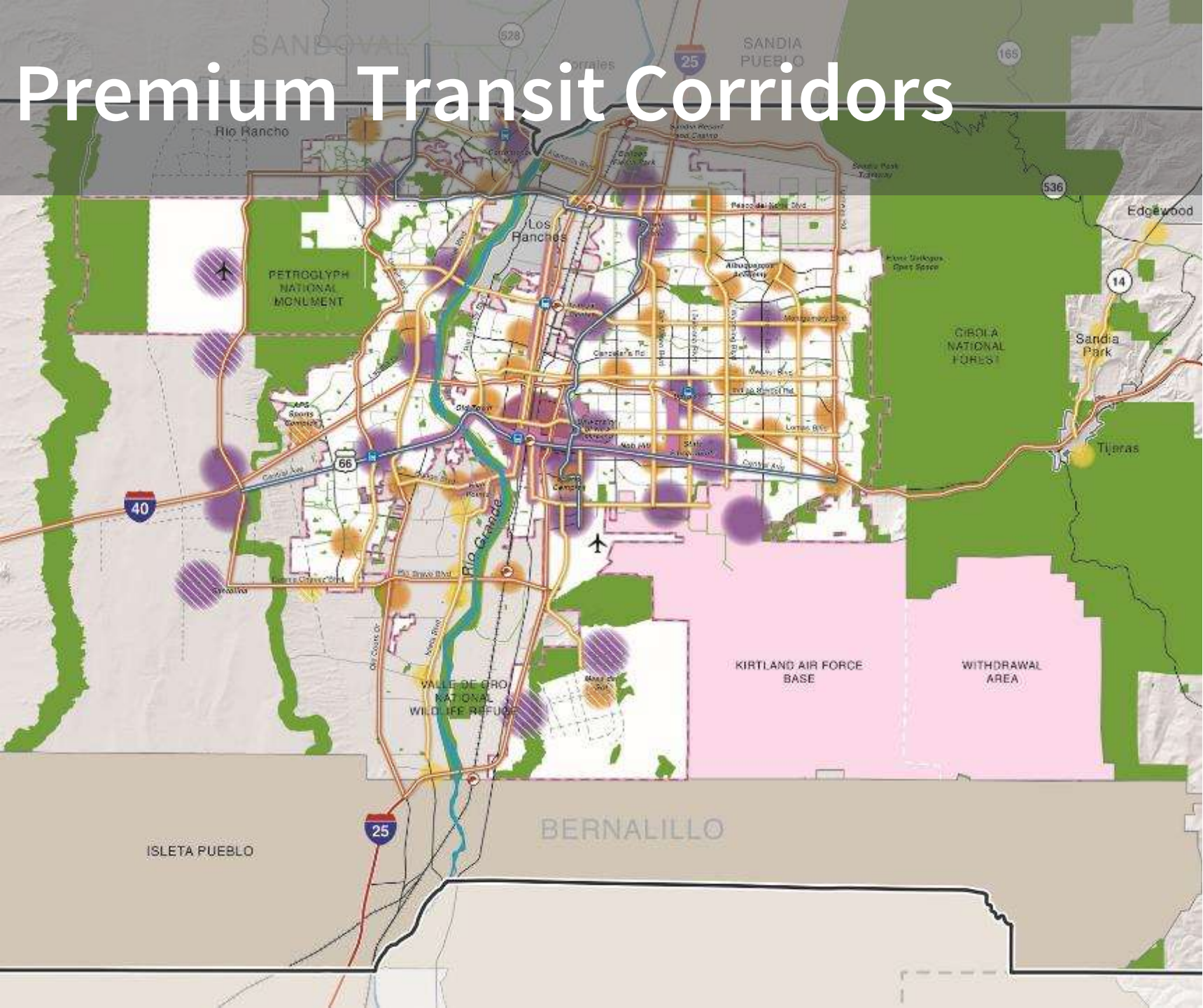
Multi-Modal Corridors



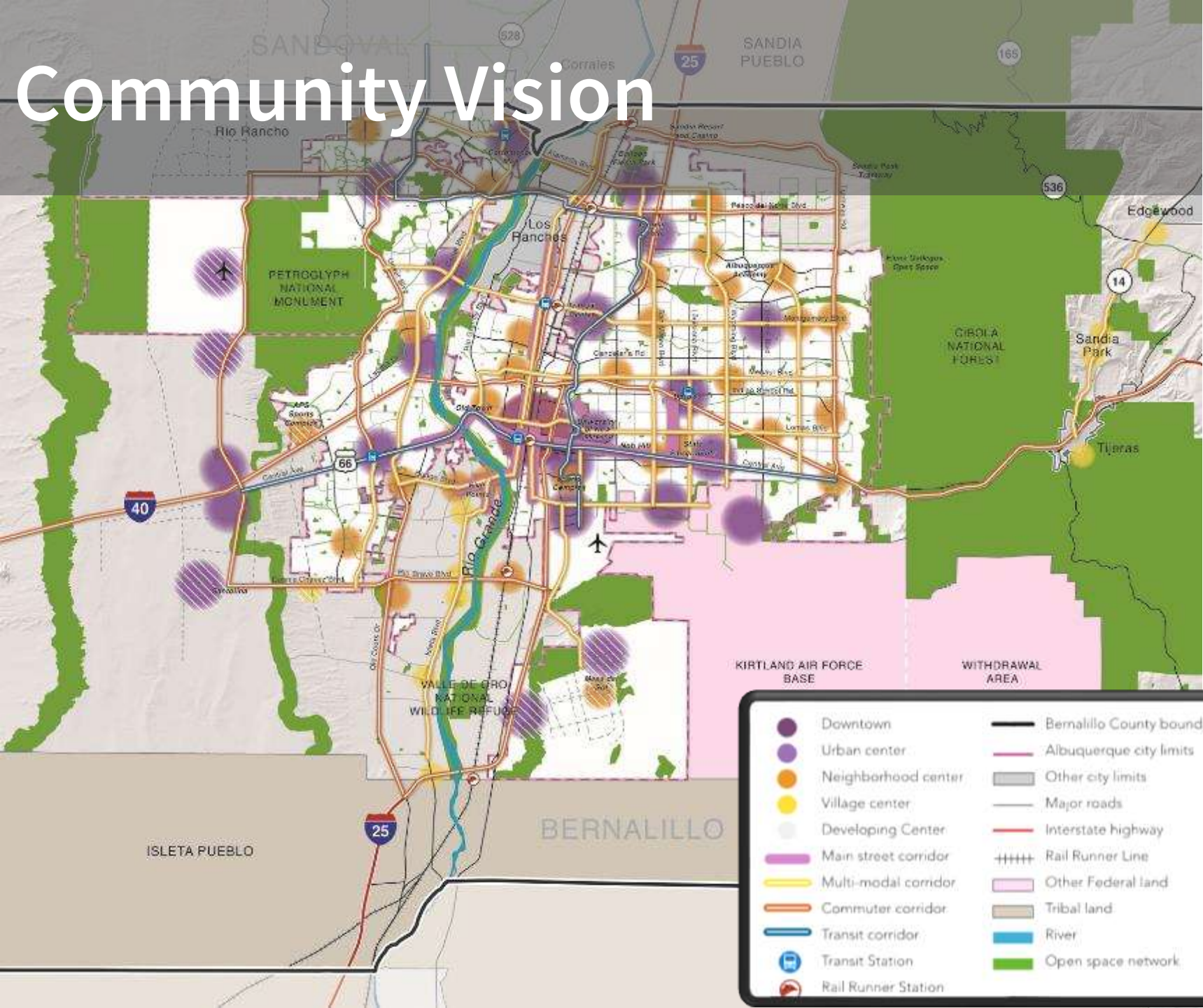
Commuter Corridors



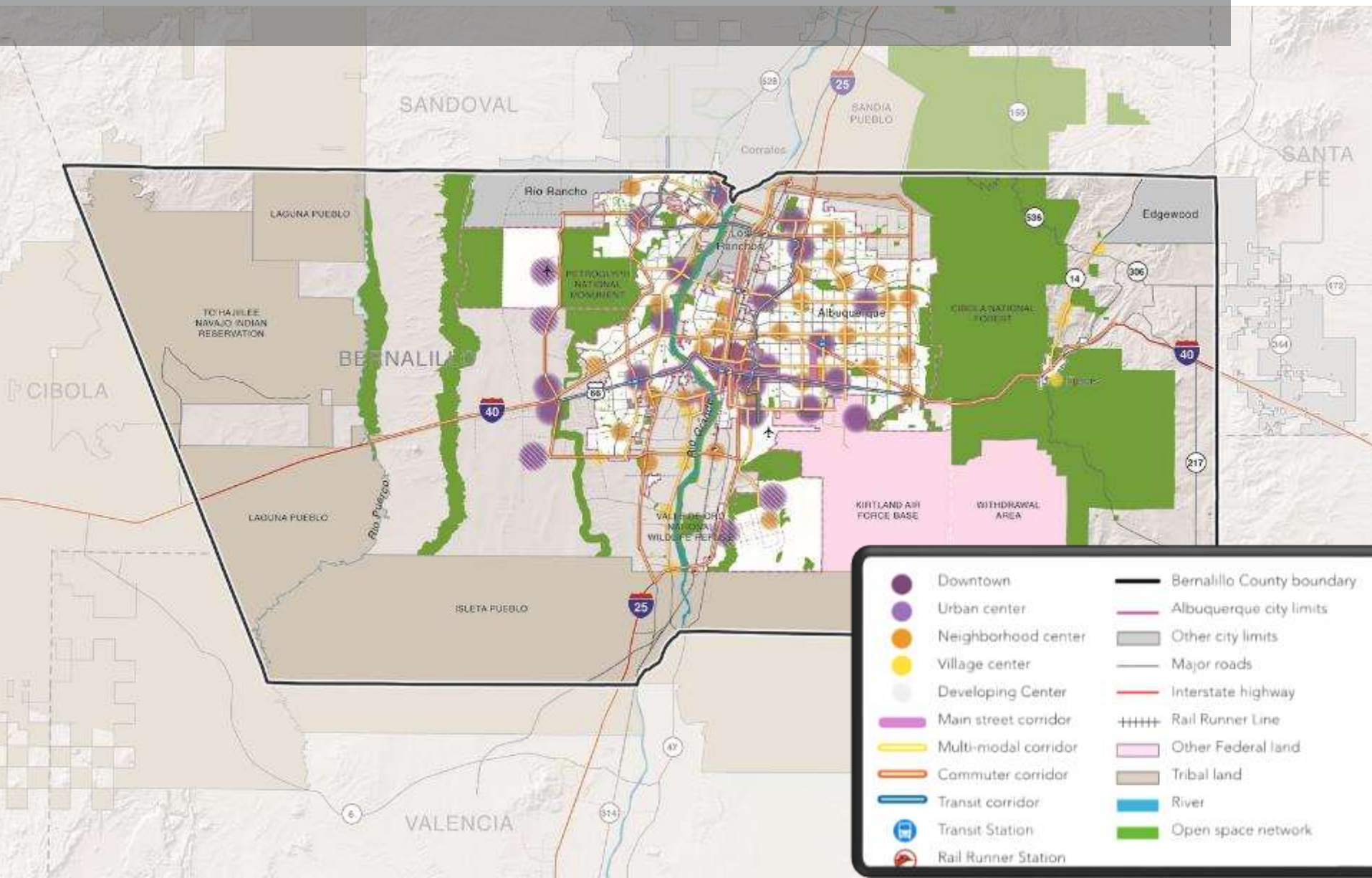
Premium Transit Corridors



Community Vision



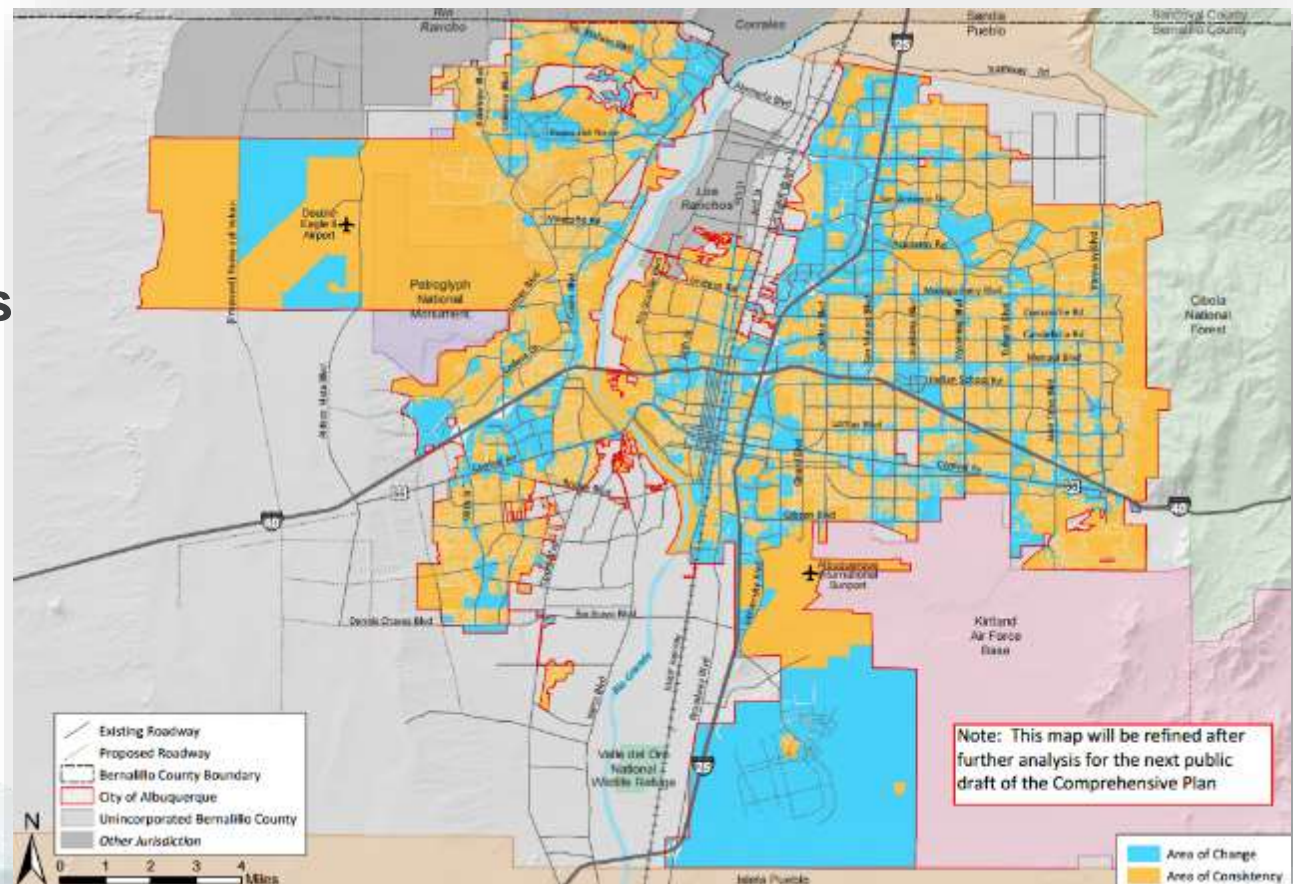
Community Vision





Land Use: Areas of Change & Consistency

- Direct growth toward **Areas of Change**
- Preserve character in **Areas of Consistency**





“Areas of Change/Areas of Stability”
concept used in 5 other cities!



Since Blueprint was adopted in 2002, Denver's most intense development activity has occurred within designated Areas of Change



Urban Design: Design Types



Auto Oriented



Pedestrian Oriented





Urban Design:

Coordinating land use & transportation



			Activity Centers				Corridors			
			Village	Neighborhood	Urban	Downtown	Main Street	Multi-Modal	Transit	Commuter
Design Type	1	Rural								
	2	Suburban								
	3	General Urban								
	4	Centers & Main Streets								
	5	Urban Core								

ABC Comp Plan

- Introduction & How-to Use
- Growth & Development
- Vision – A People’s Summary
- **Comp Plan Elements**
 - Challenges / strategies
 - Goals
 - Policies
- Implementation *[pending]*
 - 5-year strategic plan for City & County
 - Long-term & medium-term actions
 - Coordination with outside agencies and/or organizations



Comp Plan Elements



1. Neighborhoods



7. Parks &
Open Space



2. Land Use



8. Heritage Conservation



3. Transportation



9. Resilience &
Sustainability



4. Urban Design



10. Infrastructure, Community
Facilities, & Services



5. Economic
Development



6. Housing



PLAN ELEMENT

Chapter 10

PARKS AND OPEN SPACE





Parks and Open Space

Guiding Principles

Guiding principles capture the hopes, dreams and aspirations of our community and were used to develop the goals, policies, and actions for each Comp Plan element. In this way, the Comp Plan and its implementation process remain consistent with the shared vision of our residents.

STRONG NEIGHBORHOODS

- Parks and open space preserve natural elements and shape neighborhood identity.



MOBILITY

- A well-connected Open Space Network increases access and use.



ECONOMIC VITALITY

- High-quality open space and parks help attract a skilled workforce and employers.
- Responsible ecotourism and outdoor recreation-based business capitalize on unique natural features and generate funding that can be used for maintaining and expanding public lands.



EQUITY

- The Open Space Network provides recreational and educational opportunities for everyone.
- Park facilities integrate universal design to improve access for differently-abled people.



SUSTAINABILITY

- Well-designed and programmed parks and open space promote environmental stewardship.
- Sustainable management maximizes efficient water use, minimizes energy use, and helps protect and restore wildlife habitats and ecosystems.
- A well-connected Open Space Network reduces the need to drive to outdoor recreation and encourages active transportation options.



COMMUNITY HEALTH

- Parks and open space provide opportunities to be physically active, recreate outdoors, and connect with nature.
- Parks and open spaces provide physical and psychological relief from the urban environment.



In the future...



Parks and Open Space will be viewed as essential parts of the community's infrastructure and as indispensable to the needs of the public.

The park system will balance small, neighborhood-scale parks with larger active facilities to contribute to the city's livability and high quality of life.

The City and County will coordinate to enhance large-scale, regional recreational opportunities both to serve local residents and to attract visitors and investment.

Linear parks and trails will connect residents to public facilities and other destinations in a system of parks, Open Space, and trails.

The County will implement their Parks, Recreation, and Open Space Master Plan. The City will work towards preparation of a Parks and Recreation Facility Plan to guide future park development.

The County and City will preserve and maintain significant Open Space to conserve natural and cultural resources and environmental features, to create a sense of place and unique character, and to provide educational and low-impact recreational opportunities.

Multi-use trails will serve as integral parts of the Open Space system, as well as key elements of the transportation system, which connect Major Public Open Spaces.

Preserving acequias, agricultural land, and unique natural features as Open Space will protect the natural resources and ecological functions of the land as well as the cultural aspects of the landscape and land uses.

To achieve our community's vision the City and County need to address key **challenges** and **strategies** summarized in this chapter:

CHALLENGES

- System expansion and maintenance needs competing for the same limited resources.
- Distribution of parks and Open Space, community desires more green space.
- Coordination of Major Public Open Space with other agencies' and private open spaces.
- Mandate to manage Open Space to provide public access while protecting natural resources.
- How to maintain high level of service as population grows and changes.
- Cost of acquiring land and timing acquisition concurrently with development.

STRATEGIES

- Promoting parks and Open Space as economic engines that provide quality of life for residents and attractiveness for tourism and new jobs.
- Leveraging City and County funding for regional recreational facilities and eco-tourism opportunities.
- Preserving acequias and agricultural lands in the region.
- Identifying ecological zones and creating networks of Open Space, trails, and parks to connect them.
- Responding to changing demographics and community needs, such as providing more regional parks, active sport parks, urban agriculture as green space, and "signature" parks or Open Space.

Goals, Policies + Actions

for Parks and Open Space



Goal 10.1 Parks

Provide opportunities for outdoor education, recreation, and cultural activities at the local and regional scale that meet community needs, enhance the quality of life, and promote community involvement for residents from all cultural, age, geographical and educational groups.

Goal 10.2 Open Space Network

Acquire significant areas of land throughout the community to protect natural and cultural resources, provide opportunities for outdoor recreation and education, and to shape the urban form. [ABC]

Goal 10.3 Special Features

Protect the integrity and quality of the region's natural features and environmental assets.

Goal 10.4 Facilities and Access

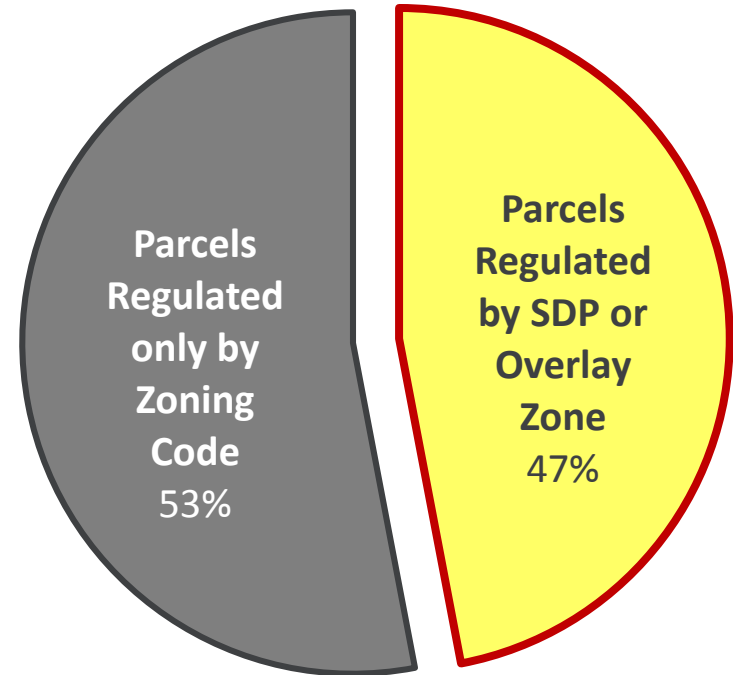
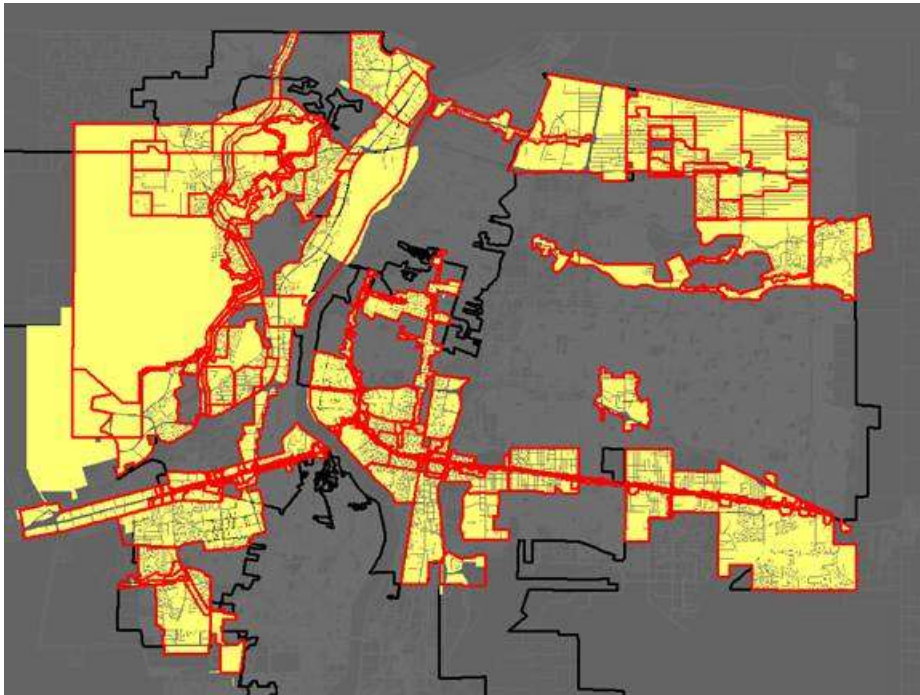
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Goal 10.5 Coordination

Coordinate across disciplines, jurisdictions and geographies to leverage limited resources, maximize efficiencies, and best serve the public's need for parks and recreation facilities.



Multiple layers of zoning tools

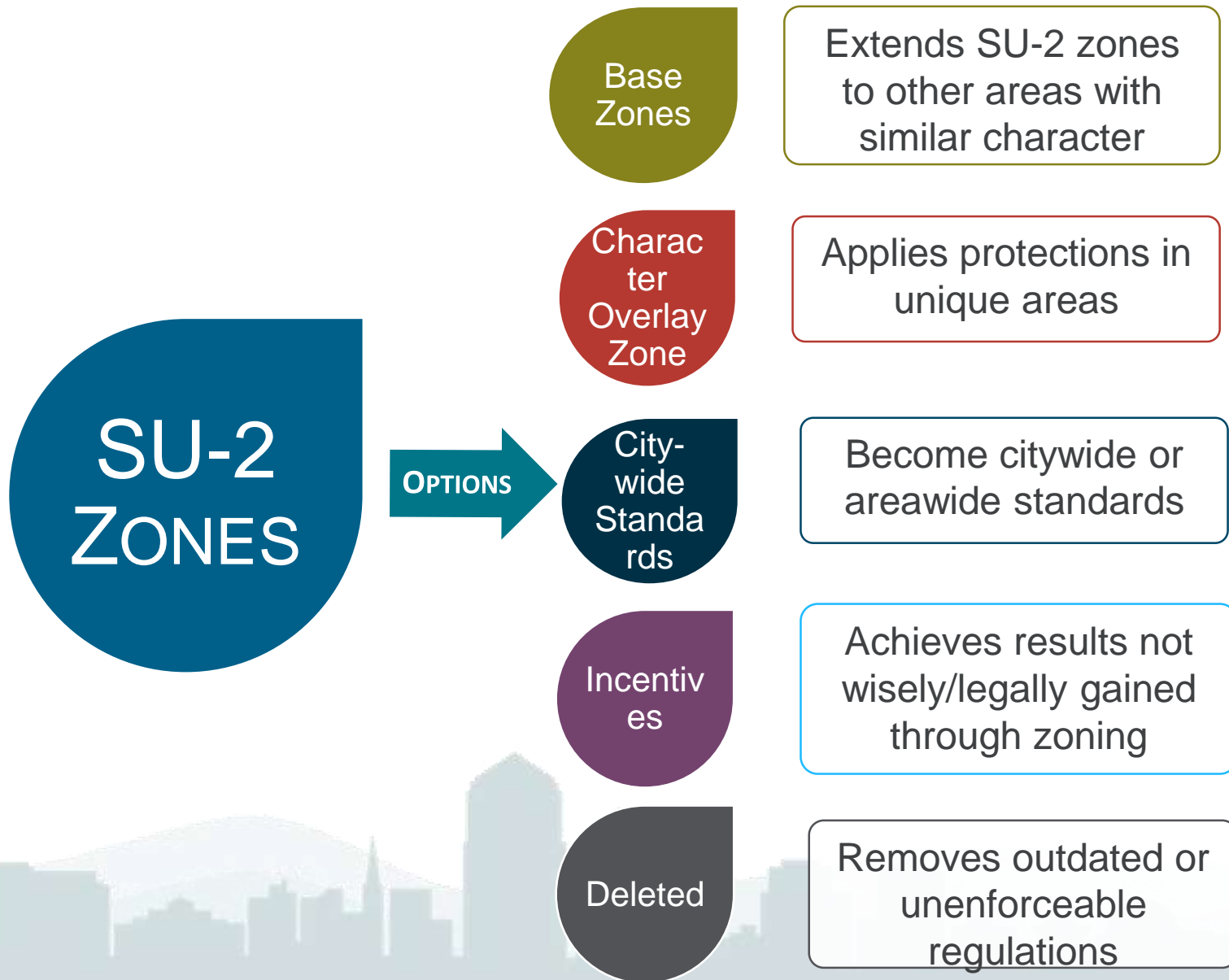




Conflicting and Overlapping Zoning



What happens to SU-2 Zones?



40 SU2s with
Zoning

Many with 5-10
subareas



Module 1

2. Permitted Uses

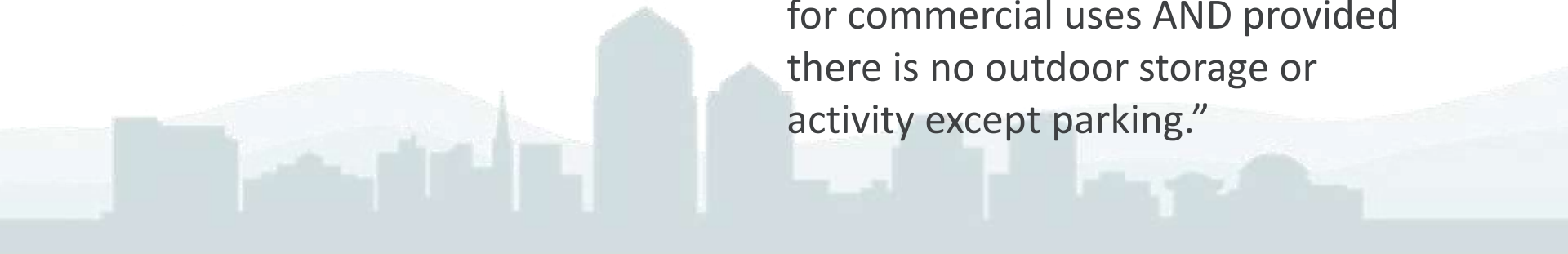
= 235+ different zone districts
(+550 SU1 districts)

EXISTING ZONE DISTRICT ²²	RD-1 & RD-2D	RA-1 & RA-2	RE-1, RE-1.1, RE-2, RE-3	RE-4	RE-5	RE-6	RE-7	RE-8	RE-9	RE-10	RE-11	RE-12	RE-13	RE-14	RE-15	RE-16	RE-17	RE-18	RE-19	RE-20	RE-21	RE-22	RE-23	RE-24	RE-25	RE-26	RE-27	RE-28	RE-29	RE-30	RE-31	RE-32	RE-33	RE-34	RE-35	RE-36	RE-37	RE-38	RE-39	RE-40	RE-41	RE-42	RE-43	RE-44	RE-45	RE-46	RE-47	RE-48	RE-49	RE-50	RE-51	RE-52	RE-53	RE-54	RE-55	RE-56	RE-57	RE-58	RE-59	RE-60	RE-61	RE-62	RE-63	RE-64	RE-65	RE-66	RE-67	RE-68	RE-69	RE-70	RE-71	RE-72	RE-73	RE-74	RE-75	RE-76	RE-77	RE-78	RE-79	RE-80	RE-81	RE-82	RE-83	RE-84	RE-85	RE-86	RE-87	RE-88	RE-89	RE-90	RE-91	RE-92	RE-93	RE-94	RE-95	RE-96	RE-97	RE-98	RE-99	RE-100	RE-101	RE-102	RE-103	RE-104	RE-105	RE-106	RE-107	RE-108	RE-109	RE-110	RE-111	RE-112	RE-113	RE-114	RE-115	RE-116	RE-117	RE-118	RE-119	RE-120	RE-121	RE-122	RE-123	RE-124	RE-125	RE-126	RE-127	RE-128	RE-129	RE-130	RE-131	RE-132	RE-133	RE-134	RE-135	RE-136	RE-137	RE-138	RE-139	RE-140	RE-141	RE-142	RE-143	RE-144	RE-145	RE-146	RE-147	RE-148	RE-149	RE-150	RE-151	RE-152	RE-153	RE-154	RE-155	RE-156	RE-157	RE-158	RE-159	RE-160	RE-161	RE-162	RE-163	RE-164	RE-165	RE-166	RE-167	RE-168	RE-169	RE-170	RE-171	RE-172	RE-173	RE-174	RE-175	RE-176	RE-177	RE-178	RE-179	RE-180	RE-181	RE-182	RE-183	RE-184	RE-185	RE-186	RE-187	RE-188	RE-189	RE-190	RE-191	RE-192	RE-193	RE-194	RE-195	RE-196	RE-197	RE-198	RE-199	RE-200	RE-201	RE-202	RE-203	RE-204	RE-205	RE-206	RE-207	RE-208	RE-209	RE-210	RE-211	RE-212	RE-213	RE-214	RE-215	RE-216	RE-217	RE-218	RE-219	RE-220	RE-221	RE-222	RE-223	RE-224	RE-225	RE-226	RE-227	RE-228	RE-229	RE-230	RE-231	RE-232	RE-233	RE-234	RE-235	RE-236	RE-237	RE-238	RE-239	RE-240	RE-241	RE-242	RE-243	RE-244	RE-245	RE-246	RE-247	RE-248	RE-249	RE-250	RE-251	RE-252	RE-253	RE-254	RE-255	RE-256	RE-257	RE-258	RE-259	RE-260	RE-261	RE-262	RE-263	RE-264	RE-265	RE-266	RE-267	RE-268	RE-269	RE-270	RE-271	RE-272	RE-273	RE-274	RE-275	RE-276	RE-277	RE-278	RE-279	RE-280	RE-281	RE-282	RE-283	RE-284	RE-285	RE-286	RE-287	RE-288	RE-289	RE-290	RE-291	RE-292	RE-293	RE-294	RE-295	RE-296	RE-297	RE-298	RE-299	RE-300	RE-301	RE-302	RE-303	RE-304	RE-305	RE-306	RE-307	RE-308	RE-309	RE-310	RE-311	RE-312	RE-313	RE-314	RE-315	RE-316	RE-317	RE-318	RE-319	RE-320	RE-321	RE-322	RE-323	RE-324	RE-325	RE-326	RE-327	RE-328	RE-329	RE-330	RE-331	RE-332	RE-333	RE-334	RE-335	RE-336	RE-337	RE-338	RE-339	RE-340	RE-341	RE-342	RE-343	RE-344	RE-345	RE-346	RE-347	RE-348	RE-349	RE-350	RE-351	RE-352	RE-353	RE-354	RE-355	RE-356	RE-357	RE-358	RE-359	RE-360	RE-361	RE-362	RE-363	RE-364	RE-365	RE-366	RE-367	RE-368	RE-369	RE-370	RE-371	RE-372	RE-373	RE-374	RE-375	RE-376	RE-377	RE-378	RE-379	RE-380	RE-381	RE-382	RE-383	RE-384	RE-385	RE-386	RE-387	RE-388	RE-389	RE-390	RE-391	RE-392	RE-393	RE-394	RE-395	RE-396	RE-397	RE-398	RE-399	RE-400	RE-401	RE-402	RE-403	RE-404	RE-405	RE-406	RE-407	RE-408	RE-409	RE-410	RE-411	RE-412	RE-413	RE-414	RE-415	RE-416	RE-417	RE-418	RE-419	RE-420	RE-421	RE-422	RE-423	RE-424	RE-425	RE-426	RE-427	RE-428	RE-429	RE-430	RE-431	RE-432	RE-433	RE-434	RE-435	RE-436	RE-437	RE-438	RE-439	RE-440	RE-441	RE-442	RE-443	RE-444	RE-445	RE-446	RE-447	RE-448	RE-449	RE-450	RE-451	RE-452	RE-453	RE-454	RE-455	RE-456	RE-457	RE-458	RE-459	RE-460	RE-461	RE-462	RE-463	RE-464	RE-465	RE-466	RE-467	RE-468	RE-469	RE-470	RE-471	RE-472	RE-473	RE-474	RE-475	RE-476	RE-477	RE-478	RE-479	RE-480	RE-481	RE-482	RE-483	RE-484	RE-485	RE-486	RE-487	RE-488	RE-489	RE-490	RE-491	RE-492	RE-493	RE-494	RE-495	RE-496	RE-497	RE-498	RE-499	RE-500	RE-501	RE-502	RE-503	RE-504	RE-505	RE-506	RE-507	RE-508	RE-509	RE-510	RE-511	RE-512	RE-513	RE-514	RE-515	RE-516	RE-517	RE-518	RE-519	RE-520	RE-521	RE-522	RE-523	RE-524	RE-525	RE-526	RE-527	RE-528	RE-529	RE-530	RE-531	RE-532	RE-533	RE-534	RE-535	RE-536	RE-537	RE-538	RE-539	RE-540	RE-541	RE-542	RE-543	RE-544	RE-545	RE-546	RE-547	RE-548	RE-549	RE-550	RE-551	RE-552	RE-553	RE-554	RE-555	RE-556	RE-557	RE-558	RE-559	RE-560	RE-561	RE-562	RE-563	RE-564	RE-565	RE-566	RE-567	RE-568	RE-569	RE-570	RE-571	RE-572	RE-573	RE-574	RE-575	RE-576	RE-577	RE-578	RE-579	RE-580	RE-581	RE-582	RE-583	RE-584	RE-585	RE-586	RE-587	RE-588	RE-589	RE-590	RE-591	RE-592	RE-593	RE-594	RE-595	RE-596	RE-597	RE-598	RE-599	RE-600	RE-601	RE-602	RE-603	RE-604	RE-605	RE-606	RE-607	RE-608	RE-609	RE-610	RE-611	RE-612	RE-613	RE-614	RE-615	RE-616	RE-617	RE-618	RE-619	RE-620	RE-621	RE-622	RE-623	RE-624	RE-625	RE-626	RE-627	RE-628	RE-629	RE-630	RE-631	RE-632	RE-633	RE-634	RE-635	RE-636	RE-637	RE-638	RE-639	RE-640	RE-641	RE-642	RE-643	RE-644	RE-645	RE-646	RE-647	RE-648	RE-649	RE-650	RE-651	RE-652	RE-653	RE-654	RE-655	RE-656	RE-657	RE-658	RE-659	RE-660	RE-661	RE-662	RE-663	RE-664	RE-665	RE-666	RE-667	RE-668	RE-669	RE-670	RE-671	RE-672	RE-673	RE-674	RE-675	RE-676	RE-677	RE-678	RE-679	RE-680	RE-681	RE-682	RE-683	RE-684	RE-685	RE-686	RE-687	RE-688	RE-689	RE-690	RE-691	RE-692	RE-693	RE-694	RE-695	RE-696	RE-697	RE-698	RE-699	RE-700	RE-701	RE-702	RE-703	RE-704	RE-705	RE-706	RE-707	RE-708	RE-709	RE-710	RE-711	RE-712	RE-713	RE-714	RE-715	RE-716	RE-717	RE-718	RE-719	RE-720	RE-721	RE-722	RE-723	RE-724	RE-725	RE-726	RE-727	RE-728	RE-729	RE-730	RE-731	RE-732	RE-733	RE-734	RE-735	RE-736	RE-737	RE-738	RE-739	RE-740	RE-741	RE-742	RE-743	RE-744	RE-745	RE-746	RE-747	RE-748	RE-749	RE-750	RE-751	RE-752	RE-753	RE-754	RE-755	RE-756	RE-757	RE-758	RE-759	RE-760	RE-761	RE-762	RE-763	RE-764	RE-765	RE-766	RE-767	RE-768	RE-769	RE-770	RE-771	RE-772	RE-773	RE-774	RE-775	RE-776	RE-777	RE-778	RE-779	RE-780	RE-781	RE-782	RE-783	RE-784	RE-785	RE-786	RE-787	RE-788	RE-789	RE-790	RE-791	RE-792	RE-793	RE-794	RE-795	RE-796	RE-797	RE-798	RE-799	RE-800	RE-801	RE-802	RE-803	RE-804	RE-805	RE-806	RE-807	RE-808	RE-809	RE-810	RE-811	RE-812	RE-813	RE-814	RE-815	RE-816	RE-817	RE-818	RE-819	RE-820	RE-821	RE-822	RE-823	RE-824	RE-825	RE-826	RE-827	RE-828	RE-829	RE-830	RE-831	RE-832	RE-833	RE-834	RE-835	RE-836	RE-837	RE-838	RE-839	RE-840	RE-841	RE-842	RE-843	RE-844	RE-845	RE-846	RE-847	RE-848	RE-849	RE-850	RE-851	RE-852	RE-853	RE-854	RE-855	RE-856	RE-857	RE-858	RE-859	RE-860	RE-861	RE-862	RE-863	RE-864	RE-865	RE-866	RE-867	RE-868	RE-869	RE-870	RE-871	RE-872	RE-873	RE-874	RE-875	RE-876	RE-877	RE-878	RE-879	RE-880	RE-881	RE-882	RE-883	RE-884	RE-885	RE-886	RE-887	RE-888	RE-889	RE-890	RE-891	RE-892	RE-893	RE-894	RE-895	RE-896	RE-897	RE-898	RE-899	RE-900	RE-901	RE-902	RE-903	RE-904	RE-905	RE-906	RE-907	RE-908	RE-909	RE-910	RE-911	RE-912	RE-913	RE-914	RE-915	RE-916	RE-917	RE-918	RE-919	RE-920	RE-921	RE-922	RE-923	RE-924	RE-925	RE-926	RE-927	RE-928	RE-929	RE-930	RE-931	RE-932	RE-933	RE-934	RE-935	RE-936	RE-937	RE-938	RE-939	RE-940	RE-941	RE-942	RE-943	RE-944	RE-945	RE-946	RE-947	RE-948	RE-949	RE-950	RE-951	RE-952	RE-953	RE-954	RE-955	RE-956	RE-957	RE-958	RE-959	RE-960	RE-961	RE-962	RE-963	RE-964	RE-965	RE-966	RE-967	RE-968	RE-969	RE-970	RE-971	RE-972	RE-973	RE-974	RE-975	RE-976	RE-977	RE-978	RE-979	RE-980	RE-981	RE-982	RE-983	RE-984	RE-985	RE-986	RE-987	RE-988	RE-989	RE-990	RE-991	RE-992	RE-993	RE-994	RE-995	RE-996	RE-997	RE-998	RE-999	RE-1000	RE-1001	RE-1002	RE-1003	RE-1004	RE-1005	RE-1006	RE-1007	RE-1008	RE-1009	RE-1010	RE-1011	RE-1012	RE-1013	RE-1014	RE-1015	RE-1016	RE-1017	RE-1018	RE-1019	RE-1020	RE-1021	RE-1022	RE-1023	RE-1024	RE-1025	RE-1026	RE-1027	RE-1028	RE-1029	RE-1030	RE-1031	RE-1032	RE-1033	RE-1034	RE-1035	RE-1036	RE-1037	RE-1038	RE-1039	RE-1040	RE-1041	RE-1042	RE-1043	RE-1044	RE-1045	RE-1046	RE-1047	RE-1048	RE-1049	RE-1050	RE-1051	RE-1052	RE-1053	RE-1054	RE-1055	RE-1056	RE-1057	RE-1058	RE-1059	RE-1060	RE-1061	RE-1062	RE-1063	RE-1064	RE-1065	RE-1066	RE-1067	RE-1068	RE-1069	RE-1070	RE-1071	RE-1072	RE-1073	RE-1074	RE-1075	RE-1076	RE-1077	RE-1078	RE-1079	RE-1080	RE-1081	RE-1082	RE-1083	RE-1084	RE-1085	RE-1086	RE-1087	RE-1088	RE-1089	RE-1090	RE-1091	RE-1092	RE-1093	RE-1094	RE-1095	RE-1096	RE-1097	RE-1098	RE-1099	RE-1100	RE-1101	RE-1102	RE-1103	RE-1104	RE-1105	RE-1106	RE-1107	RE-1108	RE-1109	RE-1110	RE-1111	RE-1112	RE-1113	RE-1114	RE-1115	RE-1116	RE-1117	RE-1118	RE-1119	RE-1120	RE-1121	RE-1122	RE-1123	RE-1124	RE-1125	RE-1126	RE-1127	RE-1128	RE-1129	RE-1130	RE-1131	RE-1132	RE-1133	RE-1134	RE-1135	RE-1136	RE-1137	RE-1138	RE-1139	RE-1140	RE-1141	RE-1142	RE-1143	RE-1144	RE-1145	RE-1146	RE-1147	RE-1148	RE-1149	RE-1150	RE-1151	RE-1152	RE-1153	RE-1154	RE-1155	RE-1156	RE-1157	RE-1158	RE-1159	RE-1160	RE-1161	RE
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Be Realistic

- **Much SU2 content reflects good ideas that can be generalized**
- **Not all SU2 content should or will be included in the new IDO**

“Dry goods not included. Provided any one of the following conditions are met: a. A minimum of 50% of the total acreage of premises along individual block faces and within the same block as the subject lot contains existing legal non-residential uses; or b. The subject property contains a building that had a non-residential use for a minimum of 10 of the past 50 years; or c. The building on the subject property was originally built for commercial uses AND provided there is no outdoor storage or activity except parking.”



The IDO Strategy

IDO is drafted in 3 “Modules”

1. **Zone Districts and Permitted/Conditional Uses**
2. **Development Standards**
3. **Administration and Procedures**

Then a Consolidated Draft to EPC for review



A Simpler Permitted Use Table

Zone districts in 3 categories



TABLE 3-2-1: Permitted Use Table																		
P=Permitted C=Conditional CA=Conditional Accessory CV=Conditional if Structure Vacant for 10 years or more A=Accessory T=Temporary																		
	Residential						Mixed-use					Non-residential						
NEW ZONE DISTRICT >>	R-A	R-1	R-T	R-ML	R-MH	R-MP	MX-T	MX-L	MX-M	MX-H	MX-FB	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	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	SU-3	SU-1 FB	C-2 NR & 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	SU-3	SU-1 FB	C-2 NR & C-3	IP	M-1	M-2	SU-1 Other		
PERMITTED PRIMARY USES THAT ARE ALSO ACCESSORY USES IN SOME DISTRICTS																		
RESIDENTIAL																		
HOUSEHOLD LIVING																		
Dwelling, single-family detached	P	P	P	P		P	P											3-3.2A
Dwelling, mobile home						P												3-3.2B
Dwelling, cluster development	P	P	P															3-3.2C
Dwelling, co-housing development	P	P	P															3-3.2D
Dwelling, cottage development	P	P	P															3-3.2E
Dwelling, two-family detached (duplex)			P	P														
Dwelling, attached townhouse			P	P	P		P	P	P	P	P							3-3.2F
Dwelling, live-work			C	C	C		P	P	P	P	P							3-3.2G
Dwelling, multifamily				P	P		P	P	P	P	P							
GROUP LIVING																		
Assisted living facility or nursing home			C	C	P		P	P	P	P	P							

P
C
CA
CV
A
T uses

Land uses
organized
by type

Use-Specific
Standards

Consolidate the Use-Specific Standards

Special standards that apply to a particular use that can regulate

- Scale
- Location
- Protection of adjacent land uses
- Etc.

AND

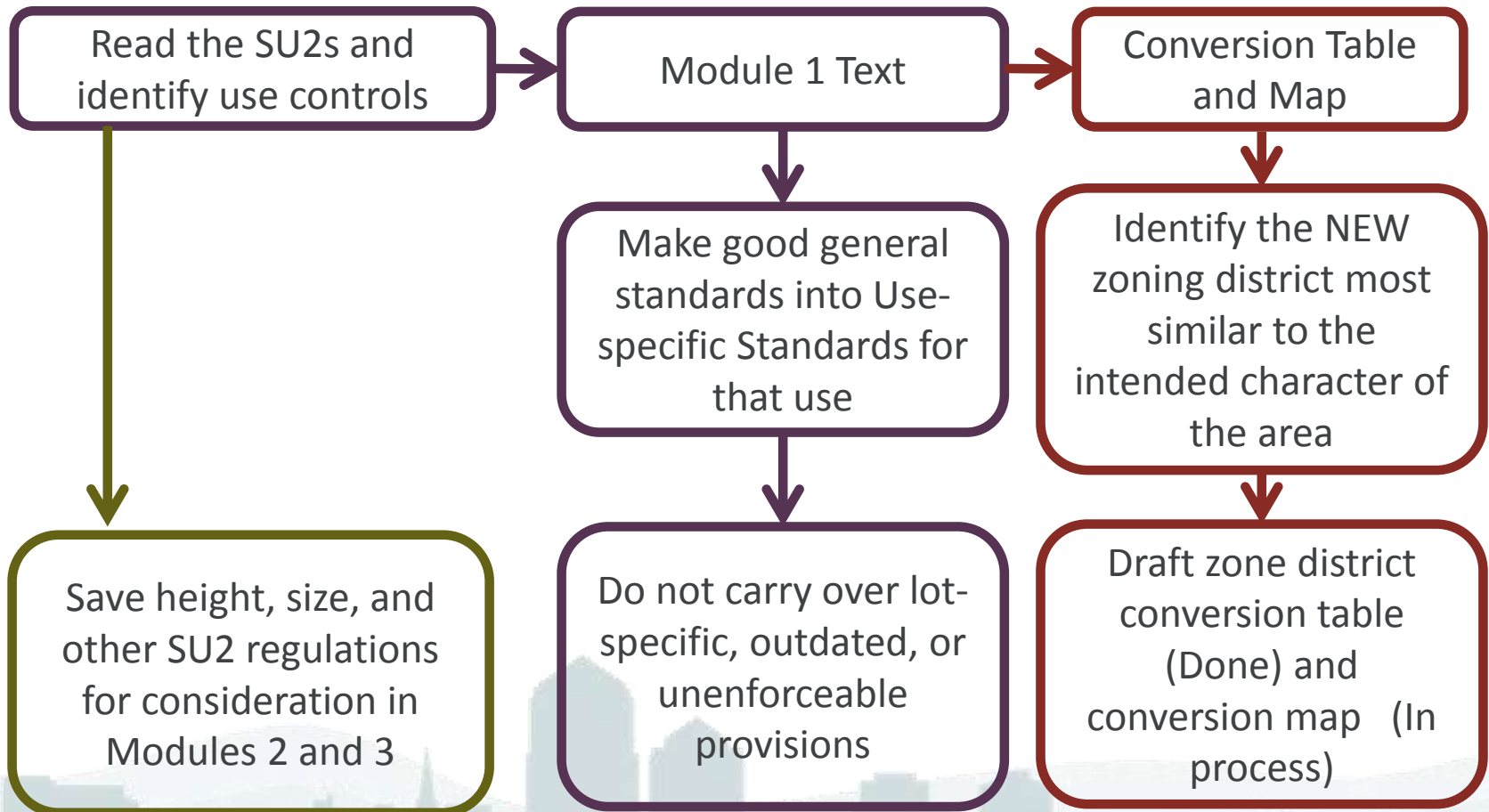
- Can be tailored to specific locations if needed

Example

Veterinary Hospital

- In the MX-L and MX-M zone districts treatment of large animals, including but not limited to cattle, horses, sheep, goats, or pigs weighing over 100 pounds, is not allowed. Only treatment of dogs, cats, other domestic pets, and small animals is allowed.
- In the MX-M and NR-C zone districts outside exercise runs are permitted, provided they are enclosed with a solid wall or fence at least six feet high. Outside areas for occupancy by animals overnight are not permitted.

The Process



Improving Place from
Planning to Zoning



Project Webpage:

<https://abc-zone.com>



Questions?

Russell Brito

*Manager – Urban Design & Development
Planning Dept.*

rbrito@cabq.gov

505-924-3337

Andrew Webb

Policy Analyst – Council Services

awebb@cabq.gov

505-768-3161

Mikaela Renz-Whitmore

Long-range Planner – Planning Dept.

mrenz@cabq.gov

505-924-3932

Catherine VerEecke

*Project Planner – Bernalillo County
Planning*

cvereecke@bernco.gov

505-314-0387