

IDO ANNUAL UPDATE 2019

2019 IDO Archive Draft:

<https://ido.abc-zone.com/node/860>

Air Quality Control Board

November 2020

**ONE
ALBUQUE
RQUE**

PLANNING + ZONING

ABC COMPREHENSIVE PLAN

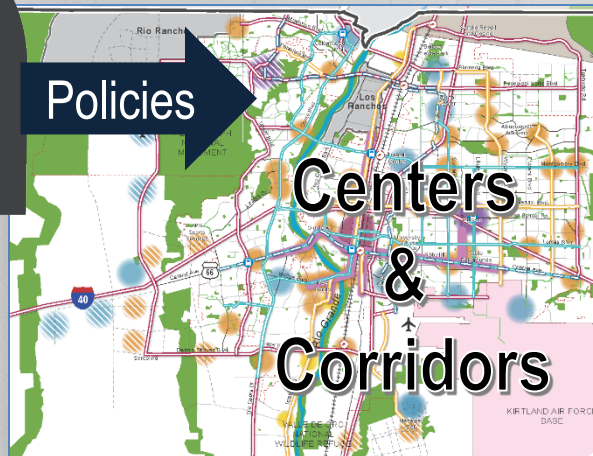
- What we want + why:
 - Where to direct growth
 - What to protect
 - What actions to take
 - How to measure progress

INTEGRATED DEVELOPMENT ORDINANCE

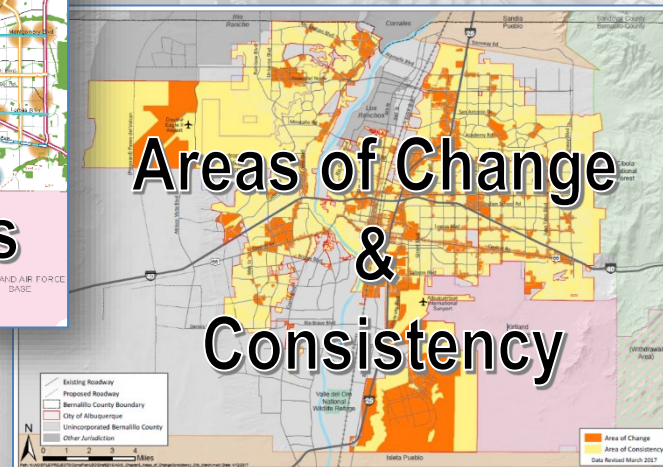
- How to get there:
 - Tailored rules
 - Centers + Corridors
 - Areas of Consistency
 - Overlay Zones
 - Special places
 - Transitions / Edge Protections
 - Between Areas of Change + Consistency
 - Next to neighborhoods



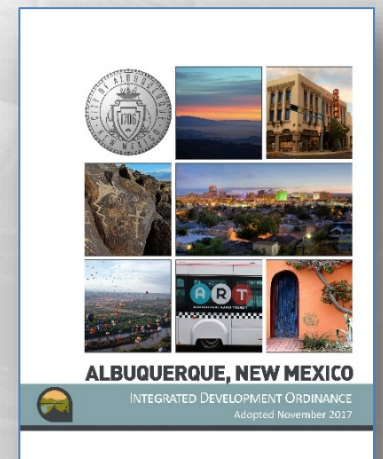
Policies



Areas of Change & Consistency



Regulations



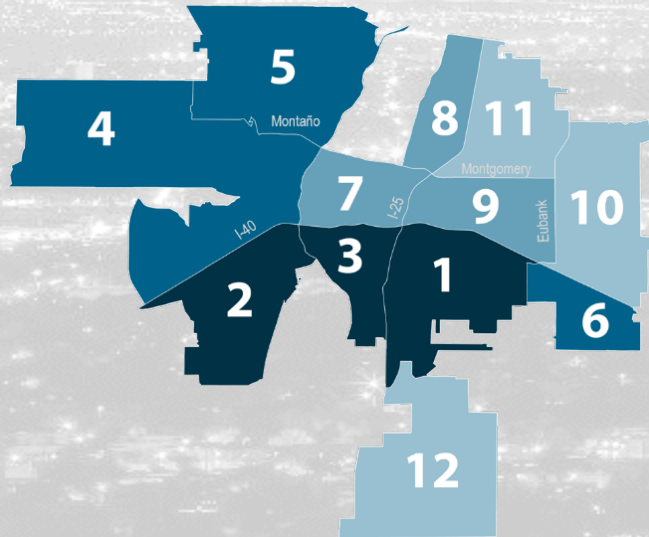
OUR COMMITMENT



LISTENING + PLANNING WITH ALL COMMUNITIES

Long-range Planning Process beginning February 2021:

- 4 months per Community Planning Area
- 3 per year for 4 years



Recommendations

Community
Planning
Area

Assessments

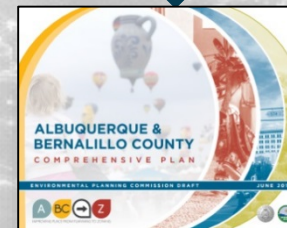
<https://cpa.abc-zone.com>

- | | | | |
|---|----------------|----|-------------------|
| 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 |

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>

STRUCTURE

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

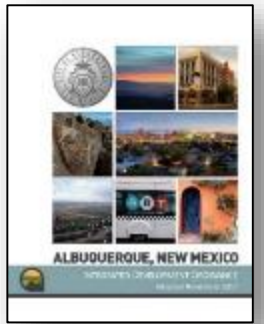
Standards

6. Administration & Enforcement

Processes

7. Definitions & Acronyms

Integrated
Development
Ordinance



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IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

HIERARCHY OF RULES

Section 1.8

Overlay Zones

- Character, Historic, View Protections

Context

- Edge buffers
- Small-area & Area of Consistency rules
- Distance separations
- Proximity to residential

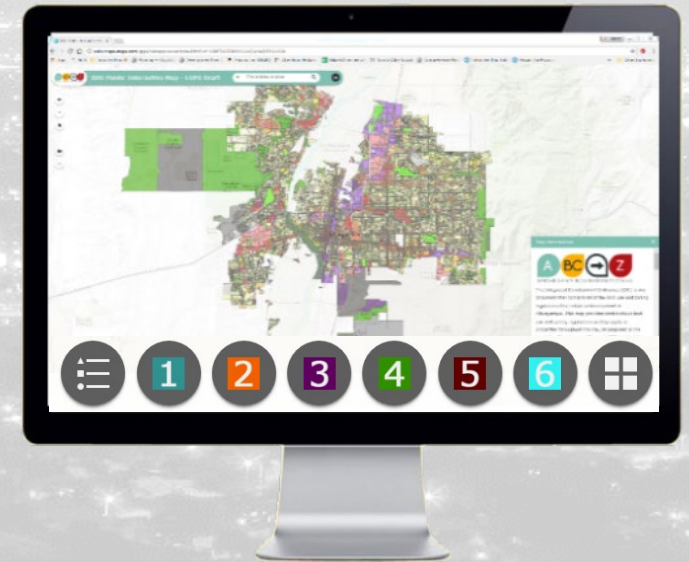
Centers & Corridors

- Incentives, design standards, & edge buffers

Zoning

- Residential
- Mixed-use
- Non-residential
- Planned Development

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

- **Cumulative Impacts**

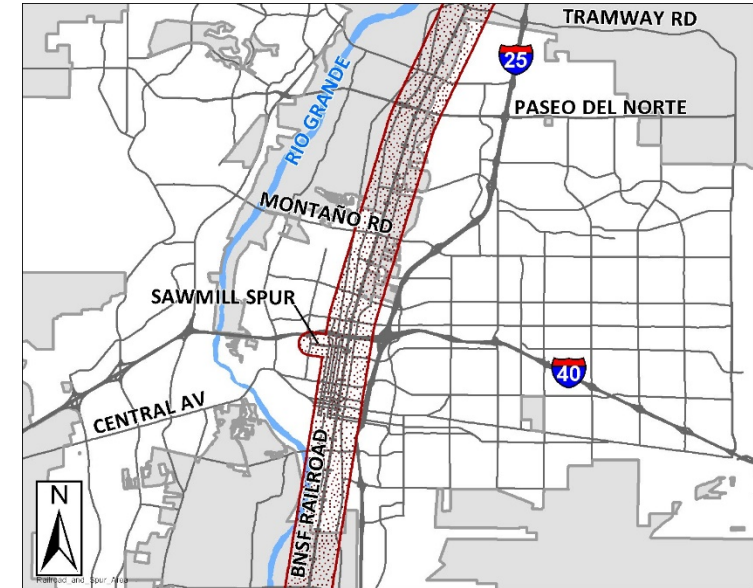
- Transportation & industrial uses
 - Within ½ mile of railroad or ¼ mile of Sawmill spur
 - Within 660 feet of same uses
 - Within ¼ mile of Residential zone or residential use in Mixed-use zone
- Required mitigation
- Cumulative impacts analysis
- Site Plan – EPC review

Section
4-3

Section
5-2

Section
6-4(H)

Section
6-6(J)



Section
7-1

Cumulative Impacts

The environmental and community health impacts that result from the incremental effects of industrial and certain commercial developments when considered in conjunction with other past and present development.

- **Car-related / Transportation**

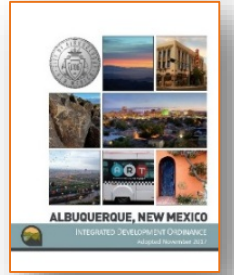
- Car Wash
- Heavy Vehicle and equipment sales, rental, fueling, and repair
- Light vehicle fueling station
- Light vehicle repair
- Light vehicle sales and rental
- Airport
- Freight terminal or dispatch center
- Helipad
- Railroad yard
- Transit facility

- **Industrial**

- Light Manufacturing
- Heavy Manufacturing
- Natural resource extraction
- Special manufacturing
- All uses in the Waste and Recycling category
- All uses in the Wholesaling and Storage category

• Required Mitigation

- 5-2(E)(2)(a) Mitigate any material negative cumulative impacts on surrounding residential development through adequate and effective measures, including but not limited to all of the following:
1. Locating and designing vehicle access, circulation, parking, and loading to minimize impacts on residential uses within 660 feet in any direction of the subject property.
 2. Locating, designing, and orienting site lighting to be compatible with residential uses within 660 feet in any direction of the subject property.
 3. Locating the storage of hazardous materials, as defined by federal regulation, to minimize impact on surrounding residential uses.
 4. Locating outdoor storage of materials or equipment to minimize impact on surrounding residential uses.
 5. Locating activities on the site that generate noise to minimize impacts on residential uses within 660 feet in any direction of the subject property.

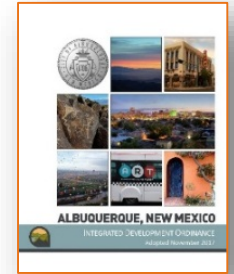


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• Cumulative Impacts Analysis

6-4(H) CUMULATIVE IMPACTS ANALYSIS REQUIREMENTS

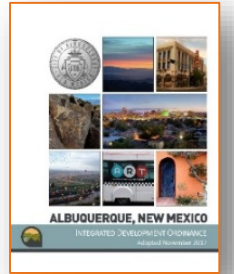
- 6-4(H)(1) A cumulative impacts analysis is required prior to approval of a Site Plan – EPC for any development in the Railroad and Spur Area that meets the criteria in Subsection 14-16-5-2(E)(1). The cumulative impacts analysis shall be submitted as part of the application materials and is subject to the application completeness requirements of Section 14-16-6-4(G).
- 6-4(H)(2) The cumulative impacts analysis shall include all of the following:
- 6-4(H)(2)(a) A list of other uses listed in Subsection 14-16-5-2(E)(1)(c) that are within 660 feet in any direction of the subject property.
 - 6-4(H)(2)(b) A Traffic Impact Study, pursuant to Subsection 14-16-5-2(E)(2)(c).
 - 6-4(H)(2)(c) A list, estimated amount, and storage location of hazardous materials, as defined by federal regulation, to be used for operations, including but not limited to fuels.
 - 6-4(H)(2)(d) A summary of sewer and storm water discharge, including volumes.
 - 6-4(H)(2)(e) A Letter of Availability from the ABCWUA, including estimate of volume of water to be used annually for operations.
 - 6-4(H)(2)(f) The operating hours of the facility, including but not limited to times when there may be delivery or movement of freight vehicles to and from the property and activities that generate noise and occur outdoors.
 - 6-4(H)(2)(g) A list of and copies of all permits required for the use.
- 6-4(H)(3) The cumulative impacts analysis shall identify any efforts to avoid, minimize, or mitigate any impacts as outlined in 14-16-5-2(E)(2) and 14-16-6-4(H)(2) and/or propose civic or environmental benefits that outweigh the expected impacts.



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• Site Plan – EPC Decision Criterion

- 6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.



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CITYWIDE PROTECTIONS

Use-specific Standards

IDO Part 4 Allowable Uses

Distance separations from residential and Open Space areas and between uses

From Residential Uses: Liquor retail, Heavy Manufacturing, Auto repair, etc.

From Open Space: Car wash, Gas stations, Manufacturing, Solid Waste, etc.

Between uses: Group Homes, Pawn Shops, Bail Bonds, Payday Loans, etc.



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IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

Other New/Updated Uses:

- Nicotine retail
- Cannabis cultivation
- Cannabis-infused products manufacturing

Table 4-2-1: Allowable Uses
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone District >>	Residential						Mixed-use				Non-residential						Use-specific Standards		
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	A		B	NR-PO
Bakery goods or confectionery shop ¹³⁸							C	P	P	P	P	P	P	P					
Building and home improvement materials store									C	C	P	P	P	C					
Cannabis retail ¹³⁹								P	P	P	P	P	A	A					
Farmers' market	T		T	T	T	T	T	P	P	P	P	P	CV	CV	P	A	CA		
General retail, small ¹⁴⁰			A			A	P	P	P	P	P	P	P	P					
General retail, medium									P	P	P	C	C						
General retail, large									C	C	P	P							
Grocery store								P	P	P	P		P	P					
Liquor retail ¹⁴¹							C	A	C	P	P	C	C	C					
Nicotine retail ¹⁴²							CA	A	P	P	P	C	C	C					
Pawn shop								C	P	P	P	P	P	P					
Transportation																			
Airport															P				
Freight terminal or dispatch center ¹⁴³												C	P	P					
Helipad									CA	CA	A	P	P	P	A				
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A			
Railroad yard												C	P	P					
Transit facility ¹⁴⁴						C	C	C	P	P	P	P	P	P					
INDUSTRIAL USES																			
Manufacturing, Fabrication, and Assembly																			
Artisan manufacturing							C	P	P	P	P	P	P	P					
Cannabis cultivation ¹⁴⁵											P	P	P	P					
Cannabis-infused products manufacturing ¹⁴⁶											P	P	P	P					

FINDING THE BALANCE

Protecting

Neighborhoods,
special places,
& City open space

Incentivizing

High-quality
development
in appropriate areas



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LIMITS ON DENSITY

CITYWIDE

- Building height
- Required usable open space
- Required parking
- Required landscaping
- Building design standards

CONTEXTUAL

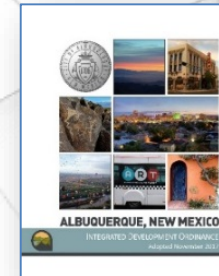
- Use-specific standards
 - Distance from residential
- Neighborhood Edges
- Edge Buffers
- Major Public Open Space Edge

CITYWIDE PROTECTIONS

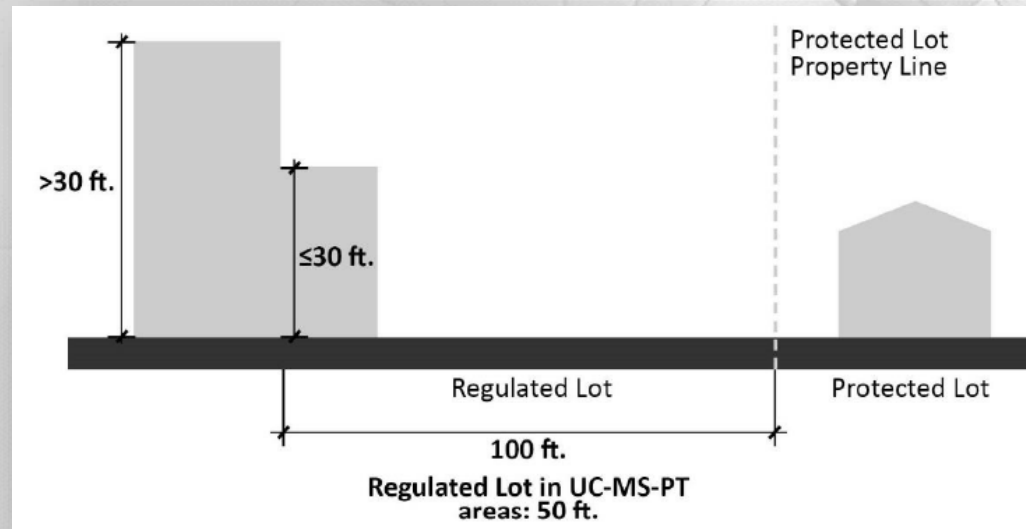
Context
Rules

IDO Part 5 Development Standards

Rules that set quality standards for development



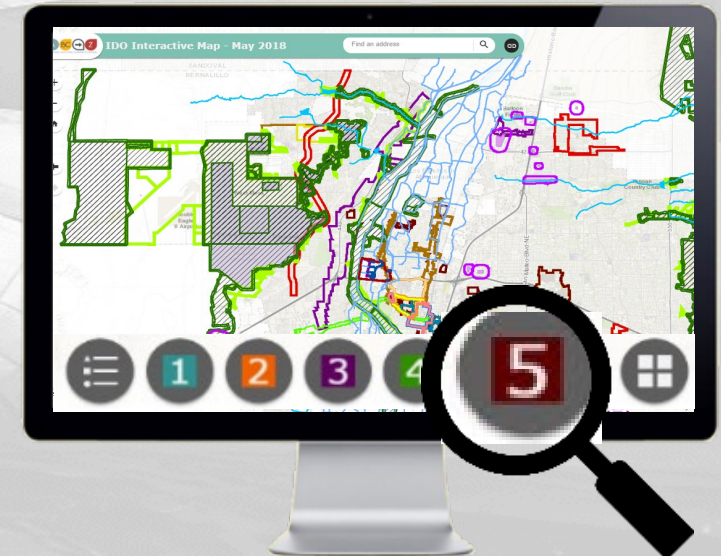
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Transitions:

Neighborhood Edges, Edge Buffers

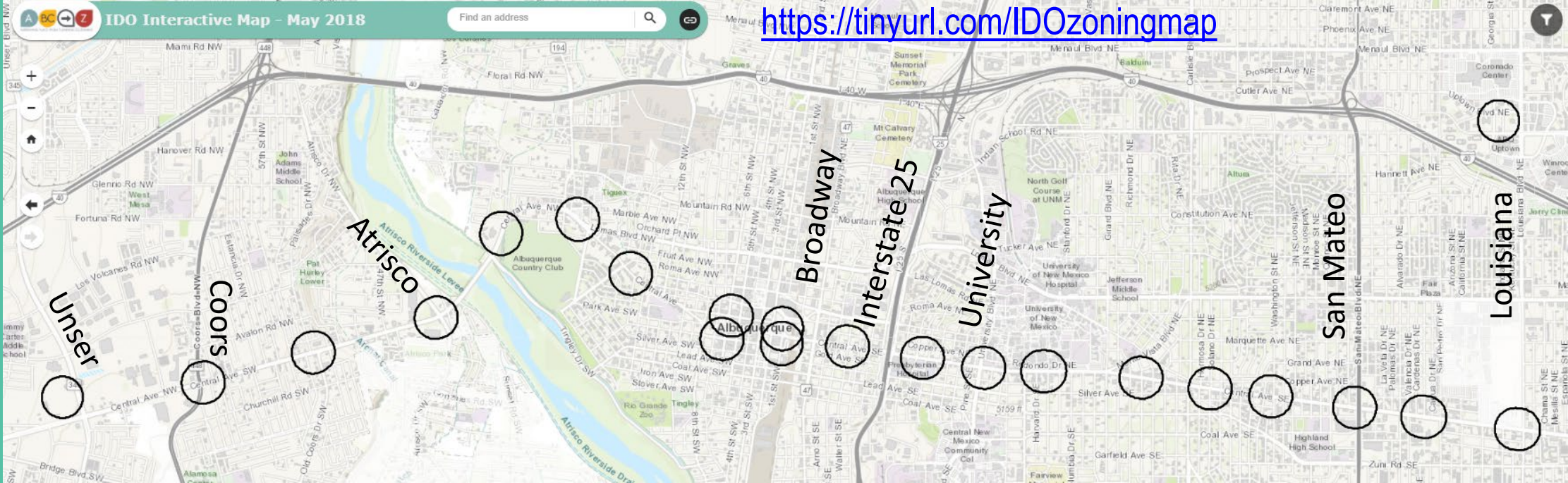
Major Public Open Space Edges



<https://tinyurl.com/IDOzoningmap>

Reductions for Required Off-street Parking near Transit

Reduction	Location or Distance	Peak Service Frequency
50%	Premium Transit (PT) areas	≤ 15 min
30%	Within ¼ mile of stop/station	≤ 15 min
10%	Within 330 feet of stop/station	≤ 45 min










IMPLEMENTING CENTERS & CORRIDORS

Incentives:

- Higher building heights
- Lower parking requirements

Development Standards:

- More building design & buffering requirements
- More walkable site design requirements

-  **DT** = Downtown
-  **UC** = Urban Center
-  **AC** = Activity Center
-  **EC** = Employment Center
-  **MS** = 660 feet from Main Street
-  **PT** = 660 feet from Premium Transit station
-  **MT** = 660 feet from Major Transit

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

IMPLEMENTING CENTERS & CORRIDORS


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

Table III

Table III: IDO Provisions for ABC Comp Plan Centers & Corridor Areas
 DT = Downtown UC = Urban Center AC = Activity Center EC = Employment Center
 MS = Main Street Area PT = Premium Transit Area MT = Major Transit Area
 This table is for reference purposes only to index provisions for Centers & Corridors in the IDO.

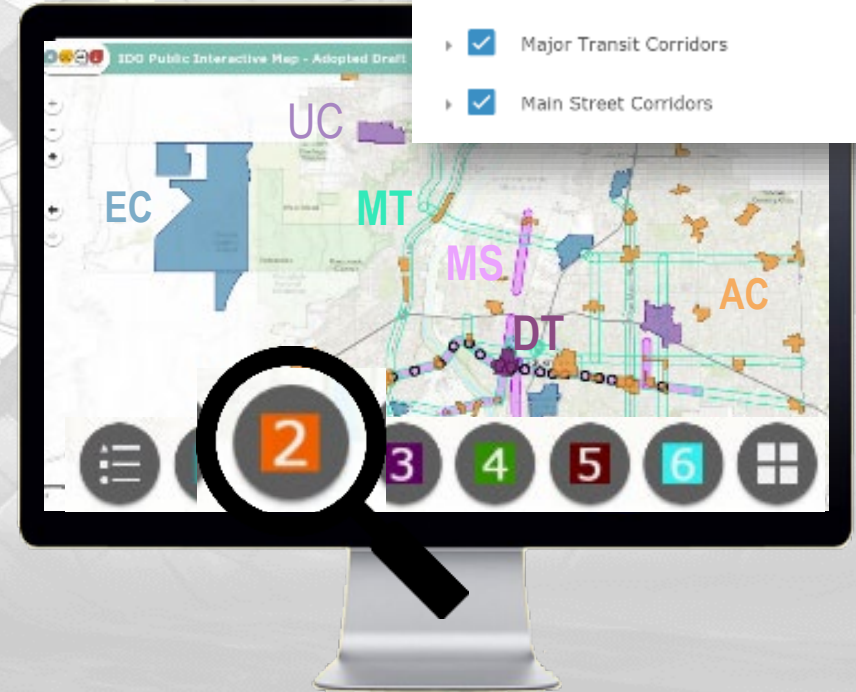
Subsection	Page	Header (Topic)	Center or Corridor Area					
			DT	UC	AC	EC	MS	PT
Part 14-16-2: Zone Districts								
14-16-2-4(E)(3)(b)	34	Form-based Sub-zones	DT	UC	AC			
14-16-2-4(E)(3)(d)	36	Dimensional Standards	DT	UC	AC		MS	PT
Part 14-16-4: Use Regulations								
14-16-4-3(B)(6)(a)4	150	Dwelling, Townhouse (Usable Open Space)		UC			MS	PT
14-16-4-3(B)(6)(d)	150	Dwelling, Townhouse (Second Floor)		UC				PT
14-16-4-3(B)(8)(a)	151	Dwelling, Multi-family (Low-rise)	DT				MS	PT
14-16-4-3(B)(8)(b)	151	Dwelling, Multi-family (Ground floor Commercial Use)						PT
14-16-4-3(B)(8)(d)	152	Dwelling, Multi-family (Commercial Use)	DT	UC				
14-16-4-3(D)(17)(l)	162	Light Vehicle Fueling Station		UC	AC		MS	PT
14-16-4-3(D)(17)(m)	162	Light Vehicle Fueling Station		UC			MS	PT
14-16-4-3(D)(28)	169	Self-storage		UC	AC		MS	PT
14-16-4-3(E)(17)	186	Wholesaling and Distribution Center		UC			MS	PT
14-16-4-3(F)(4)	187	Drive-through or Drive-up Facility		UC				

Center/Corridor Index

-  DT = Downtown
-  UC = Urban Center
-  AC = Activity Center
-  EC = Employment Center
-  MS = 660 feet from Main Street
-  PT = 660 feet from Premium Transit station
-  MT = 660 feet from Major Transit



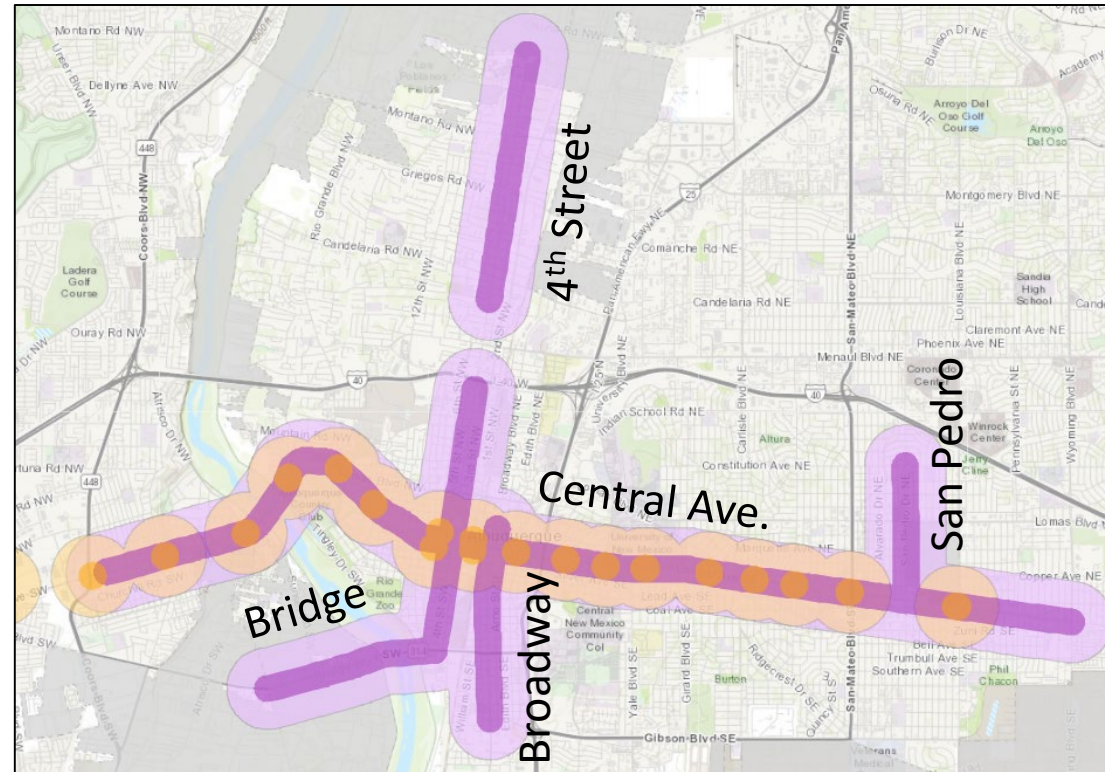
IDO Zoning Map



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In **MS-PT** + ¼ mile:

- Accessory dwelling units permissive
- Cottage development allowed on smaller lots
- Smaller lot splits allowed in contextual standards

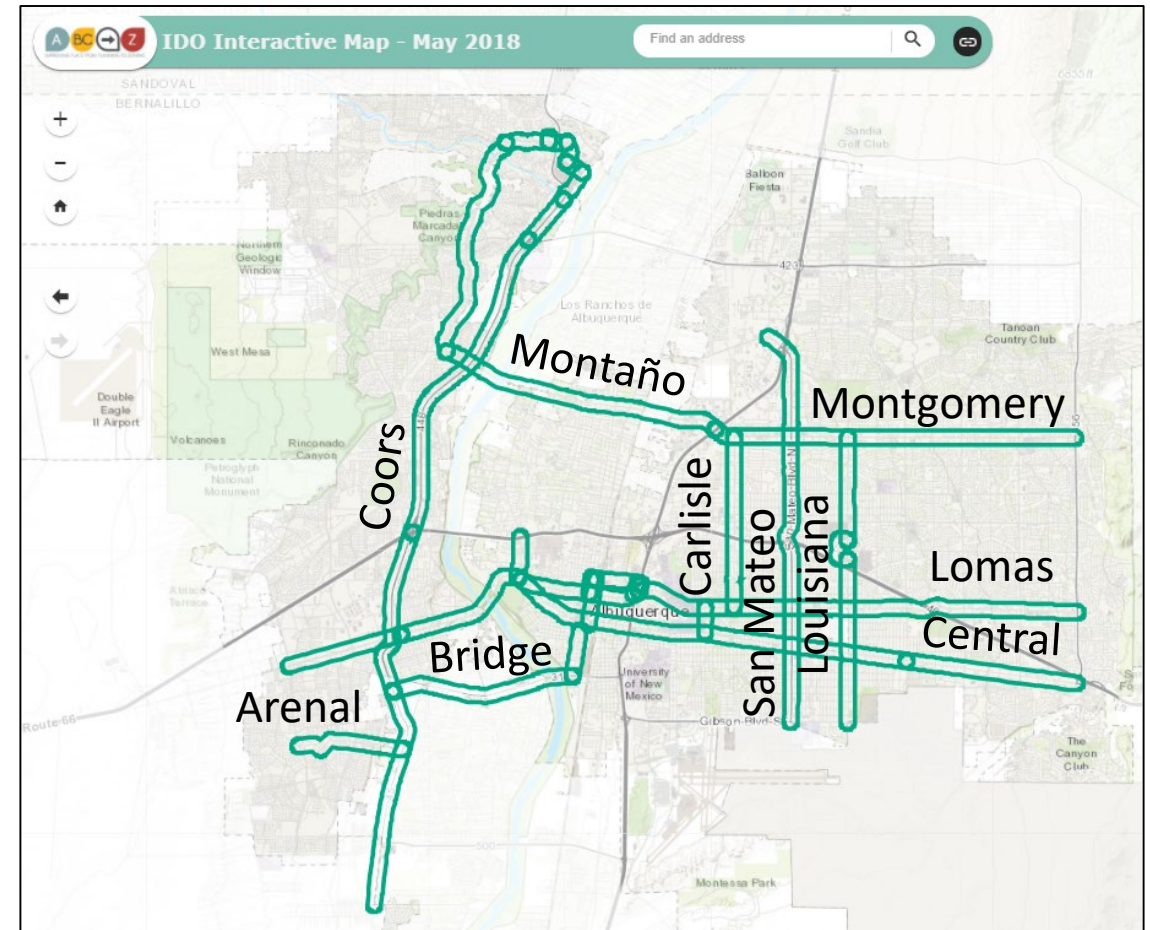


 **PT** = 660 feet from Premium Transit station

 **MS** = 660 feet from Main Street corridor

In **MT**:

- Bonus height for structured parking
 - 12 feet in MX-L or MX-M
 - 24 feet in MX-H



 **MT** = 660 feet from Major Transit corridor

TIMELINE

- **Annual Update 2019 Effective**
 - November 2, 2020
- **Small Area Neighborhood Meetings**
 - 2nd week November
- **2020 Annual Update Public Meetings**
 - November/December
- **2020 Annual Update Submittal**
 - November 30, 2020
- **2020 Annual Update EPC Hearing**
 - January 2021





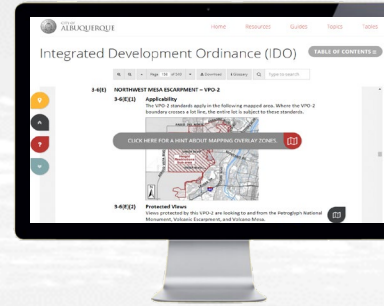
RESOURCES

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ABC-Z Project
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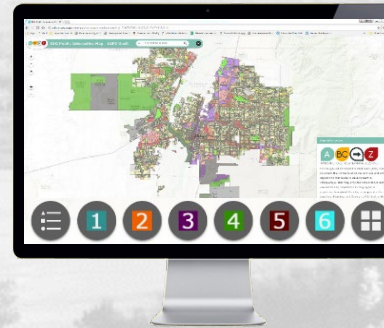
Presentation + video (soon!):
<https://abc-zone.com/ido-annual-update-2019-trainings>

Interactive IDO



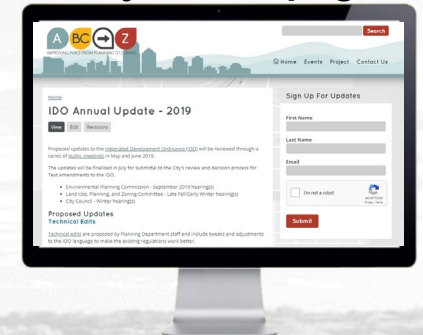
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IDO Zoning Map



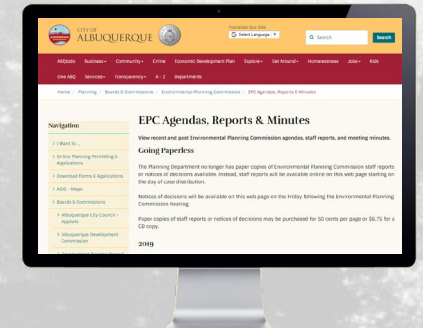
tinyurl.com/idozoningmap

Project Webpage



abc-zone.com

Planning Webpage



cabq.gov/planning

ABC Comp Plan



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