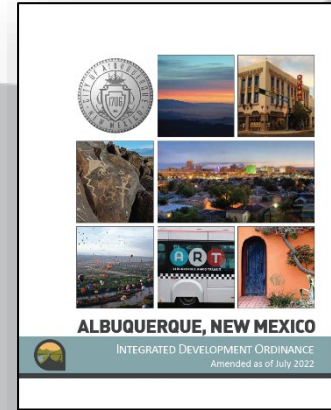


INTEGRATED DEVELOPMENT ORDINANCE



IDO Project Webpage:

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

Annual Update 2023

October 2023

Public Review

Michael Vos
Principal Planner
mvos@cabq.gov

Shanna Schultz
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Division Manager
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CHANGES

Citywide – IDO Annual Update

~ 50 changes

Multiple
sections

Legislative

Small Area – Rail Yards

~ 3 changes

14-16-5-2

14-16-5-5(C)(1)

7-1

Quasi-judicial

Small Area – Volcano Heights

~ 1 change

14-16-4-
3(F)(5)f.10

INFO

Get to Know Your IDO Training

[Handout](#) (PDF)

[Presentation](#) (PDF)

[Video](#)

Pre-EPC Public Review Meetings

Thurs., October 12, 5:30 p.m. [Zoom Link](#)

Fri, October 13, 12 p.m. (669) 444-9171

- Meeting ID: 913 7126 2282
- Passcode: CABQ

EPC Submittal

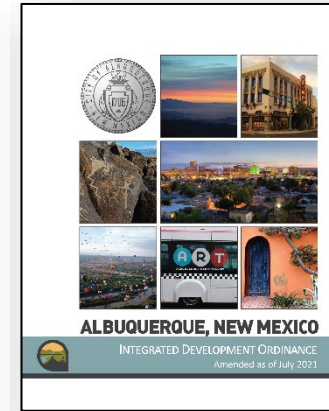
Thurs., October 26, noon

EPC Study Session

Thurs., December 7, 8:45 a.m.

EPC Hearing

Thurs., December 14, 8:45 a.m.



IDO Online

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

2023 Annual Update Webpage

<https://abq-zone.com/ido-annual-update-2023>



IDO Zoning Map

<https://tinyurl.com/idozoningmap>

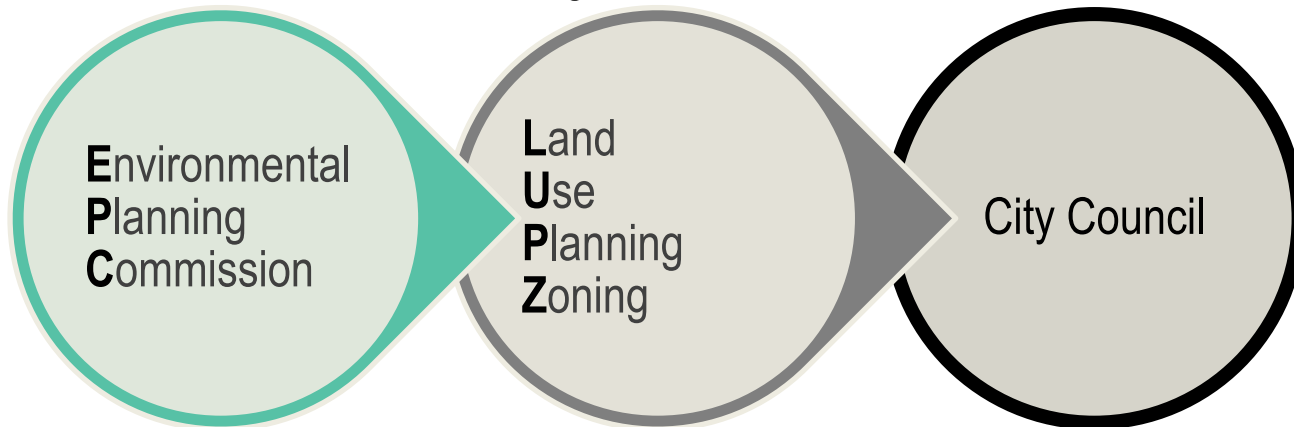
COMMENT OPPORTUNITIES

Written Comments

- **10/26, noon:** Deadline for comments for staff consideration
- **11/27, 9 am:** Deadline for comments to be included in EPC staff report
- **12/12, 9 am:** Deadline for written comments for EPC consideration
- Email abcto@cabq.gov addressed to Chair Shaffer

Verbal Comments

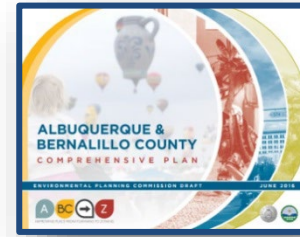
- 12/8, 8:30 am: EPC Hearing via [Zoom](#)



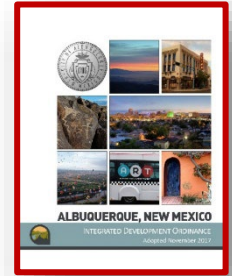
Item #	IDO Page	IDO Section	Change / Discussion	Explanation	Source
31	412	6-4(K)(4)	<p>Posted Sign Create new subsections, revise existing text as follows, and renumber subsequent subsections accordingly:</p> <p>"(a) Where Table 6-1-1 requires posted sign notice, the applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street.</p> <p>(b) For administrative decisions, the sign shall be posted for at least 15 calendar days after submitting the application and 15 days after the decision through the required appeal period pursuant to Subsection 16-6-4(V)(3)(a)1.</p> <p>(c) For decisions requiring public hearing, the sign shall be posted for at least 15 calendar days after the public hearing and for the required appeal period through the final decision required pursuant to Subsection 16-6-4(V)(3)(a)1."</p>		

WHAT IS ZONING?

a system of laws that establishes rights and limits on property



Albuquerque
Bernalillo
County
Comprehensive Plan



U.S Constitution

5th Amendment: Property Rights

“a person may not be deprived of **property** by the government without **due process** of law”



14th Amendment: Police Power for public health, safety, and welfare

“nor shall any State deprive any person of **life, liberty, or property** without **due process** of law”

FINDING THE BALANCE

Protecting

Neighborhoods,
special places,
& City open space

Incentivizing

High-quality
development
in appropriate areas



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FINDING THE BALANCE

Tailored

Rules for small areas

- Additional complexity
- Harder to enforce

Citywide

Standardized rules

- Less complexity
- Easier to enforce



FINDING THE BALANCE

Part
6

Community Input

Early consultation
& more public notice

Streamlined Approval Process

More administrative review

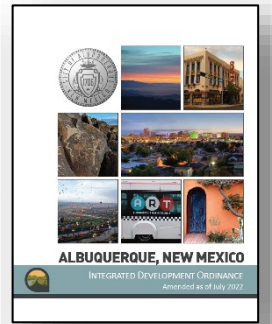
Intent

- If we get the rules right – and we continually work to get the rules right – and projects follow those rules, they get approved quickly.
- Asking for exceptions means more notice, more public input, and a longer process.

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EFFECTIVE DOCUMENT

Integrated
Development
Ordinance



<https://tinyurl.com/CABQ-IDO-2023-07-27>

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

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

LEVERS FOR REGULATIONS

Overlay Zones

- Character, Historic, View Protections

Context

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

Centers & Corridors

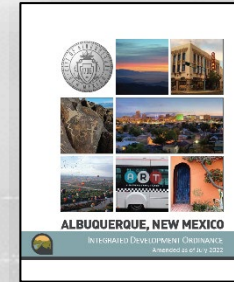
- Incentives
- Building design standards
- Edge buffers

Zoning

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

1-8

Hierarchy of Rules



<https://abq-zone.com>

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

UPDATES

3 changes:
MX-FB, HPOs, NW Mesa VPO,

Zones

**Part
2/3**

7 changes:
Duplex, Cottage Development, Other Outdoor Entertainment, General Retail, Outdoor Dining Area, Cannabis Retail, Overnight Shelter, Battery Energy Storage System

Uses

**Part
4**

12 changes:
Acequias, Construction Mitigation, Front Yard Parking, Parking, Landscaping, Walls, Lighting, Building Design

Standards

**Part
5**

19 changes:
Notice, EPC Appointments, Facilitated Meeting, Referrals, Facilitated Meeting, Conditional Use, Time Extension, Variance, Nonconforming Structures, Amendments

Processes

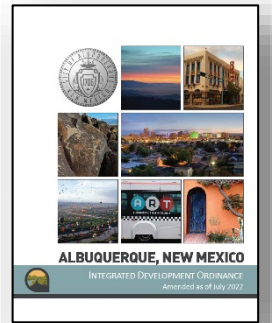
**Part
6**

8 changes:
Community Residential Facility, Group Home, Nursing Home, Overnight Shelter, Garage, Trees, Rock Outcropping, BESS

Definitions

**Part
7**

**Integrated
Development
Ordinance**



<https://abq-zone.com/ido-annual-update-2023>

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>



RESOURCES

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IDO/Zoning Team Lead
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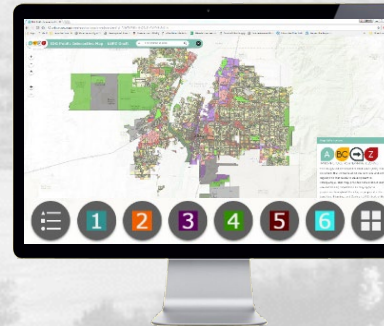
ABC-Z Project
abctoz@cabq.gov

Interactive IDO



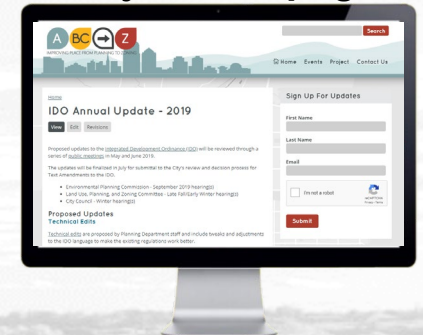
ido.abc-zone.com

IDO Zoning Map



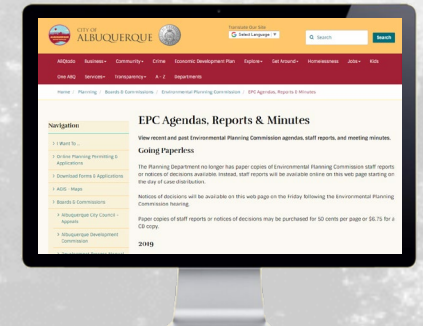
tinyurl.com/idozoningmap

Project Webpage



abc-zone.com

Planning Webpage



cabq.gov/planning

ABC Comp Plan



compplan.abc-zone.com