



***Environmental
Planning
Commission***

***Agenda Number: 2
Project #: PR-2018-001843
Plan #: TA-2025-00002
Hearing Date: October 28, 2025***

Staff Report

Applicant City of Albuquerque Planning Department

Request Amendment to Integrated Development Ordinance (IDO)
Text – Citywide

Location Citywide

Staff Recommendation

Continue PR-2018-001843/TA-2025-00002 to the regular November 20, 2025 EPC hearing.

***Staff Planners
Megan Jones – Principal Planner
Kate Clark, AICP – Senior Planner***

The request is for various legislative amendments to the text of the Integrated Development Ordinance (IDO) for the IDO Biennial Update required by IDO § 14-16-6-3(D). The request consists of revisions identified as part of the Biennial Update process to identify desired changes through a regular cycle of discussion among residents, businesses, City Staff, and decision makers. Staff has collected approximately 150 proposed amendments requested by the public, Staff, City Council, and the Mayor.

The proposed amendments are found in the spreadsheet “IDO Update 2025 – EPC Review – Spreadsheet of Proposed Changes – Citywide.” (See attachment.) The spreadsheet provides the following information for each proposed change: item number, page number, IDO section reference, the proposed change, an explanation, and the source of the proposed change. The spreadsheet is the main component of the request.

The request is generally consistent applicable Comprehensive Plan Goals and Policies that pertain to land use, implementation processes, and housing. The proposed changes are intended to address community-wide issues, foster economic development, and clarify regulatory procedures, while balancing these needs with the Comprehensive Plan Goals to protect and enhance existing neighborhoods.

As of this writing, Staff has received many public comments, mostly concerning housing. Some comments include suggested revisions. Staff has prepared several options for recommended conditions of approval for EPC to consider and decide, and Staff will finalize findings and conditions accordingly for a second hearing on November 20, 2025.

Comments received before October 10th at 9 AM are attached to and addressed in this Staff Report. Comments received before October 20th at 9 AM are attached, but not addressed in the staff report. Statements of support or opposition received before October 26th at 9 AM (after publication of this report and more than 48 hours before the hearing) will be forwarded to the EPC for consideration at the hearing and are not attached to this report.

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I. INTRODUCTION

Background

When the Integrated Development Ordinance (IDO) was first adopted in May 2018, it established a process for annual updates. In 2023, the IDO was amended to establish a biennial update cycle, with proposals occurring in odd-numbered years. IDO § 14-16-6-3(D) requires Biennial Updates to the IDO, stating that the Planning Department shall prepare amendments to the text of the IDO and submit them every other calendar year during odd calendar years for an EPC hearing. The IDO update process established a regular, required cycle for discussion among residents, businesses, City Staff, and decision-makers to consider any needed changes that were identified over the course of the preceding years.

Adoption of the 2019 IDO Annual Update in November 2020 established two types of annual IDO updates:

- Amendment to IDO Text – Citywide [§ 14-16-6-7(D)] and
- Amendment to IDO Text – Small Areas [§ 14-16-6-7(E)].

Citywide text amendments apply generally throughout the City, are legislative in nature, and are reviewed using a legislative process. Text amendments to smaller areas within the City apply only to those areas and are quasi-judicial in nature. They require a quasi-judicial review process, which includes notice to affected property owners and a prohibition of ex parte communication with decision-makers about the proposed changes. City Councilors will be acting as legislators when adopting city-wide text amendments and as quasi-judges when adopting text amendments only affecting properties in specific small areas.

Request

This request is for various citywide amendments to the text of the Integrated Development Ordinance (IDO) for the Biennial Update required by IDO § 14-16-6-3(D). An application for a text amendment to a small area has been submitted separately and will be reviewed and decided as a separate case by the EPC.

A spreadsheet¹ of approximately 150 proposed changes provides the following information:

- item number for tracking purposes,
- the page and section of the Effective IDO that would be changed,
- the page of the IDO Redline Exhibit that shows the change,
- the text proposed to change,
- an explanation of the purpose and/or intent of the change,
- its source, and
- a topic, if there are multiple, related changes.

¹ Spreadsheet of Proposed Changes – Citywide: <https://abq-zone.com/node/1953>

Since the last IDO update, Planning Staff identified amendments to the IDO that could be made to improve the clarity, enforcement, and effectiveness of existing regulations. Changes were also collected from the public, the Mayor, and City Councilors.

Applicability

The proposed IDO text amendments apply citywide to land within the City of Albuquerque municipal boundaries. The IDO does not apply to lands owned or controlled by another jurisdiction, such as the State of New Mexico or federal lands. Properties in unincorporated Bernalillo County or other municipalities, such as the Village of Los Ranchos and City of Rio Rancho, are also not subject to the IDO.

Environmental Planning Commission (EPC) Role

This is a legislative matter. The EPC is hearing this case pursuant to IDO § 14-16-6-7(D), Amendment to IDO Text – Citywide. The EPC’s task is to review the proposed changes and make a recommendation to the City Council regarding the proposed IDO text amendments as a whole. The EPC is a recommending body with review authority and can submit Recommended Conditions as it deems necessary pursuant to IDO §14-16-6-4(O). As the City’s ultimate planning and zoning authority, the City Council will make the final decision.

II. ANALYSIS OF ORDINANCES, PLANS, AND POLICIES

Charter of the City of Albuquerque

The Citizens of Albuquerque adopted the City Charter in 1971. Applicable articles include:

Article I, Incorporation and Powers

The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. The purpose of this Charter is to provide for maximum local self-government. A liberal construction shall be given to the powers granted by this Charter.

Amending the IDO via text amendments is consistent with the purpose of the City Charter to provide for maximum local self-government. The revised regulatory language and processes in the IDO would generally help implement the Comprehensive Plan and help guide future legislation.

Article IX, Environmental Protection

The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To affect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority and Staff sufficient to effectively administer city policy in this area.

The proposed citywide text amendments would help ensure that land is developed and used properly and that an aesthetic and humane urban environment is maintained. The IDO is the

implementation instrument for the City's Comprehensive Plan, which protects and promotes health, safety, and welfare in the interest of the public. Commissions, Boards, and Committees would have updated and clarified regulations to help facilitate effective administration of City policy in this area.

Article XVII, Planning

Section 1. The Council is the city's ultimate planning and zoning authority, including the adoption and interpretation of the Comprehensive Plan and the Capital Improvement Plan. The Council is also the city's ultimate authority with respect to interpretation of adopted plans, ordinances, and individual cases.

Amending the IDO through the biennial update process is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. The IDO will help implement the Comprehensive Plan and ensure that development in the city is consistent with the intent of any other plans and ordinances that the Council adopts.

Section 2. The Mayor or his designee shall formulate and submit to the Council the Capital Improvement Plans and shall oversee the implementation, enforcement, and administration of land use plans.

Amending the IDO through the biennial update process will help the Administration to implement the Comprehensive Plan vision for future growth and development and will help with the enforcement and administration of land use plans.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The Comprehensive Plan and the IDO were developed together and are mutually supportive. The overarching purpose of the IDO is to implement the Comprehensive Plan and protect the health, safety, and general welfare of the public [§ 14-16-1-3].

The request for a Text Amendment to the IDO – Citywide is consistent with a preponderance of applicable Comprehensive Plan Goals and Policies, though some conflicts emerge and are explained below in the Staff analysis.

Chapter 4: Community Identity

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The proposed amendments would expand housing options, particularly in Centers and Corridors, while retaining contextual standards and neighborhood edge protections to help ensure that new development protects and preserves existing neighborhood character. These changes enable more diverse housing types that meet evolving community needs without compromising the identity of established neighborhoods. The request is generally consistent with Goal 4.1 Character.

Policy 4.1.2 – Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed amendments allow a broader range of residential development options such as duplexes, townhouses, multi-family, and cottage developments at a scale that protects the identity and cohesiveness of existing neighborhoods. Updated dimensional standards, use-specific standards, and articulation requirements ensure that new development is compatible in form and character. The proposed zoning map conversions focus growth near Major Transit areas and Activity Centers, helping to minimize development pressure on neighborhoods. The amendments are consistent with Policy 4.1.2 Identity and Design.

Policy 4.1.4 - Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The proposed amendments enhance neighborhood vitality through increased flexibility for context-appropriate housing, including cottage developments, duplexes, and accessory dwelling units (“casitas”). These same housing options are part of traditional communities that development prior to the adoption of zoning, which limited residential options in most neighborhoods to single-family dwellings only. These housing options help meet changing household needs while preserving neighborhood scale and character. Protections such as contextual standards, neighborhood edge standards, and use-specific standards help ensure that new development does not disrupt existing communities. The amendments also refine allowed uses in certain zone districts to preserve their intended purpose, such as removing townhouses and multi-family housing from the R-MC zone district to maintain manufactured home communities, which typically offer more affordable housing options. Similarly, removing single-family detached housing from the MX-T zone district helps ensure that land near transit and commercial areas remain available for mixed-use development. The amendments are generally consistent with Policy 4.1.4 Neighborhoods.

Chapter 5: Land Use

Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The proposed amendments focus growth in Centers and Corridors through zoning map conversions and increased development potential in transit-served areas and areas with existing infrastructure. Height bonuses, elimination of parking minimums, and establishment of parking maximums in Urban Centers, Premium Transit, and Main Street areas incentivize higher-density, walkable development in the places designated by the Comprehensive Plan as the most appropriate to absorb growth, increase density, and develop in a transit-oriented, walkable pattern. Expanded housing options at a neighborhood scale, combined with targeted zoning strategies, help reinforce a connected network of vibrant, multi-modal places that support both local character and citywide mobility; therefore, the amendments are consistent with Goal 5.1 Centers & Corridors.

Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The proposed amendments direct regional growth toward Centers and Corridors through both legislative zoning conversions and targeted development incentives. Legislative zoning conversions expand the range of permissive uses and allowable heights in Major Transit and Activity Centers, reinforcing these areas as appropriate for new housing and mixed-use

development. Reductions in parking minimums, establishment of parking maximums for non-residential uses, and added bonuses for height in transit-served areas incentivize additional density and walkable projects where infrastructure already exists. Together, these changes help shape growth into more sustainable patterns that align with the Comprehensive Plan vision for a connected network of vibrant Centers and Corridors, which is consistent with Policy 5.1.1 Desired Growth.

Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The proposed amendments direct more intense development to designated Centers and Corridors while maintaining stability in surrounding neighborhoods. Legislative zoning conversions concentrate higher-density residential and mixed-use options near Major Transit and Activity Centers, reinforcing these areas as appropriate locations for growth. Height bonuses, reduced parking requirements, and new parking maximums further incentivize intensity in these development areas, while contextual and edge standards remain in place to ensure compatible scale in Areas of Consistency. In addition, the removal of single-family uses from the MX-T zone district would ensure that land near transit and commercial corridors is reserved for higher-intensity mixed-use development. The amendments are consistent with Policy 5.1.2 Development Areas.

Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The proposed amendments foster mixed-use Activity Centers with a broader range of housing, services, and amenities. Legislative zoning conversions expand opportunities for residential and non-residential uses in these areas, ensuring that growth is concentrated where infrastructure and transit access already exist. Height bonuses and parking reforms further incentivize compact, walkable development patterns that integrate housing with nearby businesses and services. These changes reinforce Activity Centers as vibrant, mixed-use places that meet the daily needs of residents and support healthy, active lifestyles, which is consistent with Policy 5.1.6 Activity Centers.

Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

The proposed amendments prioritize pedestrian-oriented, transit-supportive development along Major Transit corridors. Legislative zoning conversions expand residential and mixed-use options within Major Transit corridors, focusing growth in areas most accessible to frequent transit service. Height bonuses, reduced parking requirements, and new parking maximums for non-residential development incentivize denser, walkable development patterns that shift emphasis away from auto-oriented design and toward pedestrian comfort and connectivity. Together, these changes help strengthen Major Transit Corridors as vibrant, mixed-use places that support high-frequency transit and active pedestrian activity; therefore, the amendments are consistent with Policy 5.1.10 Major Transit Corridors.

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The proposed amendments enable a broader mix of housing types such as duplexes, townhouses, multi-family, and cottage developments in Major Transit areas and Activity Centers, connecting residential opportunities to areas with essential non-residential uses like grocery stores and medical offices. Other amendments that would make it easier to build casitas, expand housing options to reflect changing household needs and lifestyles. Together, these changes build on Center and Corridor policies to foster more complete, resilient communities where residents can access housing, jobs, and services in the same area, generally consistent with Goal 5.2 Complete Communities.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The proposed amendments allow a wider range of residential uses in Activity Centers and Major Transit Corridors to increase housing options within close proximity to goods and services. Zoning conversions to mixed-use zone districts and proposed changes to allow retail, grocery stores, and live-work uses closer to neighborhoods open opportunities to make goods and services more accessible existing households. Updates to use permissions in specific zone districts, such as reserving MX-T for mixed-use development and R-MC for manufactured home communities, help ensure land is used efficiently to support healthy, sustainable, and distinct communities. The request is consistent with Policy 5.2.1.

Sub-policy 5.2.1.e: Encourage higher density housing as an appropriate use in the following situations:

- i. Within designated Centers and Corridors;

The proposed amendments encourage higher-density housing in designated Centers and Corridors through legislative zoning conversions, height bonuses, and reduced parking requirements. These changes focus residential growth in transit-served areas where increased density is most appropriate and sustainable.

- ii. In areas with good street connectivity and convenient access to transit;

The proposed amendments direct higher-density housing to areas with strong street networks and transit access. Height bonuses, reduced parking requirements, and legislative zoning conversions reinforce compact development patterns that maximize connectivity and support transit use.

- iii. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses, and where adequate infrastructure is or will be available;

The proposed amendments allow higher-density housing in areas where mixed densities already exist and infrastructure can support additional growth.

- iv. In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development;

The proposed amendments expand housing options in single-family areas where conditions support transitions to higher density zone districts. Contextual and edge buffer standards ensure new development remains compatible with adjacent residential character.

- v. In areas where a transition is needed between single-family homes and much more intensive development.

The proposed amendments encourage higher-density housing and more housing options as a transition between single-family neighborhoods and more intensive development. Dimensional and design standards help maintain compatibility and provide an appropriate buffer in these areas.

Sub-policy 5.2.1.g: Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The proposed amendments encourage infill development through expanded allowances for duplexes, townhouses, cottage developments, and accessory dwelling units. Updated standards ensure these housing types add complementary options while remaining compatible in form and scale with surrounding neighborhoods.

Goal 5.3 - Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The proposed amendments encourage more efficient use of land through expanded housing options that can make better use of underutilized lots without requiring new infrastructure. Changes to dimensional standards, parking requirements, and building heights in key growth areas help maximize development potential in places already served by transit, utilities, and public services. These updates support infill and redevelopment that leverages existing investments to benefit the broader community; therefore, they are consistent with Goal 5.3 Efficient Development Patterns.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The proposed amendments facilitate infill development in areas with existing infrastructure and services, particularly within designated Centers and Corridors. These areas have been identified as having the greatest capacity to accommodate growth due to their access to transit, utilities, and public facilities. Amendments that increase housing flexibility and allow for higher-intensity development in these locations help direct growth where it can be most efficiently supported, reducing pressure to extend infrastructure into undeveloped areas. The amendments are consistent with Policy 5.3.1 Infill Development.

Policy 5.3.7 Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

The proposed amendments aim to refine how potentially objectionable uses are regulated to ensure they are more equitably and consistently distributed across the city. Car washes and light vehicle repair are proposed to be changed to conditional uses in some mixed-use zone districts to reflect how they are allowed elsewhere, requiring case-by-case review and appropriate mitigation of impacts. For gas stations, new requirements citywide include screening along street frontages and increased separation from residential uses, helping ensure that these uses are located and designed in a way that respects surrounding communities while still serving citywide needs. Similarly, updated standards for overnight shelters and Safe Outdoor Spaces establish clear requirements to ensure compatibility with surrounding neighborhoods while continuing to provide these important services to residents in need. The amendments are generally consistent with Policy 5.3.7 Locally Unwanted Land Uses.

Policy 5.4.1 Housing Near Jobs: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

The proposed amendments encourage higher-density housing types such as multi-family, duplexes, and townhouses in areas near jobs, including Activity Centers and Major Transit areas. At the same time, single-family detached housing is being removed as a permissive use in the MX-T zone to ensure that land near employment centers remains available for mixed-use or higher-intensity residential development. These changes help align housing opportunities with job access, reduce commute times, and add infill housing options east of the Rio Grande, where the majority of the city's jobs are located; therefore, the amendments are consistent with Policy 5.4.1 Housing Near Jobs.

Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

Sub-policy 5.4.2.a: Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

The proposed amendments would add capacity for job growth on the West Side through zoning conversions from Residential to Mixed-use zone districts along Major Transit Corridors (Coors Blvd. and Golf Course Rd.) and in Activity Centers (West Route 66, 98th/Gibson). Expanded allowed uses to commercial and office uses, combined with reduced parking requirements with new maximums, increase the feasibility of employment-generating development west of the Rio Grande and helps foster job creation closer to where people live, reducing pressure on river crossings. The proposed amendments are consistent with Policy 5.4.2 West Side Jobs and Sub-policy 5.4.2a.

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The proposed amendments encourage more intense development and a broader mix of housing options in Areas of Change, including through zoning conversions in Activity Centers and Major Transit Corridors. These changes help focus growth where infrastructure and services already exist. At the same time, development in and near Areas of Consistency remains subject to contextual and neighborhood edge standards that ensure new projects

align with the scale and character of surrounding neighborhoods. This approach balances growth with preservation to support a more intentional development pattern citywide, consistent with Goal 5.6 City Development Areas.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas, where change is encouraged.

The proposed amendments allow additional housing choices in Activity Centers and Major Transit areas, along with increased building heights in all Centers and Corridors to support more intensive development in these areas. Several amendments also focus specifically on Metropolitan Redevelopment Areas, including expanded usable open space options for residential conversions in Downtown and the removal of minimum parking requirements, with new parking maximums established in Centers and Corridors to support more efficient, walkable development. The proposed amendments are consistent with Policy 5.6.2 Areas of Change.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The proposed amendments reinforce the character of existing single-family neighborhoods and other Areas of Consistency through context-sensitive development standards, such as limiting the number of multi-family units near R-A and R-1 properties. Several amendments also enhance the protection of parks and Major Public Open Space by adding the City's Parks and Recreation Department as a reviewing agency for EPC site plans that are within 660 feet of Major Public Open Space. The proposed amendments are consistent with Policy 5.6.3 Areas of Consistency.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The proposed amendments strengthen standards that ensure appropriate transitions between more intensive development in Areas of Change and established neighborhoods in Areas of Consistency. Additional contextual design standards, such as façade articulation requirements for multi-family development, further reinforce compatibility by breaking up building mass and ensuring that larger projects respond to surrounding neighborhood character. Together, these amendments help balance the need for growth in designated Centers and Corridors with the protection of nearby established neighborhoods, creating a more intentional and context-sensitive transition; therefore, the amendments are consistent with Policy 5.6.4 Appropriate Transitions.

Goal 5.7 Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comprehensive Plan.

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

The proposed amendments remove regulatory barriers to implement Comp Plan Goals and Policies for housing options, infill development, and transit-oriented development. Housing updates include new allowances for cottage development, casita height and size flexibility, and zoning conversions near Activity Centers and Major Transit. Parking changes eliminate minimums in Centers and Corridors, introduce maximums for non-residential uses, and revise EV requirements to reduce costs while meeting demand. Other amendments establish modern regulations for composting facilities, clarify use standards in NR-SU zones, and add protections for historic building frontages. Together, these changes reflect priorities around housing, climate resilience, and neighborhood character, making the IDO more adaptable to current and future needs; therefore, the proposed amendments are consistent with Goal 5.7 Implementation Processes and Policy 5.7.2 Regulatory Alignment.

Policy 5.7.4 Streamlined Development: Encourage efficiencies in the development review process.

The proposed amendments streamline key development processes to reduce delays and improve clarity in processes. Updates include streamlining requirements for Alternative Signage Plans, allowing more changes to be handled as Minor Amendments (such as additional housing units, with a total cumulative maximum increase of 10% or 5 units, whichever is higher), and clarifying the process for amending Framework Plans and Pre-IDO approvals. Bulk land plat procedures are also revised to align with Site Plan timing, and clarifying the procedures for development in negotiable zone districts. These changes help make the review process faster, more predictable, and easier to navigate, which is consistent with Policy 5.7.4 Streamlined Development.

Chapter 7: Urban Design

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The proposed amendments reinforce design standards that respond to local context and character. Updates include stronger façade articulation requirements for multi-family housing outside of UC-MS-PT areas, added protections for historic building frontages, updated landscaping standards, and standards which allow for more neon signage in Main Street areas. These changes preserve existing community features while establishing reasonable requirements for new development to ensure harmonious design, consistent with Goal 7.3 Sense of Place.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

The proposed amendments provide incentives that reinforce local identity. Updates to signage regulations expand incentives for neon signs in Main Street areas and allow for the relocation of historic signage, supporting the unique character of corridors like Central and Broadway where vintage signage is part of the streetscape and neighborhood character. Landscaping updates further reinforce community character by emphasizing climate-appropriate plantings and healthier soil standards that enhance the look and feel of neighborhoods while reflecting their distinct desert identity. Together, these changes help preserve and celebrate neighborhood personality, especially in mixed-use areas where visual identity plays a key role in placemaking, consistent with Policy 7.3.2 Community Character.

Action 7.3.2.3: Establish regulatory protections for single-family residential neighborhoods and historic areas to ensure compatible new development.

The proposed amendments help implement an action for Policy 7.3.2 by strengthening protections for historic resources that contribute to neighborhood identity and sense of place. A new type of Historic Protection Overlay zone would help preserve the street-facing facades of older buildings, particularly in areas that are not otherwise designated for historic protection. In addition, the City would review demolition requests for any structure over 50 years old, which would replace the 1945 cutoff to better protect mid-century buildings that shape the character of Albuquerque's older neighborhoods. These changes ensure that context and community identity are considered before permanent alterations occur.

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The proposed amendments expand infill opportunities that correlate to neighborhood form and scale. Allowing cottage development on more parcels throughout the city encourages context-sensitive housing that fits within lots on existing blocks. Revised building height and footprint limits for accessory dwelling units also make it easier to build modest infill that complements existing homes. Paired with targeted zoning conversions near Centers and Corridors, these changes enable more flexible housing types without disrupting the visual character of established neighborhoods, consistent with Policy 7.3.4 Infill.

Policy 7.3.5 Development Quality: Encourage innovative and high-quality design in all development.

The proposed amendments would improve design standards that shape development across the city. Updates include strengthened articulation requirements for multi-family façades outside of UC-MS-PT areas, additional screening standards for gas stations, and more flexibility for neon signage in Main Street areas; therefore, the request is consistent with Policy 7.3.5 Development Quality.

Goal 7.4 Context-Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

Policy 7.4.2 Parking Requirements: Establish off-street parking requirements based on development context.

The proposed amendments adjust parking requirements based on their context, aligning parking requirements with the form and function of different areas across the city. In Centers and Corridors, where infrastructure, transit access, and planning policy support more intensive development, new parking maximums would be established for non-residential uses to discourage oversized surface parking lots and support walkable, mixed-use development. At the same time, minimum parking requirements would be eliminated in Centers and Corridors, allowing developers to tailor parking supply to the demand of the specific project, reducing barriers to infill, lowering development costs, and avoiding overbuilt parking lots to support more walkable, mixed-use environments. In addition, parking calculations for multi-family housing, EV charging, and self-storage have been refined to reflect development trends and ensure that parking requirements better match the operations of these uses. Together, these changes support more human-focused design and help reduce the dominance of parking in areas intended for higher-intensity, transit-oriented growth. The proposed amendments are consistent with Goal 7.4 Context-sensitive Parking and Policy 7.4.2 Parking Requirements.

Policy 7.4.3 Off-street Parking Design: Encourage well-designed, efficient, safe, and attractive parking facilities.

The proposed amendments reduce the likelihood of overbuilt, visually dominant parking lots in Centers and Corridors. New parking maximums for non-residential uses in Centers and Corridors help prevent excessive parking that detracts from the built environment and undermines walkability. Where additional parking is proposed, incentives are provided for higher-quality design: shade structures, permeable paving, bioswales, larger trees, and EV infrastructure can all exempt parking spaces from counting toward the maximum. Overall, the amendments support more efficient, sustainable, and attractive parking facilities that align with the context of compact, human-scaled development, consistent with Policy 7.4.2 Off-street Parking Design.

Goal 7.5 Context-sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

The proposed amendments promote development patterns and site design strategies that are adapted to Albuquerque's arid climate. New language references the Bernalillo County Green Stormwater Infrastructure standards, ensuring that landscape and drainage design incorporates low-impact techniques that reduce runoff and improve water quality. Landscaping updates strengthen climate responsiveness by requiring planting suited to Albuquerque's high desert conditions and integrating vegetative coverage standards that conserve water while improving shade, stormwater retention, and cooling benefits. Reduced parking requirements and new parking maximums for non-residential uses in Centers and Corridors help limit impervious surfaces, while expanded allowances for infill housing makes more efficient use of land and reduces pressure to extend development into undeveloped areas. Together, these changes support a more climate-responsive built environment that uses land and water more sustainably, consistent with Goal 7.5 Context-sensitive Site Design.

Policy 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The proposed amendments encourage landscape treatments that are adapted to Albuquerque's high desert climate while also enhancing ecological function and design flexibility. Updates to the purpose statement for landscaping requirements expand the intent to include climate resilience and public health benefits, such as stormwater retention, air purification, and mitigation of the urban heat island effect. Edits related to the use of the Official Albuquerque Plant Palette, minimum soil depth, and required tree/shrub placement reinforce climate-appropriate planting strategies and long-term vegetation health. By clarifying the use of overlapping vegetative coverage and expanding acceptable groundcover and buffer materials, the amendments support sustainable, water-wise landscaping without sacrificing visual quality or coverage requirements. Flexibility to use alternative plant species (if they meet City and Water Authority criteria) further enables creative site design that still respects the regional landscape. Together, these changes promote a consistent desert-appropriate aesthetic while reinforcing Albuquerque's identity and sense of place through intentional, context-sensitive landscaping, consistent with Policy 7.5.1 Landscape Design.

Goal 7.6 Context-sensitive Infrastructure: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

The proposed amendments align infrastructure design with intended densities and development patterns to promote efficient growth and conserve resources. Legislative zoning conversions focus higher-intensity development in Centers, Corridors, and transit-served areas, making more effective use of existing infrastructure and minimizing the need for costly extensions. Parking amendments reduce impervious surfaces and stormwater runoff, while updated landscaping standards incorporate climate-appropriate plantings, soil health requirements, and stormwater retention practices. Clarified standards for utilities and site design ensure that infrastructure is placed and maintained in a way that protects surrounding neighborhoods and reduces long-term maintenance costs. Together, these changes support a more sustainable development pattern that matches infrastructure investment to context and need, consistent with Goal 7.6 Context-sensitive Infrastructure.

Policy 7.6.1 Stormwater Treatments: Match stormwater treatment techniques and practices to the density/intensity of land use and development context.

The proposed amendments tailor stormwater treatment practices to the scale and intensity of development. References to the Bernalillo County Green Stormwater Infrastructure (GSI) standards ensure that techniques such as permeable surfaces, vegetated areas, and decentralized retention systems are integrated into new projects in ways that match their context. Updates to landscaping, soil depth requirements, and parking regulations reinforce on-site stormwater management, reducing runoff and aligning stormwater practices with the density and design of each development type, consistent with Policy 7.6.1 Stormwater Treatments.

Action 7.6.1.1 Stormwater Treatments: Develop technical standards that follow best practices for stormwater design and management in each development context.

Staff notes that the proposed amendments help accomplish Action 7.6.1.1 by incorporating the Bernalillo County Green Stormwater Infrastructure (GSI) standards into IDO requirements for new development. These standards promote low-impact, decentralized stormwater solutions, such as permeable pavement, bioswales, and vegetated buffers, that are best suited to the high desert climate. By integrating these best practices into the IDO, the amendments ensure that stormwater is managed on-site in ways that reduce runoff, improves water quality, and supports long-term resilience. Parking-related updates also incentivize green infrastructure in areas with established parking maximums, by exempting permeable and bioswale-connected spaces from new parking maximums, reinforcing the link between site design and environmental performance.

Chapter 8: Economic Development

Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

The proposed amendments are intended to foster vibrant, enduring places where both residents and businesses can thrive. Expanded housing options, including duplexes, townhouses, cottage developments, and accessory dwelling units, provide choices at densities that support households across all life stages while reinforcing mixed-use activity in Centers and Corridors. Administrative updates streamline development procedures, while refinements to use-specific standards to allow more permissive uses such as bodegas helps sustain local enterprise. Updates to landscaping and required parking further enhance the public realm, supporting placemaking that attracts talent, investment, and long-term community vitality, consistent with Goal 8.1 Placemaking.

Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The proposed amendments help foster a wider range of places with varying intensities, uses, and building forms that encourage economic opportunity. Zoning conversions and building height changes in Major Transit and Activity Centers expand capacity for higher-density, mixed-use development, while expanded housing types and small business flexibility broaden the mix of options citywide. These updates create diverse contexts that support both local enterprise and long-term economic growth, consistent with Policy 8.1.1 Diverse Places.

Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The proposed amendments create more flexibility for reinvestment, entrepreneurship, and adaptive reuse. Updates like expanded opportunities for home daycare facilities, catering service, composting facilities and cottage development, clearer standards for live-work units, and reduced parking requirements in Centers and Corridors lower costs and make it easier for small businesses and infill housing developers to respond to market needs. Protecting historic façades and allowing creative signage like rooftop signs and neon also helps reinforce local identity, which supports both economic vitality and quality of life, consistent with Policy 8.1.2 Resilient Economy.

Chapter 9: Housing

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The proposed amendments expand the types of housing allowed throughout the city and reducing barriers to their development. Cottage development would be allowed on smaller sites, and barriers to constructing accessory dwelling units are reduced by allowing more flexibility in height and footprint. Zoning map conversions in Activity Centers and Major Transit areas create more opportunities for housing types beyond single-family detached units. Reductions in parking requirements help lower development costs. Together, these changes make it easier to deliver a broader mix of housing types at a variety of price points, consistent with Goal 9.1 Supply.

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The proposed amendments expand housing choices for both property owners and future residents. Additional opportunities for accessory dwelling units offer flexibility to age in place, house a relative, or generate rental income on a single lot. New allowances from proposed residential up-zones make it possible to add additional units or a mixture of uses while maintaining neighborhood scale and creating opportunities for people to live in different types of homes at different price points. These changes support a wider range of living situations and give households more options to stay in the communities they already call home, consistent with Policy 9.1.1 Housing Options.

Policy 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable, and mixed-income housing options throughout the area.

The proposed amendments encourage mixed-income housing through infill development and strategic up-zoning. Zoning conversions in Activity Centers and Major Transit areas allow a broader range of housing types, such as duplexes, townhouses, and multi-family, in areas with access to transit, infrastructure, and daily services. These changes support mixed-use and higher-density projects that can include units at different sizes, ownership options, and price points. By expanding where these options are allowed, the amendments help integrate

affordable housing into more neighborhoods and reduce segregation by income, consistent with Policy 9.1.2 Affordability.

Goal 9.2 Sustainable Design: Promote sustainable design that is compatible with surrounding contexts, including both the natural and built environments.

The proposed amendments promote sustainable design practices that respond to both the built and natural environment. Landscaping updates require climate-appropriate plantings, soil health standards, and stormwater retention measures that conserve water and support long-term resilience. Parking amendments reduce impervious surfaces and urban heat impacts, while contextual design standards ensure new development remains compatible with surrounding neighborhoods. Together, these changes align sustainable site and building design with the high desert climate and community context, consistent with Goal 9.2 Sustainable Design.

Policy 9.2.3 Cluster Housing: Encourage housing developments that cluster residential units in order to provide community gathering spaces and/or open space.

The proposed amendments enable more clustered housing types and providing flexible ways to meet open space requirements where traditional layouts are not feasible. Updates to cottage development standards allow this small-scale, community-oriented housing type to be built on smaller lots, creating shared open spaces within compact infill projects. In the MX-FB-UD zone, new alternatives are provided for residential conversions in existing buildings that physically cannot accommodate new open space. These changes expand housing choices while continuing to prioritize quality of life and shared gathering spaces, consistent with Policy 9.2.3 Cluster Housing.

Goal 9.6 Development Process: Promote cost-effective housing redevelopment and construction that meets community needs.

The proposed amendments encourage infill development in areas with existing infrastructure, where housing can be developed more efficiently and at lower cost. Removing parking minimums in Centers and Corridors, help further lower development costs and allow more flexibility in site design. To support a more efficient review process, preliminary and final plats have been consolidated into a single review step, streamlining the process for applicable projects without reducing standards, consistent with Goal 9.6 Development Process.

Policy 9.6.2 Incentives: Provide incentives for developing affordable housing for low- and moderate-income households, by aligning development regulations, infrastructure requirements, and fee structures with the priorities of City and County affordable housing programs.

The proposed amendments align development standards with the goals of local affordable housing initiatives. Reduced parking requirements for workforce housing units help lower upfront construction costs and ongoing maintenance expenses, making affordable projects more feasible. Updates to allow smaller-scale housing types, such as duplexes, casitas, and

cottage developments, in more zone districts also increase the range of affordable housing options that can be pursued without the need for discretionary approvals. These regulatory adjustments function as incentives by removing barriers and increasing predictability for affordable housing providers, consistent with Policy 9.6.2.

Chapter 11: Heritage Conservation

Goal 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

The proposed amendments expand protections for buildings that contribute to the city's historic character. A new Historic Protection Overlay frontage zone can be used to help preserve the façades and architectural features of significant buildings, even when they are not formally designated landmarks or within a designated HPO-district. Demolition review has been updated to apply to structures 50 years or older, replacing the arbitrary 1945 threshold. This review is completed administratively by historic preservation staff and is not anticipated to add time or cost for properties without historic significance. These changes ensure the City has the opportunity to evaluate buildings that may reflect community history before demolition, while avoiding unnecessary delays for routine development, consistent with Goal 11.2 Historic Assets.

Chapter 13: Resilience and Sustainability

Goal 13.1 Climate Change: Promote resource-efficient growth and development to help mitigate global climate change and adapt to its local impacts.

The proposed amendments promote more compact, resource-efficient development patterns. Allowing more infill development in Centers and Corridors helps reduce sprawl and vehicle miles traveled. Eliminating parking minimums and introducing parking maximums for non-residential uses in these areas also reduces impervious surface and encourages alternative transportation. In addition, new requirements to use Bernalillo County's Green Stormwater Infrastructure standards support climate adaptation by improving water quality and promoting on-site infiltration. In addition, composting is introduced and regulated as a defined use, providing a framework to support waste reduction and more sustainable resource management. Together, these changes help lower emissions and make the built environment more resilient to climate impacts, consistent with Goal 13.1 Climate Change.

Policy 13.1.1 Resource-Efficient Development: Promote development in the city and county that works with nature to slow global climate change.

The proposed amendments promote development that uses land, water, and energy more efficiently. Infill housing options reduce pressure to expand into undeveloped areas, preserving natural land and minimizing the need for new infrastructure. Parking reforms, such as eliminating minimums and introducing context-sensitive maximums, reduce paved surfaces and support less car-dependent lifestyles. Updates also encourage the use of green infrastructure, such as permeable pavement and bioswales, which help manage stormwater

while enhancing natural systems in the urban environment. The amendments are consistent with Policy 13.1.1 Resource-Efficient Development.

Integrated Development Ordinance (IDO)

The City Council adopted changes to the Integrated Development Ordinance (IDO) in January 2025 and March 2025, which became effective on April 21, 2025. This request for Amendment to IDO Text – Citywide was submitted after the effective date of those changes and is subject to applicable standards and processes therein. Planning Staff compiled proposed changes and submitted them for EPC review and recommendation as required by § 14-16-6-3(D) Biennial Updates to the IDO.

The request is subject to the review and decision criteria for Amendments to IDO Text – Citywide in [§ 14-16-6-7\(D\)\(3\)\(a-c\)](#). The requirement is in plain text; Staff analysis follows in ***bold italic*** text.

Criterion § 14-16-6-7(D)(3)(a)

The proposed amendment is consistent with the spirit and intent of the ABC Comp Plan, as amended (including the distinction between Areas of Consistency and Areas of Change), and with other policies and plans adopted by the City Council.

The proposed citywide text amendments are generally consistent with the spirit and intent of the Comprehensive Plan, because they would generally help guide growth and development and identify and address significant issues in a holistic way (Comprehensive Plan, p. 1-5). Staff's policy analysis demonstrates that the proposed changes are consistent with Comprehensive Plan Goals and Policies from Chapter 4: Community Identity, Chapter 5: Land Use, Chapter 7: Urban Design, Chapter 8: Economic Development, Chapter 9: Housing, Chapter 11: heritage Conservation, and Chapter 13: Resilience and Sustainability that direct the City to adopt and maintain an effective regulatory system for land use and zoning. Overall, the request generally meets Criterion § 14-16-6-7(D)(3)(a).

Criterion § 14-16-6-7(D)(3)(b)

The proposed amendment does not apply to only one lot or development project.

The proposed citywide text amendments would apply throughout the City and not to only one lot or development project. The changes would apply across a particular zone district, in all similarly situated properties in a designated Comprehensive Plan area, or for all applications of a designated type; therefore, the proposed citywide amendments are broad and legislative in nature. Proposed changes to specific zone districts (ex. Residential, Mixed-use, Non-residential, and Planned Development zone districts) would apply equally in all areas with the same Comp Plan designation and are not directed toward any specific lot or project. Procedural changes would apply to all applications of a certain type; therefore, the request meets Criterion § 14-16-6-7(D)(3)(b).

Criterion § 14-16-6-7(D)(3)(c)

The proposed amendment promotes public health, safety, and welfare.

The request generally promotes the public health, safety, and welfare of the City because overall the proposed text amendments are consistent with a preponderance of applicable Comprehensive Plan Goals and Policies, as demonstrated in Staff’s policy analysis. The proposed amendments are intended to address community-wide issues related to housing, food systems, infrastructure, parking, and landscaping and clarify regulatory procedures, while balancing the Comprehensive Plan Goal of protecting and enhancing existing neighborhoods; therefore, the request meets Criterion § 14-16-6-7(D)(3)(c).

III. PROPOSED AMENDMENTS & DISCUSSION

The proposed citywide text amendments are presented and explained in the spreadsheet “IDO Update 2025 – EPC Review – Spreadsheet of Proposed Changes – Citywide.”² (See [Attachment A](#)). This section focuses on the key substantive changes that warrant further discussion; many have garnered public comments.

These changes are grouped by category and referred to by Item # in the spreadsheet and IDO Section to track with the effective IDO as of April 21, 2025.

- Items that are numbers only are proposed by staff or the public (e.g., Item #31).
- Items with “C” were proposed by a City Councilor (e.g., Item #C-1).
- Items with “M” were proposed by the Mayor (e.g., Item #M-1).

Each item includes an Amendment Summary, which provides a detailed explanation of the proposed amendment, and a summary of public comments received. Specific policy analysis is added where it differs from the general policy analysis provided in Section II of this staff report. Where proposed amendments conflict, a section noting EPC considerations outlines options for recommended conditions of approval.

Housing Changes to Allow More Options

Summary:

Housing is a significant focus of the 2025 Biennial Update. The following housing amendments are generally proposed to change allowable uses in order to increase housing options available throughout the city.

Background:

A housing needs assessment from 2024 indicates the need for more affordable housing throughout the city and for more housing near jobs east of the Rio Grande. The City of Albuquerque and the Mid-Region Council of Governments partnered on an *Albuquerque Region Housing Needs Assessment* (2024)³ to evaluate housing needs regionally, citywide, and within the City’s twelve Community Planning Areas.

² Spreadsheet of Proposed Amendments: <https://abq-zone.com/2025-update-epc-spreadsheet-proposed-changes>

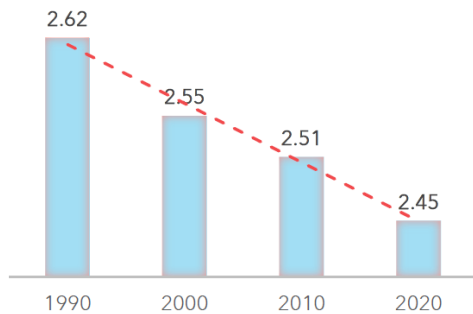
³ Root Policy Research. Albuquerque Region Housing Needs Assessment (2024):

https://documents.cabq.gov/planning/Publications&Studies/Albuquerque_Region_2024_Housing_Needs_Assessment.pdf

The study found that while there is enough undeveloped land zoned for residential uses within the city, most of that land is on the West Side and zoned for single-family dwellings only. If that land is the primary location of residential development over the next decade, the city risks worsening the jobs/housing imbalance, worsening congestion, and limiting access to services for new residential households. Redevelopment incentives east of the Rio Grande, as well as zoning flexibility for a variety of housing types and multi-family near services and transit throughout the city, will be essential as the population ages and household sizes continue to shrink.

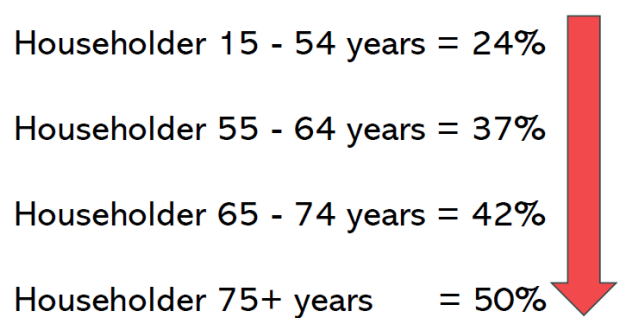
The study also highlights a continued rise in single-person households, further increasing demand for smaller units and diverse housing choices located near jobs, services, and amenities. Zoning changes that allow a wider range of housing types, such as duplexes, cottage courts, townhomes, and multi-family and smaller-scale units in areas with sufficient infrastructure, can help meet this demand, particularly for residents priced out of traditional single-family homes, smaller households, and older adults seeking to age in place.

AVERAGE HOUSEHOLD SIZE: MRCOG REGION



Source: US Census Bureau Decennial Census

PERCENT 1-PERSON HOUSEHOLDS by AGE



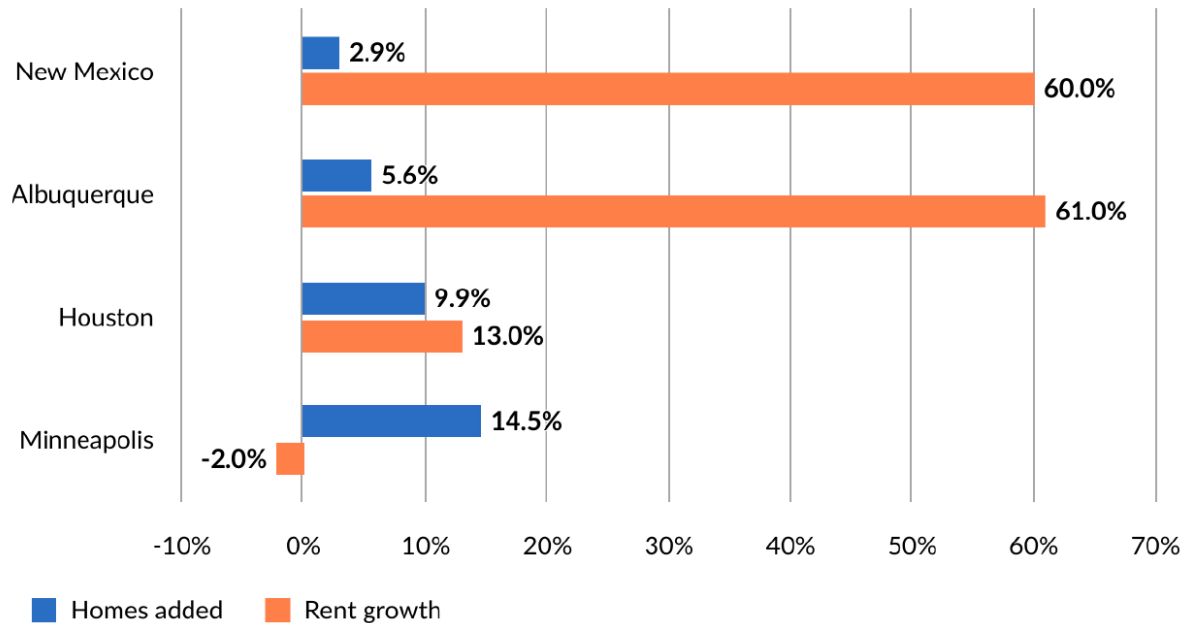
Source: 2022 ACS 5-year estimates

These recommendations are reinforced by national research from the *Pew Charitable Trusts*, which found that cities with more housing diversity tend to see improved affordability outcomes, reduced displacement, and more efficient use of land and infrastructure. Recent state-level data reinforces the urgency of these changes. According to Pew’s 2025 report⁴, New Mexico added housing at nearly half the national rate from 2017 to 2023 (2.9% vs. 5.1%), leading to a 58% increase in rents (double the national average) and a sharp rise in homelessness. In Albuquerque specifically, median rents rose 58% from 2017 to 2024. These indicators suggest a severe housing inventory shortage, particularly in areas with high demand, and underscore the need to enable more housing types in more places. Conversely, cities that have added more housing, such as Minneapolis, have seen slower rent growth, greater affordability, and lower rates of displacement and homelessness.

⁴ Pew Charitable Trusts. *New Mexico’s Housing Shortage and Lessons from Policy Outcomes Elsewhere (2025)*: <https://www.nmlegis.gov/handouts/ERDPC%20081125%20Item%2010%20Pew%20Housing.pdf>

Land-Use Reform Boosts Supply, Affordability

Homes added (2017-2023) and rent growth (2017-2024)



Source: Pew Charitable Trusts

Staff notes that while it is important to address these issues through zoning, zoning alone cannot ensure new units are built. Zoning changes establish a minimum baseline of what uses are allowed where, but construction costs, labor shortages, financing challenges, and even security concerns during construction are equally important factors that influence whether housing actually gets developed. Additionally, not all new units will be affordable by definition, but increasing the overall supply expands housing options and can create a filtering effect, where households who are currently “renting down” because of limited housing options move into new units and make existing units available to other households. Lastly, zoning changes are not guaranteed to result in immediate housing, but continued zoning reform is important to ensure the City is positioned to support new housing when conditions allow.

Policy Analysis:

In addition to the general analysis of relevant Goals and Policies in Part II of above, these proposals to increase housing options are consistent with the following Comp Plan Goals and Policies.

Sub-policy 5.2.1.j: Discourage zone changes to detached single-family residential uses on the West Side.

The proposed housing amendments discourage further expansion of detached single-family housing on the West Side. Removing single-family dwellings as an allowed use in the MX-T zone and focusing zoning conversions in Major Transit areas and Activity Centers helps prevent additional low-density development where it is inconsistent with the Comprehensive Plan. These changes reinforce the intent to balance jobs and housing across the city and reduce development patterns that exacerbate congestion at river crossings, consistent with Sub-policy 5.2.1.j.

Policy 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

The proposed housing amendments convert lower-density residential zones to mixed-use and higher-intensity zone districts within Major Transit areas and Activity Centers, ensuring that appropriately zoned land is available to accommodate employment growth. By allowing a broader range of non-residential and mixed-use development in these strategic locations, the amendments help maintain land capacity for future job centers while balancing housing needs. This approach directs employment opportunities to areas with transit access and existing infrastructure, supporting long-term economic vitality and sustainable growth, consistent with Policy 8.1.5 Available Land.

Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The proposed amendments allow increased housing density in Major Transit and Activity Center areas, where infrastructure is already in place. Revisions to use-specific standards for residential uses expand opportunities for a mix of housing types as infill development in areas near services and amenities. Concentrating additional housing in these locations reinforces compact, mixed-use development patterns and ensures efficient use of existing infrastructure, consistent with Goal 9.3 Density.

Policy 9.3.2 Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The proposed amendments expand housing options such as duplexes, townhouses, accessory dwelling units, and cottage developments in residential areas while maintaining many contextual standards that respect surrounding scale. These changes encourage modest density increases near existing services and complementary uses, helping to integrate new housing into established neighborhoods without disrupting their character, consistent with Policy 9.3.2 Other Areas.

Goal 9.4 Homelessness: Make homelessness rare, short-term, and non-recurring.

The proposed amendments update standards for overnight shelters and Safe Outdoor Spaces (SOS) to expand access to services for people experiencing homelessness while ensuring compatibility with surrounding neighborhoods. Smaller-scale shelters have been allowed more permissively to reduce barriers to entry. Proposed revisions to SOS standards provide more flexibility in operations and management while requiring access to supportive services. Together, these amendments balance neighborhood compatibility with the City's commitment to making homelessness rare, brief, and non-recurring, consistent with Goal 9.4 Homelessness.

Policy 9.4.1 Best Practices: Implement an appropriate and effective model to address chronic homelessness.

The proposed amendments revise standards for Safe Outdoor Spaces (SOS) to make them more viable as a short-term housing option and pathway to stability. Updates provide greater flexibility in management and infrastructure requirements, ensuring these sites can adapt to evolving best practices while maintaining health and safety standards. In addition, allowing small overnight shelters permissively across the city reduces barriers to establishing supportive facilities where they are most needed. Together, these changes expand the range of effective models available to address chronic homelessness, consistent with Policy 9.4.1 Best Practices.

Policy 9.4.2 Services: Provide expanded options for shelters and services for people experiencing temporary homelessness.

The proposed amendments expand options for shelters and related services that assist people experiencing temporary homelessness. Updates to overnight shelter standards allow smaller facilities permissively in more zone districts, making it easier to provide services closer to those in need. Similarly, revisions to Safe Outdoor Spaces ensure reasonable operational standards while streamlining approvals, supporting a wider range of service models that help connect residents to housing, health care, and employment resources.

Legislative Zoning Conversion in Major Transit and Activity Center Areas [Zoning Map – [Items #ZC-3 and #ZC-4](#)]

Amendment Summary:

These amendments propose legislative zoning conversions to encourage infill housing and mixed-use development in areas designated by the Comprehensive Plan as appropriate locations to absorb growth; to create mixed-use, walkable districts; and support transit-oriented development. These amendments would convert low-density residential zone districts to zone districts that allow housing options beyond single-family, such as duplexes, townhouses, and multi-family and, in the case of R-T and R-ML properties that would convert to Mixed-use zone districts, non-residential uses. Properties zoned R-1, R-T, or R-ML would convert to zone districts as shown in the table below.

- **Item #ZC-3** applies this strategy within Major Transit areas, defined as areas within 660 feet of the centerline of a Major Transit corridor as designated in the Comprehensive Plan.
- **Item #ZC-4** applies this strategy within the boundary of Activity Centers designated in the Comprehensive Plan.

This change is allowed as a legislative action because all properties with the same zoning within areas designated by the Comprehensive Plan would be converted the same way. This differs from a zoning map amendment, which must justify a change of zoning on a specific property, or group of properties, that is different from other similarly situated properties. City Council, as the ultimate planning and zoning authority under the City charter, can establish zoning that

affects all similarly situated properties in the city the same way. This legislative zoning conversion is similar to the conversion of properties when the IDO was adopted, where all previous zone districts were converted based on conversion rules that affected properties in the same situation similarly. For example, all properties that were previously zoned C-3 east of the Rio Grande were converted to MX-H if they were within Center/Corridor areas but converted to NR-C outside of those areas. As with any legislation, the notice required for adoption is a legal ad and agendas for public hearings posted on the web. As part of the proposed text amendments to the IDO, email to Neighborhood Associations was also required.

Amendments to convert properties in Major Transit corridors are intended to facilitate additional housing options and mixed-use development opportunities, aligning zoning with areas where greater intensity is appropriate and where infrastructure and transit service are existing or planned. These amendments support focused growth along select Centers and Corridors, expanding housing options and improving access to services. Encouraging residential infill east of the river and converting residential zoning to mixed-use zoning that allows non-residential uses also helps rebalance jobs-to-housing, potentially reducing commutes over river crossings and alleviating regional traffic congestion. This strategy supports the creation of vibrant, connected communities with access to jobs, services, and transportation.

The following tables demonstrate the changes to permissive uses and building height that would result if the legislative zoning conversions were adopted.

Table 1: Housing Options Before and After Proposed Legislative Zoning Conversions in Major Transit Corridors and Activity Centers

Current Zoning	Current Housing Options				Zoning Conversion	Post-conversion Housing Options			
	Single-family	Duplex	Townhouse	Multi-family		Single-family	Duplex	Townhouse	Multi-family
R-1	Permissive	Permissive ¹	Permissive ¹	Permissive ²	R-T	Permissive	Permissive	Permissive	Permissive ²
R-T	Permissive	Permissive	Permissive	Permissive ²	MX-T	Permissive ³	Permissive	Permissive	Permissive
R-ML	Permissive	Permissive	Permissive	Permissive	MX-L	Not allowed ⁴	Not allowed ⁴	Permissive	Permissive

1 Permissive only within 1,320 feet (1/4 mile) of MS-PT areas [§14-16-4-3(B)].
2 Permissive only within 1,320 feet (1/4 mile) of MS-PT areas north of Central or east of the Rio Grande [§14-16-4-3(B)].
3 Item #30 proposes to remove single-family from MX-T. Existing single-family dwellings would become legally nonconforming.
4 Existing single-family dwellings or duplexes would become legally nonconforming

Table 2: Building Heights Before and After Proposed Zoning Conversions in Major Transit Corridors and Activity Centers

Original Zoning	Current Building Height Maximum - Citywide	Zoning Conversion	Post-conversion Building Height Maximum ¹		
			Current Citywide	Proposed AC-MT ³	Proposed UC-MS-PT ³
R-1	26 feet	R-T	26 feet	N/A	N/A

R-T	26 feet	MX-T³	30 feet	42 feet	54 feet
R-ML	38 feet ²	MX-L³	38 feet	50 feet	62 feet

- 1 Subject to Neighborhood Edge, limiting heights to 30 feet near low-density residential development [IDO §14-16-5-9(C)].
- 2 Item #32 proposes adding higher building heights by right within Activity Centers and Major Transit areas and adding height bonuses for workforce housing and structured parking.
- 3 Item #33 proposes adding higher building heights by right within Activity Centers and Major Transit areas and adding height bonuses for workforce housing and structured parking in Activity Centers.

Properties Zoned R-1, R-T, R-ML in MT or AC Areas



Post-conversion Zoning



An online interactive map⁵ shows properties that would be affected by the proposed zoning conversion.

Table 3: Properties Affected by Proposed Legislative Zoning Conversions

Zone Districts	Total Platted Parcels Post-Conversion	Converting in Major Transit Corridors	Converting in Activity Centers	Total Converting	% Change
	192,621 ¹	15,849	228	16,077	8%
R-1	127,032	(12,304)	(87)	(12,391)	(9%)
R-A	4,566				
R-MC	1,318				
R-T	39,514	(1,986)	(112)	(2098) + 12,391	154%
R-ML	6,587	(1,559)	(29)	(1,588)	(19%)
R-MH	3,680				
MX-T	4,271	1,986	112	2,098	97%

⁵ Online Interactive Map: <https://abq-zone.com/2025-update-proposed-legislative-zoning-conversions-major-transit-activity-centers>

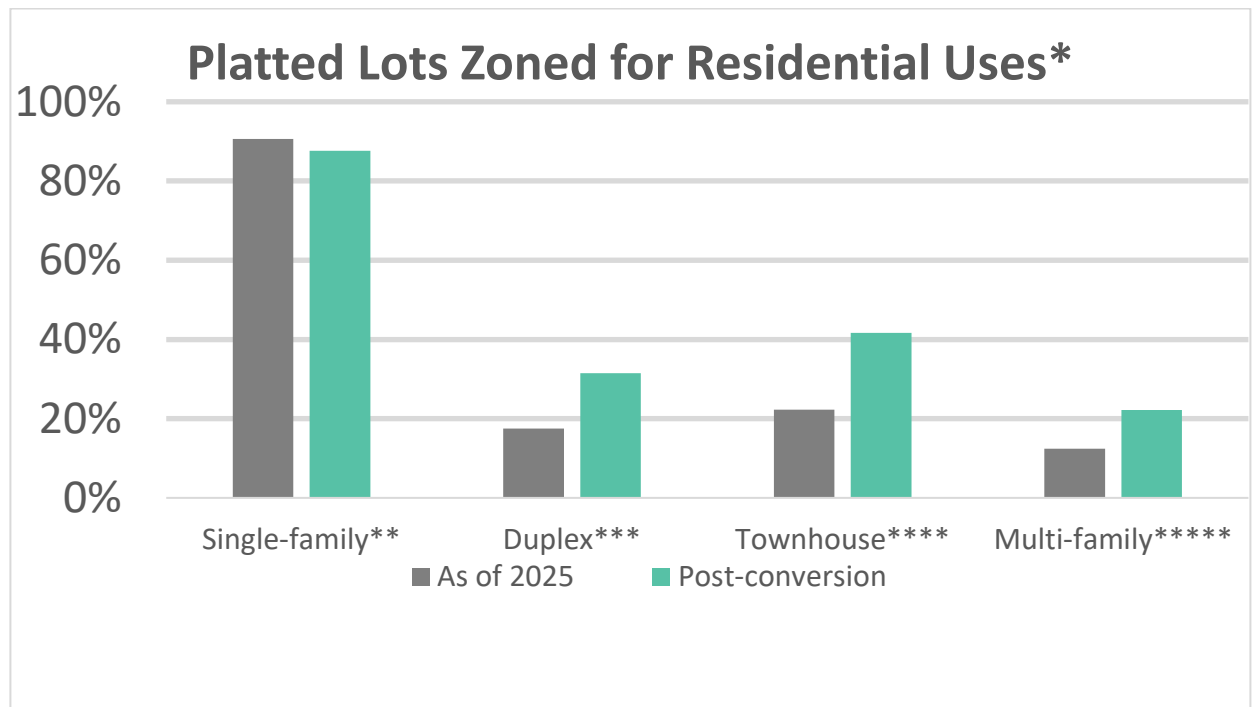
MX-L	6,027	1,559	29	1,588	36%
Other MX zones	9,917				

1 Excludes NR-C, NR-BP, NR-LM, NR-GM, NR-PO, NR-SU, PC, PD, and Unclassified.

Because R-1 only allows single-family, while R-T allows single-family, duplex, and townhouse, converting 12,391 properties to R-T in MT and AC areas will expand housing options for 6% of straight-zoned, developable properties in the city. This conversion increases R-T from 10% of developable properties to 15%, which is more than 150% change.

Because R-T does not allow multi-family development or non-residential uses other than civic or institutional, converting 2,098 properties to MX-T will expand housing options and services for 1% of straight-zoned, developable properties in the city. Because only 1% of the city is zoned MX-T today, this additional 1% represents an almost 100% increase.

Because R-ML does not allow non-residential uses other than civic or institutional, converting 1,588 properties to MX-L will expand options to add services for 1% of straight-zoned, developable properties in the city. Because only 3% of the city is zoned MX-L today, this additional 1% represents over 35% increase.



* Excludes: NR-C, NR-BP, NR-LM, NR-GM, NR-PO, PC, PD, NR-SU, Unclassified

** Includes R-A, R-1, R-MC, R-T, R-ML, MX-T (Assumes Item #30 removes single-family)

*** Includes R-1A, R-T, R-ML, MX-T

**** Includes R-T, R-ML, R-MH, MX-T, MX-L, MX-M, MX-H

***** Includes R-ML, R-MH, MX-T, MX-L, MX-M, MX-H

Public Comment:

Several comments expressed support for the zoning conversions, citing benefits such as reducing housing costs, aligning land use with transit infrastructure, increasing walkability, reducing traffic, and supporting vibrant, connected communities. Supporters emphasized that more households near transit and activity centers can improve quality of life and help meet the City’s planning goals.

Conversely, multiple comments raised concerns about impacts on historic neighborhoods, stating that converting R-1 properties to mixed-use zones could undermine residential character and displace longstanding communities.

Other comments focused on the legislative zoning conversion process itself, expressing concern that it bypasses typical zone change procedures and lacks adequate public notice or engagement. Commenters noted the absence of a defined process for “legislative zoning conversions” in the IDO and questioned the level of notification provided to affected property owners.

Finally, some comments raised technical concerns, such as difficulties using the zoning conversion maps and a request for data on the number of acres or properties affected within Major Transit corridors.

Dwelling, Multi-family – Use-specific Standards [IDO § 14-16-4-3(B)(8) – [Item #97](#)]

Amendment Summary:

This amendment adds a use-specific standard limiting the size of multi-family residential developments adjacent to low-density zone districts. Specifically, it prohibits more than 6 dwelling units per building on lots that share a rear or side lot line with R-A or R-1 zone districts, or are across an alley from such zone districts, unless located in an Urban Center (UC), Main Street (MS), or Premium Transit (PT) area. This amendment mirrors the existing 3-unit limit for townhouse dwellings near R-A and R-1, which provides a transition in scale and mitigates potential impacts on low-density neighborhoods. By promoting a balanced transition between higher-density and low-density development, this amendment reinforces compatibility with existing neighborhoods while supporting infill and sustainable growth. It complements other proposed changes that aim to expand housing choices while maintaining neighborhood character.

Public Comment:

Public comments on this item were mostly opposed to the proposed limitation on multi-family dwellings near low-density residential zones. Commenters stated that multi-family housing should be allowed in R-1 areas, that unit limits are arbitrary, and that the change would conflict with other proposals expanding housing options, such as the citywide allowance of townhouses. One comment supported the intent to integrate density in a way that respects the surrounding neighborhood scale.

EPC Considerations:

The EPC should carefully consider the proposed amendment, which would limit the number of multi-family units in any zone district citywide if the lot is next to R-A or R-1, outside of UC-

MS-PT zone districts. While the amendment is intended to ensure smaller-scale development next to the lowest-density zone district, the absolute limit would curb housing development of much-needed dwelling units. The EPC should consider and decide on one of the following options:

1. *Approve this amendment with a condition to adjust where the limit would apply.*
 - a. *Except in or within 1,320 feet (1/4 mile) of UC-MS-PT areas.*
 - b. *Except in UC-AC-MS-MT-PT areas.*
 - c. *Except in Areas of Change.*
2. *Approve this amendment with a condition to adjust the number of units that would be allowed next to R-A or R-1.*
3. *Approve this amendment with a condition that adjusts where the limit would apply and the number of units that would be allowed (staff recommendation).*
4. *Do not approve this item.*
5. *Approve this amendment as written, limiting the number of multi-family dwelling units to 6 next to R-A or R-1 except in UC-MS-PT areas.*

Dormitory – Use Table and Definition [IDO Table 4-2-1 – [Item #10](#)]

Amendment Summary:

This amendment makes dormitories a permissive primary use in the R-ML and MX-T zone districts. Dormitories are currently allowed in all other zone districts that allow multi-family dwellings. This change expands their permissibility to R-ML and MX-T in order to support additional affordable housing options in lower-intensity mixed-use areas. Dormitories provide a group living arrangement that can help reduce housing costs and increase density in appropriate transitional zones between residential neighborhoods and more intense commercial areas. The amendment also updates the definition of “Dormitory” in the IDO to include a reference to co-living buildings, a common industry term, helping to clarify the intent and applicability of this use. Allowing dormitories in MX-T also encourages the redevelopment, reuse, or conversion of underutilized commercial properties and supports the development of complete communities with diverse and flexible housing choices.

Public Comment:

Public comments on this item were mostly positive. Several commenters expressed strong support for allowing dormitory uses in additional zones, citing the need for affordable housing, community-building opportunities, and better off-campus living options for students and others. One commenter opposed the change, arguing that true affordability requires public housing provision and expressing concern about broader zoning impacts.

Dwelling, Cottage Development – Use-specific Standards [IDO § 14-16-4-3(B)(4)(b) – [Item #18](#)]

Amendment Summary:

This amendment simplifies the minimum project size for cottage development to 10,000 square feet citywide, removing location-based distinctions and Conditional Use requirements of the current regulation. The change takes the previous allowance tied to UC-MS-PT areas and expands it citywide to create opportunities for small-scale, infill, and missing middle housing on large lots throughout the city. By reducing the minimum project site size, this amendment encourages adding small housing units without requiring the subdivision of a lot, integrating new housing with existing neighborhood block patterns while supporting broader housing affordability and supply goals. Because more housing units can be added without additional land costs, and because the housing units are limited in size, the new units will be more affordable than larger units on separate lots.

Public Comment:

Public comments were strongly supportive of this amendment. Commenters noted that cottage-style development offers smaller, more affordable housing options that meet the needs of both first-time buyers and those looking to downsize. They highlighted that this housing type supports community integration, livability, and greater access to homeownership, helping to free up larger homes for growing families.

Dwelling, Two-family Detached (Duplex) – Use-specific Standards [IDO § 14-16-4-3(B)(5)(b) – [Item #C-2](#)]

Amendment Summary:

This amendment proposed by Councilor Fiebelkorn makes duplexes a permissive use in the R-1 and R-MC zone districts citywide and allows them conditionally in the R-A zone district within 1,320 feet (1/4 mile) of MS-PT areas. The intent of this amendment is to expand housing choices by allowing a low-density two-family option in more residential zone districts, increasing flexibility for property owners and supporting a broader range of housing types.

Public Comment:

Several commenters strongly supported the amendment, citing duplexes as a valuable housing option that increases affordability, supports multigenerational living, and allows people to age in place. They emphasized that duplexes can maintain neighborhood character while helping address the region's housing shortage, noting that this housing type has deep historic roots in New Mexico's traditional architecture. Some suggested the proposal should go further by allowing duplexes on all R-A lots or citywide, rather than limiting permissive use to within 1/4 mile of transit corridors.

Several commenters expressed concerns about impacts to single-family neighborhoods and were generally opposed to allowing two-family housing in R-1 zones. Some argued that the amendment undermines R-1 zoning protections and criticized the broader trend of zoning changes that introduce greater density without adequate public discussion or neighborhood input. One commenter questioned how maintenance responsibilities would be managed between different owners sharing a duplex structure.

EPC Considerations:

The EPC should carefully consider the overlap and conflict with [Item #31](#) from Staff, which removes duplexes, townhouses, and multi-family dwellings as permissive uses in the R-MC zone district to protect manufactured home communities as an affordable housing option. These two amendments reflect opposing policy directions for the R-MC zone. The EPC should consider and decide on one of the following options:

- 6. Approve this amendment with the condition to remove duplexes as a permissive use in the R-MC district to be consistent with Item #31 (staff recommendation).*
- 7. Approve this amendment as written and revise Item #31 to align with it, allowing uses beyond manufactured homes in the R-MC zone district.*
- 8. Do not approve this item and approve Item #31 as written.*
- 9. Do not approve either item.*

Dwelling, Townhouse – Use-specific Standards [IDO § 14-16-4-3(B)(6)(d)[new] – [Item #C-3](#)]

Amendment Summary:

This amendment proposed by Councilor Rogers allows townhouse development in the R-1 zone district citywide by removing the previous restriction limiting it to within 1,320 feet (1/4 mile) of Major Transit or Premium Transit areas. By removing distance-based restrictions in R-1, the amendment expands housing choice, increases flexibility for property owners, and supports a broader range of housing types in low-density residential areas. The amendment allows townhouses in the R-MC zone district when within 1,320 (1/4 mile) feet of Major Transit or Premium Transit areas, which conflicts with Item #31, which seeks to prohibit townhouses in R-MC to prevent displacement and market pressure on manufactured home communities. These two items reflect opposing policy directions regarding townhouse permissibility in the R-MC zone.

Public Comment:

Commenters expressed strong support for allowing townhouses in R-1 zones, describing this housing type as an energy-efficient and character-friendly way to expand housing options. Several noted that townhomes help make homeownership more accessible, particularly for young people and first-time buyers, while also offering downsizing opportunities for older adults. Others noted that allowing townhomes helps Albuquerque remain livable, competitive, and attractive to a diverse range of residents.

EPC Considerations:

The EPC should carefully consider the conflict with proposed [Item #31](#) from Staff, which removes duplexes, townhouses, and multi-family dwellings as permissive uses in the R-MC zone district to protect manufactured home communities as an affordable housing option. These two amendments reflect opposing policy directions for the R-MC zone. EPC should consider and decide on one of the following options:

- 1. Approve this amendment with a recommended condition to remove townhouses as a permissive use in the R-MC district to be consistent with Item #31 (staff recommendation).*

2. *Approve this amendment as written and revise Item #31 to align with it, allowing uses beyond manufactured homes in the R-MC zone district.*
3. *Do not approve this item and approve Item #31 as written.*
4. *Do not approve either item.*

Dwelling Unit, Accessory – Use-specific Standards – Attached and Detached [IDO § 14-16-4-3(F)(6)(a) – [Item #C-4](#)]

Amendment Summary:

This amendment proposed by Councilor Fiebelkorn revises use-specific standards for accessory dwelling units (ADUs), also known as casitas, to clarify and expand where and how they may be constructed, including allowing ADUs to be either attached or detached from the primary dwelling in Residential zone districts. These changes are intended to expand housing choice, promote affordability, and support efficient development patterns. It also distinguishes between attached ADUs and duplexes by clarifying that attached ADUs with separate entrances and no shared spaces are regulated as duplexes when they exceed 750 square feet. This distinction increases flexibility for property owners while maintaining clear regulatory thresholds.

Public Comment:

Several commenters supported the amendment, emphasizing the importance of allowing both attached and detached ADUs to support multigenerational living, aging in place, and flexibility for homeowners. They described ADUs as a vital tool for meeting housing needs while maintaining neighborhood character, and appreciated the clarity the amendment provides regarding the distinction between duplexes and attached casitas. Supporters also noted that site constraints may make one form of ADU more feasible than another, and welcomed the added flexibility.

EPC Considerations:

The EPC should carefully consider the conflicts between this amendment and [Item #28](#) from Staff, which revises the maximum ADU size to be defined by building footprint, rather than gross floor area, potentially allowing larger ADUs without increasing lot coverage. The amendment also conflicts with [Item #29](#) from Staff, which proposes to allow ADUs to be up to 18 feet tall or to match the height of the primary structure, whichever is greater. These items take different approaches to regulating ADU form and scale. The EPC should consider and decide on one of the following options:

1. *Approve this amendment with the condition to change the language in Items #28 and #29 to refer to detached ADUs (**staff recommendation**).*
2. *Approve this amendment as written and do not approve Items #28 and #29.*
3. *Do not approve this item and approve Items #28 and #29 as written.*
4. *Do not approve any proposed changes to use-specific standards for ADUs.*

Dwelling, Single-family in the MX-T Zone District [Multiple IDO Sections – [Item #30](#)]

Amendment Summary:

This amendment removes single-family dwellings as a permissive use in the MX-T zone district to better align with the purpose of the zone, which is intended to transition between residential neighborhoods and more intense commercial areas. Detached single-family dwellings do not support this transition and have been used as a standalone use (particularly on the West Side, where Zoning Map Amendments to residential zone districts in general and single-family developments in particular, are discouraged by the Comprehensive Plan [Sub-policy 5.2.1.j]). The amendment also removes cluster development and cottage development (which typically consist of single-family dwellings) as allowed uses in MX-T in Table 4-2-1. It also revises the use-specific standards for cottage development in IDO § 14-16-4-3(B)(4) to remove reference to MX-T. By removing single-family as a permissive use, the amendment reinforces MX-T's intended function as a transition zone that supports a mix of uses and higher-intensity development, discouraging further standalone single-family construction in these areas. With this proposed change, existing single-family homes in MX-T would become nonconforming and could continue to be used as single-family, but would be subject to restrictions on additions and discontinuance as a nonconforming use. If the single-family use discontinues for more than 5 years, it would not be allowed to resume as single-family [IDO § 14-16-6-8(C)(3)(b)]. The building could still be reused for any other allowed use in the MX-T zone district.

Public Comment:

Public comment on this amendment was mixed. Supporters agreed that single-family detached housing is not an efficient use of land in MX-T zones, especially in areas intended as a transition to more intense development. They saw this change as a positive step toward promoting density, walkability, and mixed-use development that better supports a vibrant city.

Others raised concerns about the impact on existing single-family homes already located in MX-T zones. Several commenters questioned what becoming a nonconforming use would mean for homeowners, including whether it would affect their ability to renovate, refinance, or sell.

Duplexes, Townhouses, and Multi-family Dwellings in the R-MC Zone District [Multiple IDO Sections – [Item #31](#)]

Amendment Summary:

This amendment removes duplexes, townhouses, and multi-family dwellings as permissive uses in the R-MC zone district to reinforce its intended purpose of preserving land for manufactured home communities. These uses were not allowed in R-MC until City Council amended the IDO through O-24-69, which updated several residential zones; their inclusion in the R-MC zone district appears to have been an unintended consequence of a general change to allow more housing options in Residential zone districts. Allowing these higher-density, and often higher-cost, housing types creates redevelopment pressure that can displace existing residents. This amendment strengthens protections for existing residents, many of whom are vulnerable to displacement, by reducing speculative development pressure and preserving an important source of naturally occurring affordable housing. This amendment ensures that R-MC is reserved for manufactured homes. Under this amendment, any other type of residential redevelopment would

require a Zoning Map Amendment, which in turn triggers the 18-month eviction notice required by state law.

Public Comment:

Commenters expressed concern that a zone change could trigger 18-month eviction notices for residents of manufactured home communities, many of whom are low-income. There was confusion about whether this change is intended to protect residents or if it might instead create greater risk of displacement.

It is important to clarify that this amendment proposes removing housing options other than manufactured home communities as permissive uses in the R-MC zone. This change would mean a developer could not redevelop an existing manufactured home community with duplexes or townhouses without first applying for a zone change, which is a public process. This limits the potential for higher-profit redevelopment to other housing options and helps maintain existing manufactured housing communities.

EPC Considerations:

This amendment from Staff conflicts with Council [Item #C-2](#) and [Item #C-3](#), which would allow townhouses and multi-family dwellings, respectively, as allowable uses in the R-MC zone district citywide. The EPC should carefully consider the conflicts and decide on one of the following options:

- 1. Approve this amendment with the condition to remove R-MC in [#C-2](#) and [#C-3](#) (staff recommendation).*
- 2. Approve this amendment as written and do not approve Items [#C-2](#) and [#C-3](#).*
- 3. Do not approve this item and approve Items [#C-2](#) and [#C-3](#) as written.*
- 4. Do not approve any of these items.*

Overnight Shelter – Use Table and Use-specific Standards [Table 4-2-1 and IDO § 14-16-4-3(C)(6) – [Item #C-8](#)]

Amendment Summary:

This amendment proposed by Councilor Fiebelkorn modifies IDO Table 4-2-1 and IDO § 14-16-4-3(C)(6) to revise the standards for overnight shelters by allowing the use permissively in the zone districts where the use is allowed conditionally today, including MX-M, MX-H, NR-C, NR-BP, NR-LM, and NR-GM, if the shelter contains 10 or fewer beds, while continuing to require a Conditional Use approval for facilities with more than 10 beds. Other standards for separation distance (1,500 feet from another shelter), indoor operations, and maximum size in MX-M (25,000 square feet) remain unchanged. The proposed changes aim to reduce barriers for smaller-scale shelter facilities while maintaining a public review process for larger operations. By allowing small shelters permissively, the amendment supports services for vulnerable populations by streamlining the review process for a use that benefits the larger community.

Public Comment:

Comments on this amendment were mostly supportive, emphasizing that homelessness is a citywide issue, and smaller shelters should be allowed in more locations to provide stability for families and individuals. Supporters noted that spreading shelter options across the city helps people remain in familiar communities, especially children in school, and reduces reliance on large, centralized facilities.

Some concerns were raised about residential zones located across the street from newly permissive shelter locations, with questions about whether notification or protections would apply in those cases. One comment also referenced a specific neighborhood and asked that shelter uses remain conditional in that area.

Safe Outdoor Spaces [IDO § 14-16-4-3(G)(9) – Items [#M-1](#), [#C-5](#), [#C-6](#)]

There are three competing proposals for changes to the use-specific standard for Safe Outdoor Spaces (SOS), submitted by Councilor Fiebelkorn, Councilor Rogers, and the Mayor. A summary for each is provided below, and a table at the end compares the proposed changes.

1. SOS Amendment – Councilor Fiebelkorn (Item #C-6)

Amendment Summary:

This amendment to IDO § 14-16-4-3(G)(9)(e) revises the use-specific standards for SOS to remove the requirement that restrooms, hand washing stations, and showers be plumbed within two years of approval. The amendment eliminates the phased “hard-in” plumbing requirement and instead allows continued use of portable or temporary bathroom amenities such as portable toilets, portable hand washing stations, and portable showers. These changes aim to reduce infrastructure costs and increase flexibility for the establishment and operation of SOS.

Public Comment:

Comments on Item #C-6 were supportive. Several commenters highlighted the benefits of composting toilets as economical, sanitary, and climate-friendly solutions for Safe Outdoor Spaces. One suggested reducing the timeframe for transitioning to plumbed facilities, indicating a desire for flexibility paired with long-term infrastructure goals.

Another commenter expressed general support while deferring to the comparison of #M-1, #C-5, and #C-6, recommending that the City adopt the version that does the most to reduce barriers to implementation. One commenter asked why there were multiple separate amendments for this issue and raised concern about the removal of allowance for portable showers.

2. SOS Amendment – Councilor Rogers (Item #C-5)

Amendment Summary:

This amendment to IDO § 14-16-4-3(G)(9) makes additional changes to Item #C-6. This amendment revises the Temporary Use permit requirement to allow extensions every 2 years following a compliance inspection, rather than limiting extensions to a single additional 2-

year term, after which a 6 month “break” is required. Like Item #C-6, it removes the requirement for permanent plumbing, allowing continued use of portable or temporary toilets, hand washing stations, and showers. It also modifies management requirements by removing the 24-hour on-site staffing requirement; instead, sites with 20 or fewer designated spaces must provide a contact person available during regular weekday business hours, while sites with more than 20 spaces must provide 24-hour on-call support. Lastly, the amendment removes the requirement for on-site supportive services but specifies that at least 3 types of services, such as behavioral health, housing navigation, or job training, must be made available to residents within 90 days of operation, and may be provided on-site, off-site, or through mobile providers. These changes aim to balance flexibility in implementation with basic standards for resident safety, site management, and access to supportive services.

Public Comment:

Comments on Item #C-5 were mostly supportive. Several commenters emphasized that removing permanent plumbing requirements would make Safe Outdoor Spaces more feasible, citing the effectiveness of composting toilets, foot pump sinks, and outdoor showers as environmentally friendly, affordable, and climate-resilient sanitation options.

One commenter noted support but urged the City to compare this amendment with #M-1 and #C-6 to select the most effective version. A single dissenting comment opposed the general concept of Safe Outdoor Spaces, criticizing the City’s approach as enabling blight rather than resolving homelessness.

3. SOS Amendment – Mayor (Item #M-1)

Amendment Summary:

This amendment to IDO § 14-16-4-3(G)(9) makes additional changes to Item #C-5. This amendment extends the base term of the Temporary Use permit from 2 years to 5 years, with additional 2-year extensions allowed following a compliance inspection. It also raises the thresholds that trigger the 660-foot minimum spacing requirement between SOS operations. Under current regulations, the spacing applies to sites with more than 10 designated spaces and 15 occupants. This amendment changes that to more than 20 spaces and 30 occupants and adds an exemption for sites operated by the same entity under a shared management plan. While retaining the changes allowing portable plumbing facilities in Items #C-6 and #C-5, this amendment makes further revisions to the management standards by removing the requirement for 24-hour on-site support and instead requiring that larger sites (over 20 spaces) offer 24-hour on-call contact only, with City discretion to require on-site presence if needed. Finally, the amendment expands the list of acceptable supportive services that must be made available to residents (still requiring at least 3), by including income support services and clarifying the City’s ability to approve other qualifying services. These changes aim to further streamline implementation while preserving health, safety, and operational accountability for SOS. These amendments are generally consistent with the Comprehensive Plan Goals and Policies related to providing services for people experiencing homelessness, promoting public health and safety, and streamlining regulatory approvals for supportive

uses. It aligns with efforts to create more flexible and responsive zoning standards that facilitate access to basic services and housing alternatives.

Public Comment:

Comments on this item were strongly supportive. Many emphasized the importance of reducing barriers to Safe Outdoor Spaces as a way to provide immediate support for people experiencing homelessness while the city works on broader housing solutions. Multiple comments encouraged choosing the amendment version that best reduces burdens, with particular support for removing plumbing requirements in favor of more flexible, climate-appropriate sanitation options.

Several commenters stressed that outdoor spaces with basic infrastructure like composting toilets, outdoor showers, and sinks can offer dignified, environmentally responsible shelter in the short term. The overall sentiment was that these proposals are necessary, compassionate, and should move forward to fill a critical gap in the housing continuum.

Amendment Comparison:

The table below summarizes the similarities and differences among these amendments.

Table 4: Comparison of Safe Outdoor Space Amendments

Topic	Item #M-1	Item #C-5	Item #C-6
Time Limit / Renewal	5-year limit, renewable every 2 years with inspection	2-year limit, renewable every 2 years with inspection	No change to the IDO
Distance Separation to other Safe Outdoor Spaces	<ul style="list-style-type: none"> Increases number of spaces/occupants requiring distance separation from 10 to 20 spaces and 15 to 30 occupants Specifies that separation distances don't apply to sites operated by the same entity with a shared agreement/plan 	No change to the IDO	No change to the IDO
Toilets / Showers / Plumbing	Removes permanent plumbing requirement	Removes permanent plumbing requirement	Removes permanent plumbing requirement

<p>Security & Management Plans</p>	<ul style="list-style-type: none"> • <20 spaces: On-call support from 8 AM – 5 PM Monday through Friday • >20 spaces: 24-hour on call-support • Contact information for on-call support provided to the City 	<ul style="list-style-type: none"> • <20 spaces: On-call support from 8 AM – 5 PM Monday through Friday • >20 spaces: 24-hour on call-support • Contact information for on-call support available to residents, public, ABQ HHH Department 	<p>No change to the IDO</p>
<p>Supportive Services</p>	<ul style="list-style-type: none"> • Requires 3 types of supportive services (on or off-site) within 90 days • Adds “income support services” to service list 	<ul style="list-style-type: none"> • Requires 3 types of supportive services (on or off-site) within 90 days • Provides list of types of services that can be provided 	<p>No change to the IDO</p>

EPC Considerations:

Because these amendments overlap, the EPC should carefully consider and decide on one of the following options:

- 1. Approve Item #M-1 as written, which includes the proposed changes in #C-6 and most of the proposed changes in Item #C-5 and adds changes to allow longer permit durations and greater flexibility in management and spacing requirements, but do not approve Item #C-5 or #C-6 (staff recommendation).*
- 2. Approve Item #C-5 as written, which includes the proposed changes in Item #C-6 and adds changes related to permits, management, and supportive services, but do not approve Item #C-6 or #M-1.*
- 3. Approve Item #C-6 as written, which only removes the plumbing requirement for Safe Outdoor Spaces, but do not approve Item #C-5 or #M-1.*
- 4. Recommend a hybrid approach that combines preferred elements from each amendment.*
- 5. Recommend not making any changes to Safe Outdoor Spaces.*

Housing Changes to Lower Costs and Remove Barriers

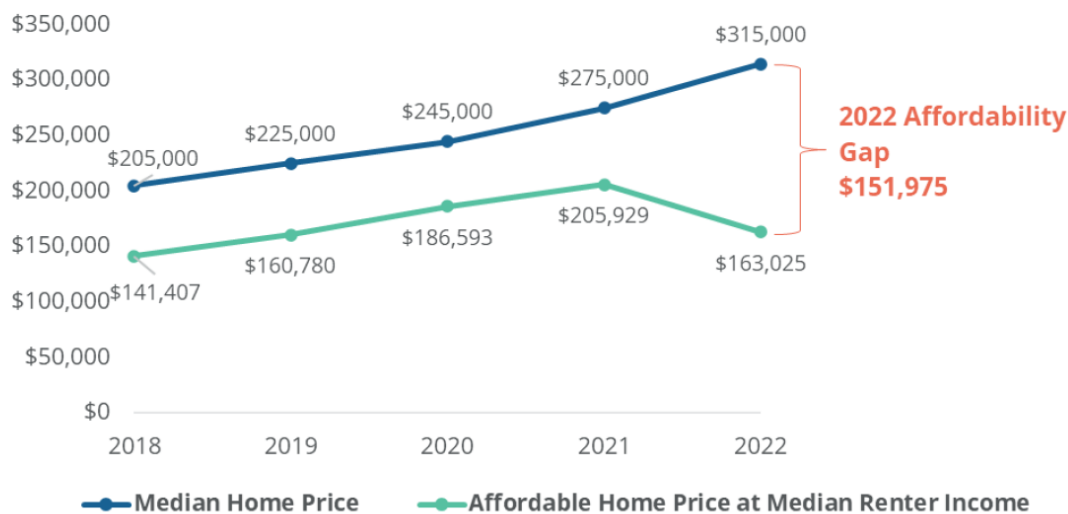
Summary:

Housing is a significant focus of the 2025 Biennial Update. The following housing amendments are generally proposed to remove barriers and lower costs per unit in order to encourage and incentivize housing production throughout the city.

Background:

The *Albuquerque Region Housing Needs Assessment (2024)* highlights that housing costs have risen faster than wages and that extremely low-income households face a severe shortage of affordable options. This affordability crisis is particularly acute for renters, who already face cost burdens and limited access to newly built housing. Almost 40 percent of workers earning the average wage cannot afford the cost of average rent in Albuquerque. That includes essential workers like nurses, teachers, and bus drivers. For those hoping to own a home, the gap between the house price that a household earning median wages could afford and the median house price in Albuquerque continues to widen. As of 2022, this affordability gap is over \$150,000. This explains why families cannot afford to buy a house when they want to.

Figure I-11.
Median Home Price V. Affordable Home Price, Region, 2018-2022

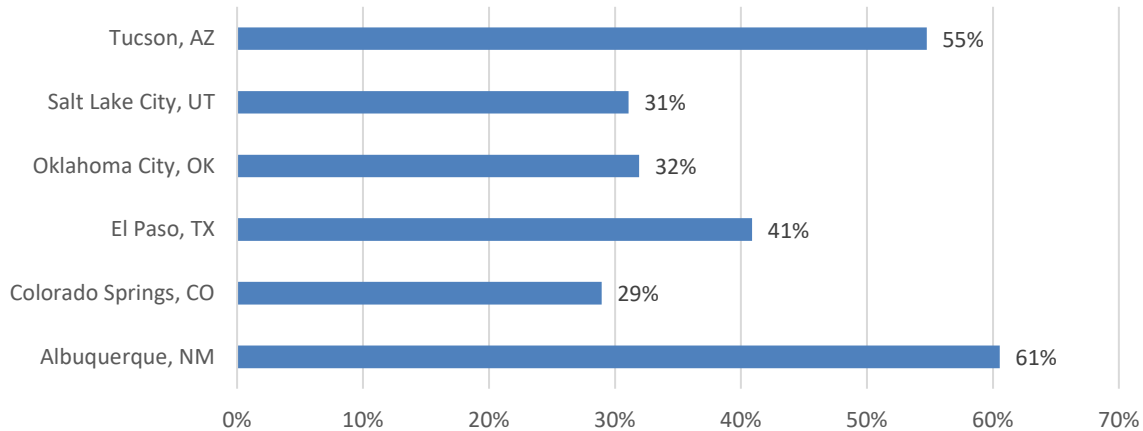


Note: Affordability estimates assume a household spends 30% of their income on housing and assume a 30-year mortgage with a 10% downpayment, 30% of monthly payment is used for property taxes, utilities, insurance. Interest rates used are the historical 30-year fixed rate average from Freddie Mac from 2018 to 2022.

Source: HMDA, Freddie Mac, ACS 5-year estimates, and Root Policy Research.

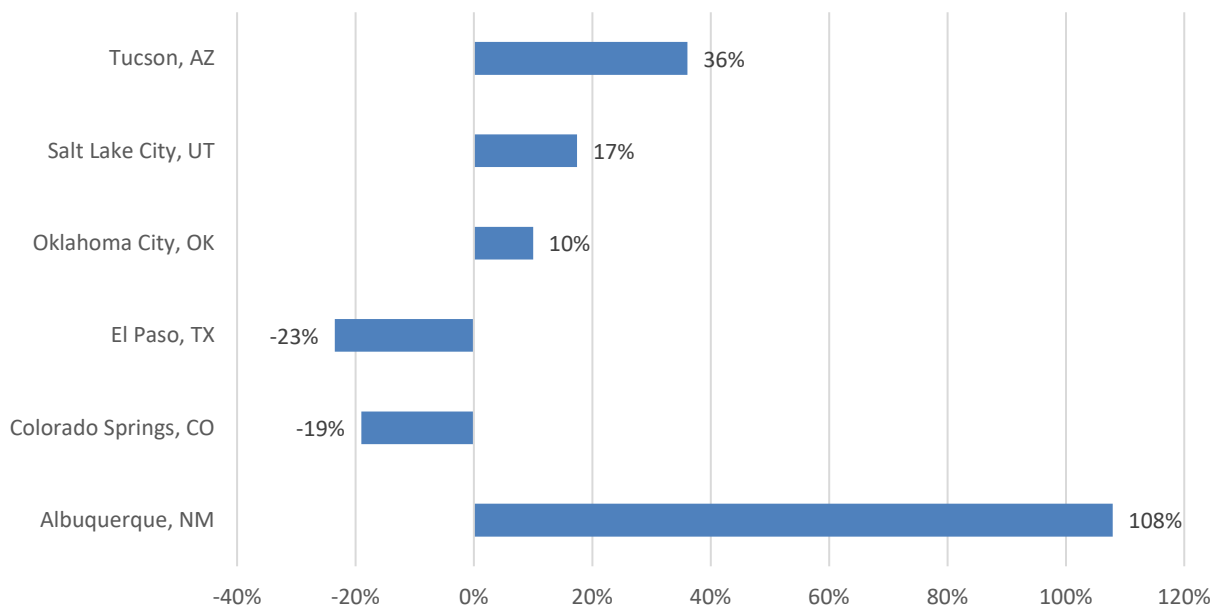
National research from the *Pew Charitable Trusts*³ reinforces this trend, noting that in many cities, the high cost of housing is driven not just by demand, but by regulatory barriers and limited feasibility of building more, especially smaller-scale, lower-cost projects. According to Pew, Albuquerque’s median monthly rent increased 58 percent since 2017, compared to 29 percent increase nationally.

Rent Growth in Albuquerque and comparison cities, 2017 - 2024



In the same period, homelessness increased by 108 percent.⁶ When rents rise, more households become “precariously housed.” Because households have to spend a larger portion of their income on rising rents, there is less money for other essentials. Small and large emergencies and other unavoidable life changes can easily lead to losing housing when the rent or mortgage payment comes due.

Growth in homelessness 2017 - 2024



⁶ Pew Charitable Trusts, “Restrictive Regulations Fuel New Mexico’s Housing Shortage: Available policy tools can help lower costs and unlock more availability,” <https://www.pew.org/en/research-and-analysis/articles/2025/01/21/restrictive-regulations-fuel-new-mexicos-housing-shortage> [Accessed 10/2/2025].

The zoning changes proposed for 2025 are intended to help reduce development costs by streamlining processes, reducing uncertainty, and removing unnecessary barriers to entry. This includes simplifying approvals for infill projects, reducing minimum lot sizes, parking, or setback requirements, and enabling more housing types on a given parcel of land. Pew identifies these types of reforms as critical to encouraging construction of “missing middle” housing, typically low-rise, multi-unit housing types such as duplexes, triplexes, cottage development, and townhomes that provide incremental increases in housing density while fitting within the scale and character of existing neighborhoods.

In addition, reducing or eliminating requirements that are disproportionately expensive, such as excessive off-street parking mandates, can significantly reduce per-unit construction costs, particularly in walkable or transit-accessible areas where demand for parking is lower. Administrative flexibility and clarity around design standards can reduce development costs and financial risk for developers, especially those working in infill areas.

As noted above, zoning is a necessary but insufficient step to improving housing supply and eventually helping to bring down the cost of rent. The City’s Health, Housing, and Homelessness Department will need to keep adding subsidized affordable housing units through conversions of hotels and offices, new construction, and vouchers. Zoning reforms that allow smaller units to be added throughout the city and that increase housing supply overall are intended to expand housing options and create conditions for more rental units and ownership opportunities at multiple price points when development can occur.

Policy Analysis:

In addition to the general analysis of relevant Goals and Policies in Part II of above, these proposals to decrease lower costs and remove barriers to housing are consistent with the following Comp Plan Goals and Policies. Goals and Policies relevant only to a specific proposal are included in the discussion of the individual amendment below.

Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The proposed amendments remove regulatory barriers that limit residential development in established areas with existing employment and services. By simplifying dimensional standards and eliminating contextual lot size requirements, the amendments make it easier to add housing options on infill sites east of the river where jobs are concentrated, helping to reduce commute pressures and congestion at river crossings. At the same time, related zoning conversions in Major Transit and Activity Center areas expand opportunities for mixed-use development that can integrate both housing and employment. Together, these changes promote a more balanced distribution of jobs and housing across the city while reinforcing targeted job growth opportunities on the West Side.

R-1 Zone District Dimensional Standards [Multiple IDO Sections – [Item #92](#)]

Amendment Summary:

This amendment removes the R-1 subzones and applies the most permissive dimensional standards (formerly R-1A) to all R-1-zoned properties. The change simplifies dimensional regulations, reduces implementation complexity, and eliminates potentially exclusionary standards that increase housing costs by requiring larger lots and greater setbacks. Although minimum requirements are proposed to be reduced, existing contextual standards will continue to ensure that new development remains compatible with the surrounding built environment. The amendment supports a more efficient, equitable pattern of development without requiring changes to existing properties, while balancing flexibility for property owners with protections for neighborhood character. Staff notes that Councilor Baca's Item #C9 proposes to delete minimum lot size contextual standards from § 14-16-5-1(C)(4). While this does not directly conflict with Item #92, the two amendments are interrelated in their treatment of minimum lot size.

Public Comment:

Comments were generally supportive, particularly of the proposed changes to dimensional standards to allow for smaller lot sizes in R-1 zones. Supporters noted that these changes would expand housing options, enable small-footprint homes, and improve access to homeownership, especially for lower-income residents. Several also highlighted the benefits of standardizing lot dimensions and making irregular lots more usable.

One commenter expressed opposition specifically to allowing duplexes in the R-1 zone. Another asked for clarification on whether the amendment is intended to support Missing Middle housing goals.

Contextual Residential Development Standards – Minimum Lot Size Requirements [IDO § 14-16-5-1(C)(2)(b) – [Item #C-9](#)]

Amendment Summary:

This amendment proposed by Councilor Baca removes the contextual standards for minimum lot size in IDO § 14-16-5-1(C)(4), which requires new low-density residential development to meet a percentage of the average lot size on the block. Specifically, the deleted provisions prohibit development on a lot smaller than 75% of the average lot size on the block, or 50% in or within 1,320 feet (1/4 mile) of Urban Centers, Main Street Corridors, and Premium Transit Corridors. While these standards are intended to promote compatibility with surrounding development, they can create barriers to subdividing lots, particularly in older neighborhoods with varied lot sizes. Removing these provisions allows subdivisions to default to the minimum lot size of the applicable zone district, supporting more consistent application of zoning standards, streamlining the development process, and enabling additional housing opportunities in established areas.

Subdividing existing lots to create multiple legal lots on an existing block may create issues with physical access and infrastructure access on a case-by-case basis. Note that Items #18, #C-2,

#C-3, and #C-4 are all intended to increase the number of units allowed on existing lots without requiring subdivision, which must result in legal access and easements for utilities and service provision.

Public Comment:

Comments on this item were generally supportive, emphasizing the value of lot size flexibility and streamlined subdivision processes to support housing production and economic growth. Several commenters framed the amendment as a positive step toward more responsive and adaptable development.

One commenter raised a potential conflict with another proposed amendment focused on contextual dimensional standards, suggesting that this item might be misaligned if the goal is to allow flexibility while still matching existing neighborhood character. Additional comments requested clarification on how access would be maintained for newly created or unusually shaped lots. Some expressed concern about how these might function in practice and requested diagrammatic examples to help illustrate how the proposed changes would work.

Policy Analysis:

In addition to the general analysis of relevant Goals and Policies in Part II of above, this proposal to remove the lower limit on contextual lot sizes in Areas of Consistency is consistent with the following Comp Plan Goals and Policies.

Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The proposed amendment would remove contextual lot size standards that can prevent subdivision on infill sites, particularly in older neighborhoods with irregular lot patterns. By allowing subdivisions to default to the base zone district minimums, the amendment enables additional housing opportunities in areas that are already served by infrastructure and services. This approach supports increased density in appropriate locations while maintaining access requirements and utility easements to ensure new development can be adequately supported.

The proposal conflicts with the following Comprehensive Plan Goals and Policies.

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The proposed amendment may conflict with Goal 4.1 by removing contextual lot size standards that help preserve the established development pattern within existing neighborhoods. Since lot size is a key factor in defining neighborhood character, eliminating these requirements could result in subdivisions that are out of scale with surrounding development. While this change supports additional housing opportunities, it reduces one of the tools currently used to maintain the cohesiveness and distinct identity of established communities.

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed amendment may conflict with Policy 4.1.2 by removing contextual lot size standards in Areas of Consistency that help ensure the scale of new subdivisions aligns with the surrounding development pattern. Without these requirements, smaller lots could be introduced on blocks with larger established lots, potentially disrupting neighborhood cohesiveness and altering the perceived character of the area. While the change promotes consistency in zoning standards, it may reduce protections that currently help preserve neighborhood identity.

Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The proposed amendment may conflict with Goal 9.3 by allowing subdivisions that create smaller lots without full consideration of the surrounding context. While this supports increased density, it does not ensure that higher densities are located only where adequate services and amenities exist. For example, adding a particularly small lot within a subdivision of much larger lots could create mismatched infrastructure needs.

Policy 9.3.2 Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The proposed amendment may conflict with Policy 9.3.2 by removing contextual lot size standards that help maintain the scale of surrounding development. Allowing smaller lots without regard to existing block patterns could introduce density in areas that lack nearby services or result in new housing that is out of scale with established neighborhoods.

Goal 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

The proposed amendment may conflict with Goal 11.2 by eliminating contextual lot size standards that help maintain the established development patterns in older neighborhoods. In historic districts, where lot sizes often contribute to the character and identity of the area, removing these standards could allow subdivisions that alter the traditional block pattern and diminish the integrity of historic assets.

Policy 11.2.3 Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

The proposed amendment may conflict with Policy 11.2.3 by allowing subdivisions that reduce lot sizes in established neighborhoods where larger lot patterns contribute to a distinct built environment. In areas with historic or culturally significant development patterns, the introduction of smaller lots could erode the social and physical features that help define community identity.

EPC Considerations:

The EPC should carefully consider competing Goals and Policies in the Comprehensive Plan relevant to this amendment. The minimum lot size contextual standard is intended to promote compatibility with surrounding development by limiting subdivisions to 75 percent of the size of other lots on the same block. While this approach helps maintain the pattern of lot size that is a significant factor of neighborhood character, it also limits infill housing opportunities in established areas. Removing these standards would allow subdivisions to develop under the zone district minimum, which can streamline development and promote regulatory consistency. The amendment requires that EPC consider, weigh, and make a policy choice among the competing goals of preserving existing development patterns and supporting flexibility for new housing options in Areas of Consistency. The EPC should consider and decide on one of the following options:

- 1. Do not approve Item #C-9 and remove reference to Goals and Policies that are consistent with the Comp Plan in the recommended findings.*
- 2. Approve Item #C-9 and remove reference to Goals and Policies that conflict with the Comp Plan in the recommended findings.*

Dwelling Unit, Accessory – Use-specific Standards – Size and Height Limit [IDO § 14-16-4-3(F)(6) – [Items #28 and #29](#)]

Amendment Summary:

These amendments clarify and provide additional flexibility for accessory dwelling units (ADUs). The size amendment specifies that the 750 square foot size limit applies to the building footprint, allowing for two-story casitas and clarifies that an attached garage does not count toward this size limit. The height amendment allows ADUs to be up to 18 feet tall or the height of the primary structure, whichever is greater. This change removes challenges faced by property owners in constructing ADUs in areas where the existing primary dwelling is single-story, which limits height and design flexibility. The amendment also clarifies that ADUs constructed above detached garages are subject to the zone district's maximum height. These changes support the creation of diverse and affordable housing options, promote context-sensitive infill development, and encourage efficient use of land and infrastructure. By removing barriers such as restrictive height limits, the amendment helps more property owners accommodate changing household needs, generate rental income, or house extended family while maintaining neighborhood character.

Public Comment:

Comments were generally supportive of the proposed changes, particularly those allowing greater flexibility in the design, height, and layout of ADUs. Supporters noted that these changes would make ADUs more feasible for a broader range of homeowners and help create more diverse, affordable housing options. Several commenters emphasized that the amendment would allow for higher-quality casitas, and reduce unnecessary barriers for families seeking to build housing for aging relatives, adult children, or renters.

A few commenters expressed concern about the visual and scale impacts of taller ADUs, particularly if they exceed the height of the primary dwelling. One urged the City to seek broader buy-in from residential property owners, especially in R-1 zones, before implementing changes of this nature.

EPC Considerations:

The EPC should carefully consider conflicts with Councilor Fiebelkorn’s [Item #C-4](#), which does not revise how ADU size is calculated or allow for increased building height. The EPC should consider and decide on one of the following options:

- 1. Approve Items #28 and #29 with the condition to revise the language to remove conflicts with Item #C-4 to specify size limits and height limits for attached vs. detached ADUs (**staff recommendation**).*
- 2. Approve Items #28 and #29 as written and do not approve Item #C-4.*
- 3. Do not approve Items #28 and #29 and approve Item #C-4 as written.*
- 4. Do not approve any changes to use-specific standards for ADUs.*

Usable Open Space in MX-FB-UD Zone District and Green Wall Definition [IDO Table 2-4-11 and IDO § 14-16-7-1 – [Item #3](#)]

1. Usable Open Space in MX-FB-UD Zone District

Amendment Summary:

This amendment introduces a menu of alternative options for residential conversions in the MX-FB-UD zone district in existing buildings that cannot meet residential usable open space requirements. These alternatives include features such as sidewalks wider than required by the Development Process Manual (DPM), street furniture, pedestrian-scale lighting, green infrastructure improvements, long-term bicycle storage lockers, transit shelters, electric vehicle (EV) charging stations, or at least five additional deciduous street or accent trees. Other options may include green walls (which have been defined, and is explained in more detail under “Walls and Fences”), green roofs, in-lieu-of fees equivalent to 1% of the renovation value, solar photovoltaic systems, or installation of public art. By offering context-sensitive, publicly beneficial alternatives, the amendment facilitates infill housing opportunities and adaptive reuse in the urban core while supporting efficient development patterns, housing affordability, climate resilience, and high-quality urban design. These alternatives are intended to provide meaningful benefits to residents and the public when traditional open space is not feasible due to the site’s

built-out condition. Collectively, these changes promote improved design quality, safety, and compatibility between land uses while reinforcing the City’s urban design goals.

Public Comment:

Comments were supportive of the proposed amendment to allow more flexible reuse of commercial and office space for residential development. Commenters noted that shifts toward hybrid work have left many office buildings underutilized, and repurposing them for housing would make better use of existing infrastructure. Several emphasized the benefits of bringing more people to live near jobs, events, and services, which would support a more walkable and vibrant urban environment. Others expressed general support for removing barriers to creating additional housing.

2. Wall and Fence Definitions – Green Wall (Item #3)

Amendment Summary:

This amendment adds a new definition for "Green Wall" to the IDO, specifying that at least 75% of the vertical surface must be intentionally planted with living vegetation using a built-in or mounted system. Acceptable plant material includes vines, small shrubs, xeric species, or other vegetation that complies with IDO standards. The definition ensures that green walls offer substantial visual and environmental benefits, rather than minimal or purely decorative planting, and ties into related standards for alternatives to usable open space in Table 2-4-11. By clarifying this definition, the amendment supports sustainable development, enhances visual quality, and ensures that walls used as screening or buffering serve their intended function without compromising the overall urban design framework.

Public Comment:

No public comment was submitted for this item.

Building Height – Maximum Building Height in the R-ML and R-MH Zone Districts [IDO Table 5-1-1 – [Item #32](#)]; Maximum Building Height in Mixed-use Zone Districts [IDO Table 5-1-2 – [Item #33](#)]; Story Definition [IDO § 14-16-7-1 – [Item #87](#)]

1. Maximum Building Height in the R-ML and R-MH Zone Districts in Centers and Corridors (Item #32)

Amendment Summary:

This amendment establishes maximum building heights for the R-ML and R-MH zone districts within Centers and Corridors, and increases height allowances in these locations. It also introduces height bonuses for projects with structured parking or workforce housing in Centers and Corridors. These changes promote higher-density residential development in areas targeted for growth and establish a more consistent, tiered framework for building heights across different Centers, Corridors, and zone districts. By aligning allowable building heights with areas already served by infrastructure and transit, the amendment supports a sustainable, efficient development pattern and promotes a context-sensitive approach to density in priority growth areas.

Public Comment:

Comments on this item were mixed. Supporters emphasized the benefits of increased building height and density in Centers and Corridors, noting it aligns with goals for affordability, economic vitality, and more walkable, transit-supportive development. Several commenters stressed that higher population near transit routes is necessary to activate them and that one additional story is a modest, reasonable increase.

Other commenters expressed concerns about impacts on nearby low-density neighborhoods, questioning whether transit in Albuquerque is currently functional enough to justify the increased height. One commenter requested diagrams to assess the visual impact and noted that increased density does not always result in increased transit use.

2. Maximum Building Height in Mixed-Use Zone Districts in Centers and Corridors (*Item #33*)

Amendment Summary:

This amendment establishes maximum building heights for mixed-use zone districts in Activity Centers and Major Transit areas and increases allowable building heights in Urban Center, Main Street, and Premium Transit areas. It also introduces a structured parking bonus and extends Activity Center height standards to the workforce housing bonus. These changes aim to create a consistent and tiered approach to allowable heights across different Center and Corridor types, supports higher-density development in growth areas, and incentivizes structured parking where appropriate. By aligning height standards with the urban context and reinforcing a predictable regulatory framework, the amendment supports walkable, mixed-use areas served by transit and advances sustainable, compact development in priority growth locations.

Figure 1: Current Building Height Diagram

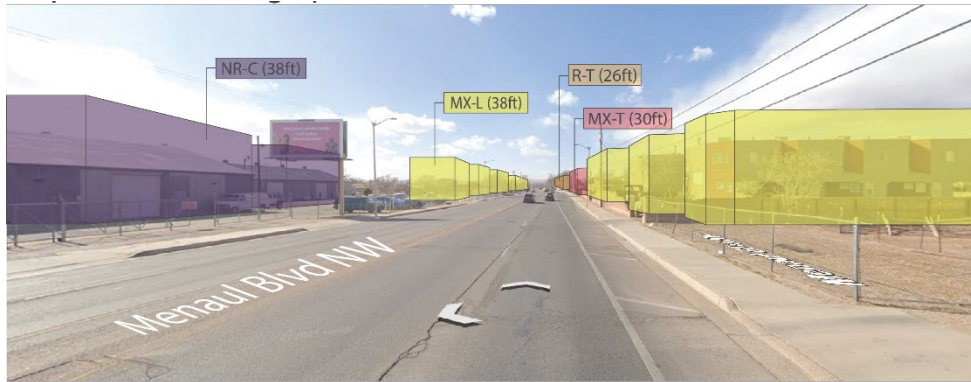
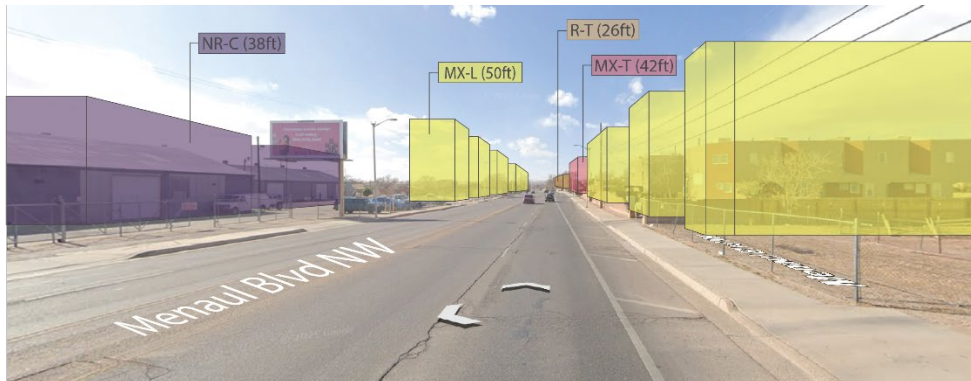


Figure 2: Proposed Building Height Diagram



Public Comment:

Comments on this item were mostly supportive. Many commenters emphasized the importance of allowing increased building height to support mixed-use development, walkability, and housing supply. Several noted that taller buildings in these areas can help address housing shortages and reduce sprawl, while encouraging more vibrant, livable centers.

A few commenters opposed the change, stating that current densities and heights are already high enough; however, other commenters countered that the current standards are insufficient to meet demand, especially if Albuquerque is to grow responsibly through infill.

3. Measurement Definitions – Story (Item #87)

Amendment Summary:

This amendment adds a new definition for “Story” to clarify that a building level must be fully above finished grade to count as a story. The change addresses ambiguity about whether partially below-grade levels, such as basements, count toward story limits. This definition would primarily affect development in Nob Hill CPO-8, which regulates building height by both number of stories and feet. Under this amendment, below-grade levels would not count toward the story limit, but total building height in feet would still apply. This clarification

supports consistent interpretation and aligns with how building height is measured elsewhere in the IDO. By establishing a clear standard, the amendment promotes predictability, transparency, and context-sensitive infill development, ensuring appropriate scale and massing while preserving neighborhood character.

Public Comment:

No public comment was submitted for this item.

Parking

1. Minimum Parking Requirement for Multi-family Dwellings [IDO Table 5-5-1 – [Item #36](#)]

Amendment Summary:

This amendment updates minimum parking requirements for multi-family dwellings in Table 5-5-1 to reduce development costs and better reflect vehicle ownership trends. It simplifies and lowers the required number of spaces per unit, using “rounder” values that are easier to apply, such as reducing the requirement for 3+ bedroom units from 1.8 to 1.5 spaces per unit. The amendment also introduces a built-in parking reduction for Workforce Housing to further support affordability. These changes aim to remove regulatory barriers that can limit site layout options or make smaller-scale multi-family projects financially infeasible. By striking a balance between reduced ratios and maintaining livability, the amendment lowers costs, reflects evolving transportation trends, and supports housing affordability while ensuring minimum standards remain in place.

Public Comment:

Comments were broadly supportive of the proposed reductions in parking requirements. Supporters highlighted multiple benefits, including enabling more housing construction, reducing the urban heat island effect, and allowing better use of land for economic or environmental purposes. Several commenters also appreciated that fewer parking mandates align with actual transportation behaviors, especially in areas served by transit.

Some expressed a desire for even more aggressive reductions, noting that further changes will depend on continued improvements to the city's transit system.

EPC Considerations:

The EPC should carefully consider the overlap with Councilor Fiebelkorn's [Item #C-12](#), which proposes a broader 20% reduction in required parking for multi-family development. These two amendments reflect different approaches to achieving similar policy objectives. The EPC should consider and decide on one of the following options:

- 1. Approve Item #36 and revise Item #C-12 to remove proposed changes to multi-family parking requirements, letting changes as proposed in Item #36 stand (staff recommendation).*
- 2. Do not approve Item #36 and approve the broader changes in Item #C-12.*

3. *Approve Item #36 as written but do not approve Item #C-12.*
4. *Recommend a hybrid approach that combines preferred elements from each amendment.*
5. *Do not make any changes to required parking minimums for multi-family dwellings.*

2. Minimum Parking Requirement for Accessory Dwelling Units [IDO Table 5-5-1 – [Item #C-10](#)]

Amendment Summary:

This amendment removes the off-street parking requirement for accessory dwelling units (ADUs), also known as casitas. This change aims to reduce barriers to constructing ADUs, particularly on smaller lots where adding a separate parking space may be physically infeasible. By eliminating this requirement, the amendment supports more flexible infill development and aligns with efforts to promote affordable, small-scale housing options. It also reduces development costs, supports transportation choice, and reflects a broader policy direction to prioritize infill and small-scale housing typologies while reducing reliance on personal vehicles.

Public Comment:

Comments on this item were mostly supportive, emphasizing that removing parking requirements for ADUs helps eliminate a major barrier to their construction. Supporters viewed the amendment as a common-sense, pro-housing move that also aligns with broader goals to reduce car dependency, asphalt coverage, and the urban heat island effect. Some praised it as a small but impactful shift toward walkable, bike-friendly neighborhoods.

One commenter questioned whether parking requirements are truly the limiting factor for ADU construction, while another expressed concern about increased on-street parking congestion.

3. Parking Maximums [IDO § 14-16-5-5(C)(7) – [Item #C-11](#)]

Amendment Summary:

This amendment proposed by Councilor Fiebelkorn reduces the maximum number of off-street parking spaces by 20% in areas where parking maximums currently apply, including UC-AC-MS-PT areas. The intent is to further limit excessive parking and promote compact, pedestrian-oriented development in transit-priority areas. By establishing parking maximums, the amendment reinforces goals for sustainable, walkable Centers and Corridors. This amendment corresponds with Council Amendment #C-12, which proposes similar percentage-based reductions to minimum off-street parking requirements citywide; however, it conflicts with Staff [Item #40](#), which would eliminate minimum parking requirements in Urban Centers, Main Streets, and Premium Transit areas and set parking maximums for non-residential uses in Urban Centers, Main Streets, and Premium Transit areas. The two approaches propose different frameworks for managing parking supply in Centers and Corridors and would conflict if adopted together.

Public Comment:

Comments were overwhelmingly supportive of reducing parking maximums, especially in transit-accessible areas. Many highlighted the benefits of reducing excessive pavement, such as lowering urban heat island effects, improving walkability, and encouraging more sustainable transportation choices like biking, walking, and public transit. Several also noted that large parking lots are often underutilized and represent poor economic use of land.

Some commenters encouraged going even further in future amendments, suggesting additional incentives for ride-share and shared parking models. A clarifying question was also raised about whether the proposed language includes a cap on the number of parking spaces. Parking maximums do set a cap on surface parking spaces.

EPC Considerations:

The EPC should carefully consider the overlap and conflict with Staff Item #40, which proposes a different approach to parking maximums in the same areas. Staff also notes that Items #C-11 and #C-12 are interrelated and should be considered together. The EPC should consider and decide on one of the following options:

- 1. Approve Item #40, which removes minimum parking requirements and sets maximums for non-residential uses only, and do not approve Item #C-11 (staff recommendation).*
- 2. Approve Item #C-11 as written and do not approve Item #40, choosing Councilor Fiebelkorn's approach to adjusting parking maximums by percentage.*

4. Off-Street Parking Requirements [IDO § 14-16-5-5 – [Item #C-12](#)]

Amendment Summary:

This amendment comprehensively reduces off-street parking requirements by decreasing both the required minimum parking ratios for most land uses and increasing the parking reduction percentages available in designated growth areas. The amendment revises Table 5-5-1 by lowering the base parking ratios for multi-family, civic, commercial, and institutional uses by 20% across the board. Certain uses, such as single-family dwellings and temporary dwellings remain exempt from these reductions. Parking reductions as specified in IDO § 14-16-5-5(C)(5) for developments located within Centers, Corridors, and near transit or parks are also proposed to increase by 20%. These changes promote more efficient development patterns, reduce the environmental impacts of excessive impervious surface, and align parking supply with actual demand while encouraging investment in designated growth areas. This amendment conflicts with staff amendments, including the following, requiring EPC consideration on how to reconcile these differing approaches:

- [Item #36](#), which proposes different minimums for multi-family parking.
- [Item #37](#), which sets a different parking minimum for self-storage uses).
- [Item #40](#), which eliminates parking minimums in Centers and Corridors, reduces parking maximums for non-residential development, and eliminates parking maximums for residential development.

Public Comment:

Comments on this proposal were largely supportive. Many praised it as a step toward more walkable, denser communities and emphasized the value of giving homeowners, builders, and entrepreneurs the freedom to determine their own parking needs. Some urged the City to go further in eliminating all parking mandates.

While one commenter was skeptical that the change would impact current behavior, they acknowledged this could shift over time as transportation preferences evolve.

Considerations:

The EPC should carefully consider the broader scope of parking reductions proposed in this amendment and how it conflicts with more targeted staff-proposed changes in Items [#36](#), [#37](#), and [#40](#). While Item #C-12 applies consistent 20% reductions in required parking within Centers, Corridors, and near transit or parks, Items #36 and #37 propose tailored reductions for multi-family and self-storage uses, respectively, and the elimination of parking minimums in Centers and Corridors for Item #40. The EPC should consider and decide on one of the following options:

- 1. Approve Item #C-12 for parking minimums citywide but adjust it to reflect the minimums proposed in Items #36 and #37 and the elimination of parking minimums in Item #40 (staff recommendation).*
- 2. Approve Item #C-12 as written and do not approve Items #36, #37, or #40 to choose Councilor Fiebelkorn's parking reduction strategy.*
- 3. Do not approve Item #C-12 but approve Items #36 and #37 to reduce parking for multi-family dwellings and self-storage.*

5. Parking Maximums for Non-residential Uses in UC-AC-MS-PT-MT Areas [IDO § 14-16-5-5 – [Item #40](#)]

Amendment Summary:

This amendment removes minimum parking requirements for all uses and establishes lower parking maximums for non-residential uses only, within Urban Centers (UC), Activity Centers (AC), Main Streets (MS), Premium Transit (PT) and Major Transit (MT) areas. These changes reflect national best practices by recognizing that parking requirements can be a cost barrier to development, particularly housing, in the areas where the City has prioritized growth. The amendment also removes outdated references to peak transit frequency, as 15-minute service now defines Major Transit areas. Additional adjustments include updating transit shelter incentives and adding new options for applicants to request parking above the maximum where appropriate. By emphasizing human-scaled, transit-supportive development, this amendment supports compact, walkable growth in priority areas and removes barriers tied to vehicle parking costs. This approach conflicts with Item #C-11, which proposes an alternative method for setting parking maximums in the same areas based

on a flat 20% rate, and Item #C-12, which proposes to increase the existing reduction in parking minimums in Centers and Corridors by 20%.

Category	Councilor Amendments (Items # C-11 and #C-12)	Staff Amendments
Parking Minimums (Reductions)	<p style="text-align: center;">Item #C-12</p> <ul style="list-style-type: none"> • Reduces required parking for most uses by 20%. • Exempts single-family detached, accessory dwelling units, campgrounds, and temporary dwellings. • Adds a 20% reduction in designated growth areas (centers, corridors, transit). 	<p style="text-align: center;">Item #36</p> <ul style="list-style-type: none"> • Reduces parking for multi-family dwellings. • Adds a built-in reduction for Workforce Housing. <p style="text-align: center;">Item #37</p> <ul style="list-style-type: none"> • Reduces required parking for self-storage uses, citing low trip generation.
Parking Maximums	<p style="text-align: center;">Item #C-11</p> <ul style="list-style-type: none"> • Decreases maximum parking spaces by 20% where applicable. 	<p style="text-align: center;">Item #40</p> <ul style="list-style-type: none"> • Eliminates minimum parking in Centers + Corridors. • Adds maximums for non-residential development in Centers + Corridors.
Overall Approach	<ul style="list-style-type: none"> • Apply a uniform 20% reduction across most uses (with some exemptions) • Simplifies reductions but does not tailor standards to specific use types. • Percentage-based reductions can result in fractional parking requirements that are less intuitive to apply. 	<ul style="list-style-type: none"> • Apply use-specific reductions (multi-family, self-storage) and structural changes (removing minimums, adding maximums). • More targeted to land use context and trip generation patterns, with standards calibrated to rounder ratios rather than broad percentage reductions that result in fractional requirements.

Public Comment:

Commenters expressed strong support for this change, highlighting it as one of the most effective strategies in the package to reduce housing costs and support walkable, livable neighborhoods. Several emphasized that parking mandates are a major barrier to building homes and praised the amendment as a strategic, pro-housing reform. Some noted that while

this doesn't eliminate all minimums, it is a meaningful step toward smarter land use and better alignment with housing and climate goals.

Considerations:

The EPC should carefully consider the overlap and policy conflict with [Item #C-11](#), which proposes an alternative method of reducing parking maximums. The EPC should consider and decide on one of the following options:

1. Approve Item #40 to remove parking minimums and apply maximums to non-residential uses only and do not approve Item #C-11 (**staff recommendation**).
2. Approve Item #C-11 to reduce parking maximums by percentage for all uses as written and do not approve Item #40.

6. Required Electric Vehicle (EV) Parking – Townhouse and Multi-family Developments [IDO § 14-16-5-5(C)(9)(c) – Items #38 and #39]

Amendment Summary:

These amendments revise EV parking requirements for townhouse and multi-family developments to simplify implementation and reduce housing costs. For townhouses, the update requires 1 EV-capable parking space per unit in projects with more than 6 units, removing the requirement that more than one EV-capable space be provided per dwelling unit. For multi-family, the amendment shifts the standard from a percentage of parking spaces to a ratio based on the number of dwelling units, requiring one EV-capable space for every 4 units. These changes better align with typical parking configurations and streamline EV readiness standards while maintaining support for long-term sustainability goals. These refinements respond to feedback received since EV standards were first introduced, making the requirements easier to apply and more consistent across development types. The amendments reduce the burden for smaller projects while still ensuring a baseline of EV-capable spaces, helping balance cost-conscious housing production with the City's long-term sustainability goals.

Public Comment:

Comments were generally supportive of the proposed change, with one emphasizing that it accommodates EV households without raising overall housing costs. Another suggested going further by requiring EV car share programs in new developments rather than individual chargers, noting that not every home needs its own EV infrastructure.

Building Design

1. Façade Design for Multi-family Residential Development Outside of UC-MS-PT Areas [IDO § 14-16-5-11(D)(2)(b) – [Item #45](#)]

Amendment Summary:

This amendment clarifies that articulation requirements apply to all street-facing façades, not just side façades. This change ensures design standards are focused on the parts of buildings most visible to the public, while allowing more flexibility for façades that do not face the street. The update maintains the intent of the design standards and clarifies requirements for multi-family development outside of Centers and Corridors.

Public Comment:

No public comment was submitted for this item.

2. Façade Design for Multi-family Residential Development in UC-MS-PT Areas and Mixed-use and Non-residential Development in Mixed-use Zone Districts and NR-C or NR-BP Zone Districts [IDO § 14-16-5-11(E)(2) – [Item #108](#)]

Amendment Summary:

This amendment revises transparency and window sill height standards for multi-family residential development to better align with building codes and support practical design. The changes clarify that window sills for ground-floor transparent windows may be up to 36 inches above the finished floor for residential uses (retaining the 30-inch limit for non-residential uses) to allow for better interior layout and safety. A new provision reduces the ground-floor transparency requirement to 20% for workforce housing in Centers and Corridors, improving design flexibility and privacy for residents while supporting affordability. Overall, these updates improve consistency and applicability of the standards in different contexts.

Public Comment:

No public comment was submitted for this item.

Minor Amendments [IDO § 14-16-6-4(X)(2)(a)5 and IDO Table 6-4-4 – [Item #58](#)]

Amendment Summary:

This amendment allows minor adjustments to the number of dwelling units in an approved project, provided the change does not exceed 10% or 5 units (whichever is greater). Changes beyond that threshold would require a major amendment. This provides flexibility for small adjustments without triggering a full review, while maintaining limits based on zone district standards for housing density.

Public Comment:

No public comment was submitted for this item.

Motor Vehicle-related Uses

Summary:

These amendments to motor vehicle-related uses aim to strengthen public health protections and improve compatibility between motor vehicle uses and surrounding development, particularly in Mixed-use zone districts. The source of these amendments is staff.

Explanation:

These amendments respond to public feedback and reinforce long-standing goals for Centers and Corridors by promoting more context-sensitive placement of motor vehicle-related uses in areas envisioned for higher-density, walkable, mixed-use development.

Policy Analysis:

In addition to the general analysis of relevant Goals and Policies in Part II of above, these proposed changes are consistent with the following Comprehensive Plan Goals and Policies.

Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The proposed amendments require car washes and light vehicle repair in certain mixed-use districts to go through a Conditional Use approval process and by strengthening location and screening standards for fueling stations. These changes help ensure that auto-oriented uses are carefully reviewed and designed to minimize conflicts with surrounding development, reinforcing the distinct character of communities while allowing context-sensitive development to proceed where appropriate.

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The proposed amendments limit the predominance of auto-oriented uses in mixed-use areas through requiring Conditional Use approval rather than allowing them permissively. This additional layer of review, combined with stronger location and screening standards for fueling stations, helps reduce conflicts between vehicles and pedestrians, encourages safer site design, and supports the development of walkable, pedestrian-oriented environments.

Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

The proposed amendments reduce the prevalence of auto-oriented uses in mixed-use areas and strengthening standards for their design and location. By shifting car washes and light vehicle repair to Conditional Uses and increasing screening requirements for fueling stations, the amendments help minimize exposure to noise, air pollution, and traffic impacts, creating healthier and safer environments for nearby residents and pedestrians.

Policy 13.5.1 Land Use Impacts: Prevent environmental hazards related to land uses.

The proposed amendments strengthen standards for auto-oriented uses that can create environmental hazards. Increased separation requirements for fueling stations and the need for Conditional Use review of car washes and light vehicle repair reduce potential conflicts with nearby residential areas, helping to limit exposure to air emissions, noise, runoff, and other land use impacts that could compromise public health and environmental quality.

Amendment Summary:

These interrelated amendments to Table 4-2-1 revise the permissive use status of motor vehicle-related uses in certain Mixed-use zone districts. Specifically, car washes are changed from permissive to conditional in the MX-L and MX-H zone districts, and light vehicle repair is changed from permissive to conditional in the MX-L zone. These changes align the treatment of car washes and light vehicle repair with similar motor vehicle-related uses, such as fueling stations and vehicle sales, which are already conditional in these zones. The amendments intend to reduce land use conflicts in higher density mixed-use areas by requiring a Conditional Use approval process to ensure appropriate site-specific review and mitigation of potential impacts. By requiring additional review, these changes promote more context-sensitive development, support appropriate transitions between uses, and help limit auto-oriented impacts in areas planned for complete, mixed-use communities.

Public Comment:

Comments were supportive of these proposed changes, particularly for their focus on reducing automobile-centric land use and increasing community input. Several commenters noted that these amendments are appropriate in areas where encouraging auto-oriented development doesn't make sense, while others appreciated the potential for improved walkability and transit use. The increased public say in development decisions was seen as a positive shift.

Light Vehicle Fueling Station – Use-specific Standards [IDO § 14-16-4-3(D)(18) – [Items #24 and #25](#)]

Amendment Summary:

Amendments to IDO § 14-16-4-3(D)(18) revise the standards for Light Vehicle Fueling Stations to prohibit this use within 330 feet of any residential use in any Residential or Mixed-use zone district, rather than only in the MX-M and higher zone districts. This change strengthens protections for public health and safety by increasing separation between fueling stations and homes. A second amendment to § 14-16-4-3(D)(18)(m) removes the UC-MS-PT geographic qualifiers, so that an opaque wall or vegetative screen at least 3 feet high is now required along all street frontages citywide. These changes ensure that screening and location requirements for fueling stations are more consistent and predictable across the city. By requiring greater separation from residential areas and consistent screening standards, the amendment minimizes conflicts between uses, supports a more compatible built environment, and reinforces goals for walkable, mixed-use districts.

Public Comment:

Comments expressed support for this change, citing health and environmental benefits. Commenters noted that gas stations can contaminate soil and groundwater and welcomed fewer emissions and fumes near homes.

Food Systems

Summary:

There are several amendments related to food systems. These amendments aim to support local food access, clarify distinctions between food-related uses, and ensure appropriate regulation of food production, distribution, and waste. The source of these amendments is staff, City Council, and the Mayor.

Explanation:

This set of amendments strengthens the City’s approach to food systems planning by addressing how local zoning supports access to food, opportunities for small-scale entrepreneurship, and sustainable waste management.

Expanding neighborhood-scale grocery, retail, and food-based live-work options in residential and mixed-use zones supports access to daily needs close to home, particularly in underserved areas.

New composting use definitions and standards respond to a direct request from the City’s Office of Sustainability to advance Climate Action Plan goals. Differentiating between small, medium, and large-scale composting allows for clearer standards based on impact and supports circular food system strategies, transforming organic waste into local resource. Together, these amendments reflect growing national recognition of food systems planning as a legitimate land use concern and strengthen Albuquerque’s ability to support resilient, healthy communities.

Policy Analysis:

In addition to the general analysis of relevant Goals and Policies in Part II of above, these proposed changes are consistent with the following Comprehensive Plan Goals and Policies.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Action 5.2.1.1: Localize systems of production, for example agriculture and food processing, to reduce transportation time and emissions.

The proposed amendments expand opportunities for neighborhood-scale food production, distribution, and access. Allowing small grocery, retail, and food-based live-work uses in residential and mixed-use districts helps localize food systems and reduce reliance on long-distance transportation for daily needs. Clarifying definitions for grocery stores, warehousing, and distribution to include donation-based operations such as food banks ensures that food can be processed and distributed locally in a more equitable way. New composting standards further reinforce localized food systems by turning organic waste into a community resource, reducing hauling and associated emissions. Together, these changes align zoning with the Comprehensive Plan’s goal of reducing transportation time and emissions through more localized systems of food production and distribution.

Goal 8.2 Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

The proposed amendments expand opportunities for small-scale entrepreneurship in food systems. Allowing neighborhood-serving bodegas, grocery, and food-based live-work uses

in residential and mixed-use districts provides more accessible paths for local business creation. Clarifying standards for catering services to align with the New Mexico Homemade Food Act reduces regulatory barriers for home-based entrepreneurs and supports small food businesses. Together, these changes encourage creative, community-serving enterprises and provide more flexible opportunities for private businesses to grow.

Policy 8.2.1 Local Business: Local Business: Emphasize local business development.

The proposed amendments emphasize local business development through zoning changes that expand opportunities for small, neighborhood-based enterprises. Allowing bodegas and food-based live-work uses in residential areas encourages local ownership and entrepreneurship while improving access to daily needs. Clarifying standards for catering and food distribution, including food banks, ensures that local businesses and community-serving organizations can operate more effectively. These updates strengthen the role of locally based enterprises in meeting community needs and contributing to a resilient economy.

Policy 8.2.3 Sustainable Business: Provide incentives for development projects and businesses that have sustainable economic characteristics.

The proposed amendments advance sustainable business opportunities within the food system. New composting use definitions and standards encourage the creation of enterprises that reduce waste and transform organic materials into community resources, supporting circular economy strategies. Allowing small-scale grocery and retail uses in residential and mixed-use districts reduces transportation needs and fosters walkable access to goods, which contributes to long-term sustainability. These changes help align business opportunities with both economic viability and environmental responsibility.

Bodega – Use Table and Use-specific Standards [Table 4-2-1, IDO §14-16-4-3(B)(7), IDO §14-16-4-3(D)(37), IDO §14-16-4-3(D)(38) – Items [#M-2](#) and [#C-7](#)]

Amendment Summary:

Amendments to IDO Table 4-2-1 and related use-specific standards revise where and how small-scale retail uses (“bodegas” or “tienditas”) are allowed in residential zone districts. The changes allow general retail, grocery, and restaurant uses up to 5,000 square feet on corner lots in R-1, R-T, and R-ML zone districts, with additional provisions for live-work uses and a maximum size of either 3,000 square feet (Item #C-7) or 5,000 square feet (Item #M-2). Both amendments allow grocery stores up to 10,000 square feet in the MX-T zone district. Item #M-2 includes also adds restrictions on cannabis and nicotine retail in live-work dwellings. These changes support greater access to fresh food and neighborhood-serving businesses while maintaining limits on size and location to preserve residential character.

The following table summarizes the similarities and differences between these amendments.

Table 5: Comparison of Proposed Bodega/Tiendita Amendments

Category	Item# C-7 Councilor Rogers	Item #M-2 Mayor
Dwelling, Live-Work	<ul style="list-style-type: none"> • Permissive in R-1, R-T, and R-ML on corner lots $\geq 5,000$ square feet • R-1: Limited to Retail/grocery/restaurant • Retail/grocery/restaurant limited to a total $\leq 3,000$ square feet 	<ul style="list-style-type: none"> • Same locational limits • Disallows cannabis retail, nicotine retail as Live-work • Retail/grocery/restaurant limited to a total $\leq 5,000$ square feet
General Retail (Small)	<ul style="list-style-type: none"> • Limited to $\leq 5,000$ square feet • Permissive in residential zones on corner lots with collector or arterial • Conditional in residential zones if on the corner of 2 local streets 	Same as Councilor Rogers
Grocery Store	<ul style="list-style-type: none"> • In MX-T: $\leq 10,000$ square feet • In residential zones: $\leq 5,000$ square feet • Allowed only on corner lots w/ collector or arterial 	Same as Councilor Rogers

Public Comment:

Several commenters expressed strong support for allowing small neighborhood-serving stores in residential areas, seeing them as a way to improve walkability, reduce traffic, increase food access, and restore historic patterns of community commerce. Supporters emphasized the importance of keeping the scale appropriate and suggested use-specific standards to avoid negative impacts. Many mentioned the importance of using local terminology like tiendita and suggested the city consider opt-in overlays rather than allowing this use citywide.

Others raised concerns about the lack of clear definitions or operational standards. These comments asked whether the amendment would allow large signage, require delivery and waste facilities, or allow adult or liquor retail. Note that signage would be limited by Table 5-12-2 for non-residential uses in Residential zone districts. Delivery and waste facilities would have to meet existing requirements set by Environmental Health and Solid Waste. Adult retail, liquor retail, cannabis retail, and nicotine retail are all defined as individual uses, so they would not be allowed by these amendments, which only propose allowing general retail.

Several commenters felt a store on a small lot could overwhelm the site and neighborhood, especially without clear size and design parameters. Some called for any such use to be considered a conditional use with tailored design and operational standards to ensure neighborhood compatibility. A few commenters felt these stores would not be financially feasible or appropriate in residential settings.

Considerations:

The EPC should consider the broader policy implications of expanding access to neighborhood-scale retail and grocery uses in residential zones, particularly on corner lots and near collector or arterial streets. Item #M-2 and Item #C-7 differ primarily in the allowable square footage for live-work uses and whether additional use restrictions are applied. Both versions of the amendment are generally consistent with the goals of the Comprehensive Plan to support walkable neighborhoods, increase access to daily goods and services, and promote complete communities while maintaining compatibility with established residential character. The EPC should consider and decide on one of the following options:

- 1. Approve Item #M-2 as written, which allows greater square footage (5,000) and prohibits cannabis and nicotine retail in live-work settings and do not approve Item #C-7 (staff recommendation).*
- 2. Approve Item #C-7 as written, which retains a lower square footage limit (3,000) and allows cannabis and nicotine retail in live-work settings and do not approve Item #M-2.*
- 3. Combine elements of both amendments by modifying one version to reflect preferred components and recommend adoption as amended. Consider revising each use-specific standard to require compliance with IDO § 14-16-5-6(G)(3) Loading, Service, and Refuse Areas. Otherwise, renovations of an existing building would only have to follow these requirements if the cost was \$400,000 or more, according to the applicability in §14-16-5-6(B).*
- 4. Do not approve any proposed changes to general retail, grocery store, or dwelling-live work.*

Catering Service – Definition [IDO § 14-16-7-1 – [Item #73](#)]

Amendment Summary:

This amendment clarifies that catering services operated as a home occupation must comply with the New Mexico Homemade Food Act (NMSA 1978, §§ 25-12-1 to -5). This state law allows certain home-based food businesses to operate without a permit from the New Mexico Environment Department. The change helps align the IDO definition with state regulations and supports small-scale food entrepreneurs by clarifying the applicable standards. By simplifying compliance and reducing regulatory barriers, the amendment promotes home-based economic opportunities and provides a more inclusive, accessible path to entrepreneurship.

Public Comment:

Public comment was supportive of the proposed amendment, noting it would encourage at-home entrepreneurship while maintaining appropriate health safeguards.

Grocery Store, Warehousing, and Wholesaling / Distribution – Definitions [IDO § 14-16-7-1 – Items [#81](#), [#89](#), and [#90](#)]

Amendment Summary:

These interrelated amendments revise the definitions of "Grocery Store", "Warehousing", and "Wholesaling and Distribution Center" to remove purchase-based language that could unintentionally exclude donation-based operations like food banks. These updates ensure that large-scale food donation centers are not prohibited under the IDO and that warehousing includes facilities storing goods for final delivery to customers, regardless of payment. The changes promote flexibility and alignment with food security practices and modern logistics models. By clarifying permissible uses and removing unnecessary barriers, these amendments improve regulatory clarity, accommodate evolving food distribution models, and help ensure that vital community-serving uses such as food banks are supported in appropriate zone districts.

Public Comment:

One comment requested clarification on Items #89 and #90. These items work in tandem with proposed changes to grocery store regulations and are intended to ensure that food banks are not inadvertently prohibited.

Composting – Composting Facility – Use Table [IDO Table 4-2-1 – Items [#11](#) and [#15](#)]; Composting Facility – Use-specific Standards [IDO § 14-16-4-3(D) and IDO § 14-16-3(E) – Items [#21](#) and [#27](#)]; Composting Related Definitions [IDO § 14-16-7-1 – Items [#74](#), [#75](#), [#79](#)]

1. Composting Facility, Small/Medium and Large – Use Table (Items #11 and #15)

Amendment Summary:

Two amendments add composting facilities to the Use Table as defined and regulated uses. Small and Medium Composting Facilities are categorized as Agriculture and Animal-related Commercial Uses, while Large Composting Facilities are categorized as Waste and Recycling Industrial Uses. This distinction reflects the different operational scales and helps align landscape buffering, screening, and other standards with the facility's potential impacts. Use-specific standards and definitions are proposed in Sections 4-3 (Items #21 and #27) and 7-1 (Item #75), respectively.

Public Comment:

Public comment expressed strong support for the proposed composting regulations, and encouraged further efforts to incentivize commercial composting, particularly to support businesses that utilize compostable materials but lack access to processing facilities.

2. Composting Facility, Small/Medium and Large – Use-specific Standards (Items #21 and #27)

Amendment Summary:

Two amendments add use-specific standards for composting facilities to ensure basic protections for surrounding properties. Item #21 creates a new section for Composting

Facility, Small/Medium, establishing limits on outdoor compost pile height and compost placement and hours of operation near residential and mixed-use zones. Item #27 builds on these standards to regulate Composting Facility, Large, adding stricter distance requirements, prohibiting facilities near Major Public Open Space, and clarifying outdoor storage expectations. These standards are intended to balance support for expanded composting opportunities with community protections based on the scale and intensity of the use.

Public Comment:

No public comments were submitted for these items.

3. Composting Facility – Definitions (*Item #75*)

Amendment Summary:

This amendment adds a new definition for Composting Facility and categorizes composting into three size-based tiers when used as a primary use: Small (up to ½ acre), Medium (½ acre to 2 acres), and Large (2+ acres). These size distinctions help support tailored regulations based on the scale and potential impacts of the activity, while being easily measurable. Where composting is accessory to another primary use such as a school, park, or community center, it may occur on a premises of any size. The definition has been written to explicitly exclude composting conducted by an individual household.

Public Comment:

One comment expressed concern that the amendment might limit small-scale, community-based composting efforts, which the commenter noted are important for education, emissions reduction, and neighborhood engagement.

4. Community Garden and Garden – Definitions (*Items #74 and #79*)

Amendment Summary:

With the introduction of composting as a defined term, two amendments update the definitions of Community Garden and Garden to clarify that composting is allowed as an incidental activity associated with either use. These changes support the integration of composting into gardening practices and add cross-references to Composting Facility for clarity.

Public Comment:

Comments supported the composting amendments and recommended allowing composting toilets in public spaces like gardens, parks, and schools.

Other Changes Related to Uses

Summary:

There are approximately nine proposed amendments related to allowable uses in the IDO. The source of these amendments is staff, City Council, and the Mayor.

Explanation:

These amendments reflect the ongoing evolution of the IDO and aim to clarify interpretation, align standards with real-world conditions, and improve the functionality of the ordinance. Many of the changes are based on common zoning inquiries or past interpretations that are now being codified for consistency and clarity.

Changes in these proposed amendments help ensure the IDO remains a responsive and usable tool for both applicants and reviewers. These edits simplify procedures, reduce ambiguity, and reinforce the IDO's intent without significantly altering regulatory outcomes.

The legislative zoning conversions for police and fire stations bring the zoning map into alignment with recent IDO text changes and support the continued function of essential public facilities. Together, these amendments improve predictability and efficiency in the development process while supporting clear, equitable implementation of City goals.

Policy Analysis:

In addition to the general analysis of relevant Goals and Policies in Part II of above, these proposed changes are consistent with the following Comprehensive Plan Goals and Policies.

Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments simplify the approval process for Family Home Day Care facilities. Changing the use from Conditional Accessory to Permissive Accessory in residential zones removes an unnecessary procedural step, since these applications are routinely approved by the Zoning Hearing Examiner. This update reduces barriers for providers, increases predictability for applicants, and streamlines the review process, reinforcing transparent and efficient permitting while supporting access to community-serving child care. In addition, legislative zoning conversions for police and fire stations align zoning with recent IDO text changes, ensuring that these essential public facilities can continue to function without requiring unnecessary approvals. Together, these changes streamline processes for both small-scale community services and critical civic infrastructure.

Goal 12.3 Public Services: Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.

The proposed amendments update zoning to better facilitate essential services and community needs. Legislative zoning conversions for police and fire stations align zoning with current IDO provisions, ensuring that critical public safety facilities can continue to operate efficiently and predictably. Streamlined approvals for Family Home Day Care reduce barriers to child care, expanding access to an important community service. Updates to use-specific standards for veterinary hospitals, campgrounds, nicotine retail,

and outdoor dining clarify requirements and improve consistency, reducing ambiguity for both applicants and staff. Together, these changes enhance the City's ability to deliver efficient, equitable, and environmentally sound services that protect residents' health, safety, and well-being.

Policy 12.3.3 Fire and Rescue: Provide comprehensive fire and rescue and emergency medical services to save and protect lives, property, and the environment in cooperation with the public and other agencies.

The proposed amendments update zoning for existing fire stations to ensure they remain functional and appropriately regulated. Converting facilities zoned NR-SU to MX-M or NR-C aligns zoning with recent IDO changes and removes unnecessary procedural requirements, allowing fire and rescue services to continue operating without regulatory obstacles. These updates provide long-term clarity for essential public safety infrastructure, helping ensure that fire and emergency medical services can reliably serve residents and protect lives, property, and the environment.

Policy 12.3.4 Police and Sheriff: Maintain a safe and secure community by providing crime prevention, police protection, law enforcement, and investigative services in cooperation with the public and other agencies.

The proposed amendments ensure that police stations are appropriately zoned to continue operating as essential public facilities. Converting existing NR-SU sites to MX-M or NR-C removes outdated zoning requirements and brings these facilities into alignment with surrounding land uses, reducing regulatory burdens and providing long-term clarity for their continued operation. This change helps maintain reliable police services and reinforces the City's ability to provide effective crime prevention, law enforcement, and community safety in coordination with other agencies and the public.

Family Home Day Care – Allowable Uses [IDO Table 4-2-1 – Item #16]

Amendment Summary:

This amendment revises the permissions for Family Home Day Care as an Accessory Use by changing it from Conditional Accessory to Permissive Accessory in the R-A, R-1, R-MC, and R-T zone districts. These applications are routinely approved by the Zoning Hearing Examiner, so this change removes an unnecessary procedural step and reduces barriers for establishing family home day care facilities in residential areas. This amendment supports greater access to child care and simplifies the approval process for small-scale providers. The change streamlines the establishment of family home day cares, supports small-scale community-serving uses, and makes more efficient use of residential land, while still maintaining compatibility with surrounding neighborhoods.

Public Comment:

Public comments were strongly supportive of the amendment, highlighting benefits such as reduced barriers for home-based day care, improved access for families, support for local entrepreneurship, and positive economic and community impacts.

Veterinary Hospital [IDO § 14-16-4-3(D)(5)(b) – [Item #22](#)]; Campground or Recreational Vehicle Park [IDO § 14-16-4-3(D)(14)(h) – [Item #23](#)]; Nicotine Retail [IDO § 14-16-4-3(D)(40)(b)1. – [Item #26](#)]; Outdoor Dining [IDO § 14-16-4-3(F)(15)(b) – [Item #98](#)]

Amendment Summary:

These amendments revise use-specific standards for a variety of uses to improve consistency across the IDO, align with best practices, and respond to feedback from staff, departments, and community stakeholders. The changes clarify standards, remove unnecessary restrictions, and better reflect the operational realities of each use.

- Item #22 – Veterinary Hospital: Revises standards for outdoor animal runs to ensure consistency with the accessory use “Outdoor Animal Run.”
- Item #23 – Campground or Recreational Vehicle Park: Requires water service to support sanitary conditions and removes specific reference to urinals to avoid overly prescriptive restroom fixture requirements.
- Item #26 – Nicotine Retail: Clarifies that the required 1,000-foot separation between nicotine retail uses is measured lot line to lot line, consistent with other distance separation standards.
- Item #98 – Outdoor Dining Area: Allows fire pits and similar fire features in outdoor dining areas if allowed by the Fire Code, removing the IDO’s blanket prohibition on open flames.

Public Comment:

Public comments were supportive of the proposed amendments and encouraged further action in related areas. For Items #22 and 23, commenters advocated for allowing composting toilets in more public settings, including parks and campgrounds, citing climate and water conservation benefits. Item #26 received support, along with a suggestion to consider separation requirements between nicotine and cannabis retail uses. For Item #98, commenters strongly supported increased flexibility for outdoor dining, emphasizing Albuquerque’s favorable climate and the importance of outdoor amenities for business success.

Industrial Development – Definition [IDO § 14-16-7-1 – [Item #76](#)]

Amendment Summary:

This amendment revises the Industrial Development definitions for “Industrial Development”, “Residential Development”, and “Low-density Residential Development” to clarify that these definitions are based on allowable primary uses, not accessory uses. The revised language ensures consistency across the IDO by aligning development definitions with the use categories listed in Table 4-2-1 and correcting unclear phrasing. These changes support more accurate interpretation and application of development standards.

Public Comment:

No public comment was submitted for this item.

Golf Course – Definition [IDO § 14-16-7-1 – [Item #80](#)]

Amendment Summary:

This amendment revises the definition of “Golf Course” to clarify that, for regulatory purposes, golf courses are treated as “Other Outdoor Entertainment” under the IDO. The added language ensures alignment between the definition and how the use is classified and regulated in the Use Table, providing clarity for zoning interpretation and permitting.

Public Comment:

No public comment was submitted for this item.

Light Manufacturing – Definition [IDO § 14-16-7-1 – [Item #84](#)]

Amendment Summary:

This amendment revises the definition of “Light Manufacturing” to clarify that indoor filming is considered a light manufacturing use, and that light manufacturing activities must occur primarily within fully enclosed portions of a building. This update aligns with past zoning determinations and ensures that interpretation is clearly reflected in the IDO.

Public Comment:

No public comment was submitted for this item.

Legislative Zoning Conversions for Fire and Police Stations [Zoning Map Item – [#ZC-5](#)]

Amendment Summary:

This amendment proposes to update the zoning map to reflect changes made to the IDO in 2023 that removed police and fire stations as uses that required the NR-SU zone district. This amendment proposes converting 31 existing police and fire stations with NR-SU zoning to base zone districts that allow these uses. The proposed conversion is based on location and context. An online interactive map shows the fire and police stations affected.⁷

- Police or fire stations with NR-SU zoning east of the Rio Grande are proposed to be converted to MX-M. This includes 9 police stations and 17 fire stations.
- Police or fire stations west of the Rio Grande are proposed to be converted to NR-C in recognition of the jobs-housing imbalance. This includes 1 police station and 4 fire stations. If these facilities ever cease operations, they would be replaced by non-residential uses only.

⁷ Online Interactive Map for Legislative Zoning Conversions: <https://abq-zone.com/2025-update-proposed-legislative-zoning-conversions>

This change aligns zoning with surrounding uses and supports the continued operation of essential public safety facilities. Major amendments to existing site plans approved by the EPC may be amended by returning to the EPC, or new Site Plans may be submitted to be reviewed and decided by staff as Site Plan – Administrative. The amendment also ensures these facilities can remain functional without requiring EPC-approved Site Plans, supporting efficient government services and long-term regulatory clarity for critical civic infrastructure.

Public Comment:

No public comment was submitted for this item.

Other Changes Related to Parking and Transportation

Summary:

There are approximately four proposed amendments related to other changes related to parking and transportation in the IDO. The source of these amendments is staff.

Explanation:

These amendments ensure parking regulations continue to support the City’s broader goals for efficient land use, multimodal transportation, and development in Centers and Corridors. Many of the changes reflect feedback from applicants, reviewers, and the community about how parking standards function in practice, while others are coordinated with related updates to urban development and transit-oriented policies.

By aligning vehicle and bicycle parking requirements with actual demand and clarifying thresholds for traffic mitigation, these amendments promote efficient development patterns, reduce regulatory conflicts, and help ensure all parts of the IDO work together cohesively. The edits also prioritize accessibility and flexibility in urban contexts while maintaining core requirements for infrastructure and safety.

Policy Analysis:

In addition to the general analysis of relevant Goals and Policies in Part II of above, these proposed changes are consistent with the following Comprehensive Plan Goals and Policies.

Goal 6.2 Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The proposed amendments update parking and transportation standards to better encourage walking, biking, and transit use. Eliminating vehicle parking minimums and retaining bicycle parking requirements in the MX-FB zone reinforces multimodal access in dense, transit-served areas. Clarifying thresholds for traffic studies ensures that impacts are consistently assessed and mitigated while maintaining support for non-vehicular travel. Adjusting parking ratios for self-storage uses further aligns requirements with actual demand, reducing unnecessary pavement and supporting more compact development. Together, these changes improve mobility choices and strengthen the City’s multimodal transportation network.

Policy 6.2.3 Pedestrian & Bicycle Connectivity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods.

The proposed amendments reinforce bicycle and pedestrian connectivity in areas planned for higher-intensity development. Eliminating vehicle parking minimums in MX-FB while requiring baseline bicycle parking ensures that projects remain accessible to cyclists and pedestrians even when no off-street vehicle parking is provided. These changes prioritize active transportation infrastructure in urban contexts, supporting circulation within Centers and Corridors and strengthening access to jobs, housing, and services.

Cumulative Impacts – Requirements [IDO § 14-16-5-2(E)(2)(c) – [Item #34](#)]

Amendment Summary:

This amendment revises IDO § 14-16-5-2(E)(2)(c) to clarify that a traffic scoping form is required for all developments and that a full traffic impact study must be provided if the development meets thresholds established in the Development Process Manual (DPM). The change removes conflicting language about thresholds and mitigation, ensuring that the EPC can use the DPM as a consistent basis for requiring traffic mitigation through conditions of approval.

Public Comment:

Comments on this item were mixed. One comment opposed the change, preferring to retain the current Conditional Use requirements. Another supported the amendment, noting that not all developments warrant a full traffic study and that the change represents a smart refinement.

Minimum Parking Requirement for Self-storage [IDO Table 5-5-1 – [Item #37](#)]

Amendment Summary:

This amendment reduces the required minimum off-street parking spaces for self-storage uses from 1 space per 3,000 square feet of gross floor area to 1 space per 5,000 square feet of gross floor area. The proposed change reflects the low trip generation and parking demand typically associated with self-storage facilities, which generally operate with minimal staffing and infrequent customer visits. By aligning standards with actual demand, the amendment promotes more efficient development patterns and reduces unnecessary impervious surfaces. This revision conflicts with Item #C-12, which proposes a flat 20% decrease in parking for all non-residential uses, resulting in a higher parking requirement of 1 space per 3,600 square feet.

Public Comment:

No public comment was submitted for this item.

EPC Considerations:

The EPC should carefully consider the differing approaches to minimum parking standards for self-storage reflected in this amendment and [Item #C-12](#). While both aim to right-size

parking requirements, they propose significantly different ratios. The EPC should consider and decide on one of the following options:

- 1. Approve Item #37 as written and revise Item #C-12 to align with the lower parking ratio of 1 space per 5,000 square feet (staff recommendation).*
- 2. Do not approve Item #37 and approve the broader changes in Item #C-12.*
- 3. Do not approve any changes to required parking minimums.*

Minimum Off-Street Parking and Bicycle Parking in the MX-FB Zone District [IDO Table 2-4-13 – Items [#95](#) and [#96](#)]

Amendment Summary:

These coordinated amendments update parking requirements in the MX-FB zone districts to better align with the related multimodal amendments in Centers and Corridors. As established in [Item #40](#), parking minimums are proposed to be eliminated and parking maximums for non-residential development are proposed in Centers and Corridors to support urban, transit-oriented growth. Related to this amendment, Item #95 removes minimum parking requirements from MX-FB zone district standards (since this zone district is located entirely within Centers and Corridors), while Item #96 ensures that projects providing no off-street vehicle parking must still meet baseline bicycle parking minimums. Together, these changes prioritize non-vehicular access and maintain essential infrastructure for cyclists in urban contexts. By reinforcing the City’s commitment to multimodal transportation and walkable neighborhoods, the amendments ensure that transit-oriented development continues to provide essential bicycle infrastructure even when vehicle parking is not required.

Public Comment:

Public comments were strongly supportive of the proposed parking changes in MX-FB areas, noting that parking maximums and improved bike parking standards support smaller-scale development, increase accessibility, and align with walkable, transit-friendly environments.

Landscaping

Summary:

There are several proposed amendments related to landscaping. These amendments aim to modernize the purpose of landscaping requirements, clarify where standards apply, and improve consistency, flexibility, and climate-appropriateness in implementation. The source of these amendments is the public and staff.

Explanation:

These amendments reflect recommendations from practicing landscape architects who work regularly with the IDO and have experienced firsthand how current standards function. Staff

reviewed their feedback and proposed changes where they align with broader goals and best practices.

The proposed edits help modernize landscaping regulations, clarify where requirements apply, and improve flexibility and consistency. Several changes support healthier plantings, reduce conflicts with utilities, and ensure that design strategies reflect Albuquerque's high desert climate. Collectively, the amendments promote more effective implementation of landscape standards while continuing to reinforce quality development, environmental resilience, and community character.

Policy Analysis:

In addition to the general analysis of relevant Goals and Policies in Part II of above, these proposed changes are consistent with the following Comprehensive Plan Goals and Policies.

Goal 11.3 Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The proposed amendments update landscaping standards to reflect Albuquerque's cultural and environmental context. Requirements for climate-appropriate plant selection, improved soil health, and integration of street trees reinforce the role of landscaping as part of the city's cultural identity, where desert-adapted vegetation and shade contribute to both livability. Expanded flexibility for alternative plant choices and buffer materials ensures that historic and cultural landscapes can be preserved and enhanced while accommodating new development. These changes help weave ecological function with cultural identity, reinforcing landscapes as a vital layer of community character.

Policy 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The proposed amendments modernize landscaping requirements to emphasize desert plantings and long-term resilience, which Albuquerque's high desert identity. Updates such as improved standards for street trees, planting near utilities, and the use of climate relevant vegetation help preserve the visual and ecological features that shape neighborhood character. By strengthening how landscape elements are integrated into site design, these changes ensure that natural and cultural features remain visible and celebrated as communities grow and evolve.

Goal 13.2 Water Supply & Quality: Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

The proposed amendments refine landscaping and site design standards to reduce water demand and improve long-term efficiency. Clarifications around plant selection, soil preparation, and irrigation encourage the use of climate-appropriate vegetation and healthier planting conditions that minimize water loss. These changes promote a built

environment that balances growth with conservation of Albuquerque's limited water resources.

Sub-policy 13.2.2 Water Conservation: Foster the efficient management and use of water in development and infrastructure.

The proposed amendments update landscaping standards to emphasize climate-appropriate plant selection and irrigation practices that minimize long-term water use. Requirements for street trees, planting near utilities, and more flexible groundcover options encourage healthier landscapes that use water more efficiently.

Goal 13.4 Natural Resources: Protect, conserve, and enhance natural resources, habitat, and ecosystems.

The proposed amendments modernize landscaping standards to better reflect the ecological role of vegetation in Albuquerque's high desert environment. Updates promote healthier landscapes that support habitat, reduce erosion, and improve air and water quality. Clarifications to planting requirements also help ensure development contributes to long-term ecosystem resilience while maintaining compatibility with surrounding land uses.

Policy 13.4.1 Air Quality: Maintain good air quality that complies with federal standards to safeguard public health and enhance quality of life for all residents.

The proposed amendments modernize the purpose statement for landscaping to explicitly acknowledge its public health benefits, including improved air quality. Incremental updates to landscaping standards, many of which respond directly to community and professional feedback, strengthen requirements in ways that enhance air filtration, reduce erosion, and minimize airborne particulates. Together, these measures strengthen the role of landscaping in safeguarding air quality and advancing healthier environments citywide.

Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

The proposed amendments update landscaping regulations to better connect design requirements with public health outcomes. The new purpose statement explicitly recognizes benefits such as cleaner air, reduced stormwater runoff, and mitigation of heat impacts, highlighting the link between landscaping and healthier environments. Other changes, like ensuring trees and shrubs are planted at safe distances from utilities, clarifying soil depth and planting bed standards, and requiring street trees for new low-density residential projects, promote healthier plant growth and more consistent application of standards. These refinements strengthen the role of landscaping as everyday community infrastructure that supports safe, comfortable, and thriving neighborhoods.

Policy 13.5.2 Healthful Development: Encourage public investments and private development that enhance community health.

The proposed amendments embed public health considerations into both public and private development standards. Landscaping updates strengthen the role of site design in providing shade, reducing heat exposure, and filtering pollutants, while street tree requirements for new residential development expand access to these benefits across neighborhoods. These changes encourage development that contributes to safer, more comfortable, and health-supportive environments.

Landscape, Buffering, and Screening – Purpose and Applicability [IDO § 14-16- 5-6(A) – [Item #99](#)]

Amendment Summary:

This amendment revises the purpose statement for landscaping, buffering, and screening standards to better reflect public health benefits. The new language emphasizes environmental functions such as air purification, oxygen regeneration, stormwater runoff retention, soil moisture retention, erosion prevention, and urban heat island mitigation. These edits modernize the intent of the section and support a more holistic view of landscaping requirements.

Public Comment:

Public comments were supportive of the proposed landscaping purpose statement, emphasizing the importance of aligning landscape design with the local climate and water limitations. One comment recommended explicitly incorporating green stormwater infrastructure into the purpose statement to enhance water harvesting efforts.

Landscape, Buffering, and Screening – General Standards [IDO § 14-16-5-6(B)(1)(a) and IDO § 14-16-5-6(C) – [Items #100 and #101](#)]

Amendment Summary:

These amendments clarify the applicability of landscaping standards in IDO §14-16-5-6. Specifically, they ensure that landscaping, screening, and buffering requirements apply only to new primary buildings containing multi-family residential, mixed-use, non-residential development, or accessory parking structures. This helps avoid the need for full landscape compliance for small site changes or tenant improvements that do not involve new buildings. The revisions promote clarity and consistency in applying landscaping standards across development types.

Public Comment:

No public comments were submitted for these items.

Minimum Landscape Area [IDO § 14-16-5-6(C)(2)(c) – [Item #102](#)]

Amendment Summary:

This amendment adds a reference to the Official Albuquerque Plant Palette to clarify that the mature spread of trees and shrubs should be based on the size estimates provided in that document. It also clarifies that overlapping canopy areas from trees and ground-level plants may both be counted toward the required total vegetative coverage, provided the minimum ground-level coverage is still met. These updates improve consistency in applying existing standards and support best practices for tree health, including shading roots and shared irrigation.

Public Comment:

One comment noted that the concern may fall outside the IDO, but highlighted a potential conflict between trunk size requirements and best practices for establishing climate-ready species like Velvet Mesquite. The commenter emphasized that such trees perform better when directly seeded or transplanted young, rather than being grown in containers to meet caliper standards.

Required Plant Materials and Site Amenities [IDO § 14-16-5-6(C)(4) – [Item #103](#)]

Amendment Summary:

This amendment updates multiple landscaping regulations to ensure greater climate suitability, design flexibility, and alignment with City standards:

- **Climate-Appropriate Plant Selection:** Clarifies that plant hardiness must match Albuquerque’s specific climate conditions, rather than broader statewide zones. This helps ensure long-term plant survival and maintenance.
- **Buffer Materials:** Expands the range of acceptable buffer materials between turf and hard surfaces beyond just gravel, allowing for more diverse and ecologically appropriate options.
- **Alternative Plant Options:** Subsection moved to specify that the use of plant species not listed in the Official Albuquerque Plant Palette is allowed, as long as the selected plants comply with all relevant City and Water Authority requirements. This provides flexibility for creative and adaptive landscape design without compromising sustainability or infrastructure compatibility.
- **Street Furniture Standards:** Adds requirements for the type and minimum quantity of street furniture in landscaped areas within Downtown, Urban Center, and Main Street areas, enhancing pedestrian comfort and consistency in urban public spaces.

Public Comment:

Comments on this item offered several suggestions, including updating plant standards to reflect Albuquerque’s changing climate and considering future hardiness needs as temperatures rise. One comment asked whether the Official Plant Palette will be updated, noting that some currently listed species appear to be experiencing heat and water stress.

Soil Conditions and Planting Beds [IDO § 14-16-5-6(C)(5) – [Item #104](#)]

Amendment Summary:

This amendment includes several clarifications and updates related to soil condition and planting bed standards to support healthier landscaping and more flexible design options. It specifies that all vegetated materials must be planted in uncompacted soil with a minimum depth of 24 inches. It removes the restriction on gravel and crusher fines as groundcover, allowing greater material flexibility while still encouraging best practices in arid environments. This item consolidates previous standards to require 3 inches of organic mulch around trees, and it clarifies that curbs or wheel stops are only needed where landscaped areas abut vehicle-accessible areas, with required openings for stormwater runoff.

Public Comment:

No public comments were submitted for these items.

Plant Material Spacing [IDO § 14-16-5-6(C)(7)(b) – [Item #105](#)]

Amendment Summary:

This amendment removes driveways and drive aisles from calculations used to determine street frontage-based tree planting requirements. Since existing rules already allow overlapping landscape requirements (such as front yard trees counting toward multiple standards), this change simplifies calculations without reducing overall landscaping. All other requirements, like the requirement for 15% net lot landscaping and 75% vegetative coverage, still apply.

Public Comment:

No public comment was submitted for this item.

Planting Near Utilities [IDO § 14-16-5-6(C)(10) – [Item #106](#)]

Amendment Summary:

This amendment clarifies that trees and shrubs must be planted at least 10 feet away from the centerline of sewer or water lines, or outside the utility easement, whichever is greater, to reduce interference with underground infrastructure. The revision also requires compliance with utility provider standards when planting within an easement.

Public Comment:

One comment noted that the existing standards may be overly restrictive, particularly for species that tolerate coppicing, such as desert willow and western honey mesquite. The commenter suggested that allowing these in utility easements could expand opportunities for planting in constrained urban spaces.

Required Street Trees [IDO § 14-16-5-6(D) – [Item #107](#)]

Amendment Summary:

This amendment corresponds with Item #100 and adds a requirement that all new primary buildings with a low-density residential use must provide at least one street tree with a

minimum 2-inch caliper. This simplifies compliance with the Street Tree Ordinance by specifying a single tree selected from the Official Albuquerque Plant Palette and allows existing trees to count toward the requirement.

Public Comment:

One comment suggested allowing size exceptions for hardy species like mesquites and hackberries, noting they establish well when planted directly and can match the growth of larger, container-grown trees.

Signs

Summary:

There are approximately eight proposed amendments related to signs. These changes aim to provide greater flexibility for businesses, support creative and historic signage, and improve consistency in how alternative signage plans are reviewed. The source of these amendments is staff. Some proposed amendments are combined in one explanation.

Explanation:

These proposed amendments respond to feedback from Code Enforcement staff based on common issues observed during sign permit review. The changes aim to clarify existing standards, accommodate frequent signage configurations, and streamline the approval process where appropriate.

Together, the amendments provide targeted flexibility for businesses, particularly in Mixed-use, Urban Center, and Main Street areas, while reinforcing design expectations for creative, historic, and alternative signage. Updates to rooftop and neon signs reflect growing interest in restoring historic signs and creating vibrant, pedestrian-oriented districts.

Policy Analysis:

In addition to the general analysis of relevant Goals and Policies in Part II of above, these proposed changes are consistent with the following Comprehensive Plan Goals and Policies.

Policy 4.3.12.6: Maintain the historic character of motor tourism along Route 66, especially neon signs.

The proposed amendments expand incentives for neon and historic signage along Route 66 and in other Main Street areas. The changes allow refurbished historic neon signs to be relocated, even if they do not meet current dimensional standards, subject to Landmarks Commission approval. These updates encourage the preservation and continued use of vintage neon as a defining feature of motor tourism along Route 66, while also supporting creative signage that reinforces the corridor's historic identity.

Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments clarify and streamline the review process for signage. Updates to Alternative Signage Plans consolidate standards into one section and allow approvals through the Site Plan procedure, improving transparency and consistency in implementation. These changes align signage review with existing practices for landscaping, reduce ambiguity for applicants, and provide clearer expectations for both staff and businesses, resulting in a more efficient and customer-focused permitting process.

Policy 7.3.3 Placemaking: Placemaking: Encourage efforts to establish and strengthen district identity within Centers, business districts, and neighborhoods.

The proposed amendments expand flexibility for creative signage that enhances district identity. Updates to canopy, marquee, and rooftop signs provide businesses with more opportunities to create visible, context-appropriate signage in Centers and business districts. Incentives for neon and historic sign restoration, particularly in Main Street and Urban Center areas, reinforce the unique character of corridors and neighborhoods. Together, these changes promote signage as a placemaking tool that helps establish vibrant, recognizable destinations.

Rooftop, Neon, and Historic Signs [IDO Table 5-12-3 – [Item #46](#)]

Amendment Summary:

This amendment revises and expands standards for rooftop and neon signs to improve flexibility, preserve historic signage, and better support signage in designated areas like Main Streets and Urban Centers. The changes allow rooftop signs in UC-MS-PT areas and establishes new design standards to ensure such signs are visually permeable and includes channel letters or similar elements. For neon signs, the amendments extend existing incentives to all Main Street areas, including expanded size allowances for rooftop and freestanding signs, and allows refurbished historic neon to be refurbished and relocated, even if they do not meet current dimensional standards, subject to Landmarks Commission approval. These updates respond to both staff and public feedback and aim to balance creative signage opportunities with appropriate design controls.

Public Comment:

One comment expressed support for the amendment, emphasizing the importance of preserving historic resources.

Alternative Signage Plan [Multiple IDO Sections – Items [#47](#), [#48](#), [#55](#), [#57](#), and [#62](#)]

Amendment Summary:

These amendments revise and consolidate regulations for Alternative Signage Plans to align with current practices for Alternative Landscape Plans. These interrelated amendments move all relevant requirements to the On-Premises Signs section for clarity, and simplify the review process by allowing approval of Alternative Signage Plans through the Site Plan procedure. The amendments also specify eligibility criteria for sites and clarify that alternative signage plans

must be consistent with the intent of the sign regulations, improving consistency and transparency in the process.

Public Comment:

No public comments were submitted for these items.

On-premises Signs in Mixed-use and Non-residential Zone Districts – Canopy and Marquee Signs [IDO Table 5-12-3 – [Items #109](#) and [#110](#)]

Amendment Summary:

These amendments revise standards for canopy and marquee signs to better accommodate common signage configurations and responds to feedback from Code Enforcement. For canopy signs, the changes allow multiple signs on buildings with longer frontages by replacing the flat maximum of 1 sign with a standard of 1 sign per 50 feet of frontage, and increases the allowable message height from 24 inches to 48 inches. For marquee signs, the revisions clarify that these signs may be used in addition to wall signs, rather than instead of them, while maintaining the shared total signage area limit. These updates provide greater flexibility for businesses while preserving overall signage allowances.

Public Comment:

No public comments were submitted for these items.

Streets, Lots, and Lighting

Summary:

There are approximately four proposed amendments related to streets, lots, and lighting. The source of these amendments is staff.

Explanation:

These technical amendments improve clarity and consistency across multiple IDO definitions. Updates to lot and setback definitions ensure the ordinance accounts for all lot configurations, including those that front only on private drives. Lighting terminology is simplified to use a single, clearly defined term throughout the ordinance. These edits support more consistent interpretation during development review and reflect staff experiences when applying the code.

Policy Analysis:

In addition to the general analysis of relevant Goals and Policies in Part II of above, these proposed changes are consistent with the following Comprehensive Plan Goals and Policies.

Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The proposed amendments clarify definitions for lots, setbacks, and lighting to ensure development review is applied consistently across all contexts. Updates such as distinguishing “light trespass” from outdated terminology and refining how interior lots are defined help avoid ambiguity and ensure projects are reviewed in a way that respects

neighborhood form and character. By providing clearer standards, these changes encourage quality development that better aligns with the distinct identities of Albuquerque's communities.

Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments simplify terminology and clarifying definitions for lots, setbacks, and lighting, which reduces confusion for applicants and reviewers during the permitting process. Clearer language around "light trespass," "interior lots," and "abut" ensures more predictable outcomes and consistent application of standards, improving transparency and streamlining customer service in development review.

Abut – Definition [IDO § 14-16-7-1 – [Item #72](#)]

Amendment Summary:

This amendment revises the definition of "Abut" to clarify that properties must share a property line for more than a single point to be considered abutting. It specifies that properties touching only at a corner (such as diagonally) are not abutting. This change aligns the definition with the term "Adjacent" and ensures consistent interpretation in the IDO.

Public Comment:

Both comments on this item expressed concern about the proposed change to the definition of "abut." One commenter preferred retaining the existing language, while another felt the revised definition could limit notice and standing for nearby property owners, even if they may be affected.

Definitions – Light Spillover/Light Trespass [IDO § 14-16-7-1 – [Item #82](#)]

Amendment Summary:

This amendment replaces the term "light spillover" with "light trespass" throughout the IDO for consistency with defined terminology. The definition of "light trespass" is also revised to include "light spillover" as a clarifying parenthetical reference. This change improves clarity and ensures consistent language use across the ordinance.

Public Comment:

No public comment was submitted for this item.

Interior Lot and Setback – Definitions [IDO § 14-16-7-1 – [Items #83](#) and [#88](#)]

Amendment Summary:

These amendments add a new definition for "Interior Lot" and revise the "Setback" definition to match. The new term clarifies that a lot not abutting a street that is a public right-of-way, such as lots fronting only on private ways, is considered an interior lot. The related update to the

“Setback” definition ensures that such lots follow side setbacks along all lot lines. Together, these changes improve clarity and consistency in how interior lots are treated under the IDO.

Public Comment:

Public comments on this item were mixed. Some commenters supported requiring minimum setbacks to maintain space between structures, while others advocated for reducing or removing setbacks to allow more usable building area on residential lots.

Walls and Fences

Summary:

There are approximately two proposed amendments related walls and fences. These changes aim to improve clarity and consistency in how screening and security features, such as barbed wire, are regulated. The source of these amendments is staff.

Explanation:

These are technical amendments to clarify how wall and fence regulations are applied. Updates ensure consistent treatment of screening walls for industrial uses and clarify when and where barbed wire is allowed. These revisions are based on staff experience with permit review and aim to align implementation with the intent of existing standards. Together, they support clearer interpretation and more consistent application across different development contexts.

Policy Analysis:

In addition to the general analysis of relevant Goals and Policies in Part II of above, these proposed changes are consistent with the following Comprehensive Plan Goals and Policies.

Goal 6.2 Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The proposed amendments clarify wall and fence standards to ensure consistent screening between industrial and non-industrial areas and by regulating the placement of barbed wire on non-residential walls. These changes help create safer and more visually consistent streetscapes, particularly along street-facing walls, which in turn supports a more comfortable environment for people walking, biking, or using transit. By improving clarity and predictability in how these features are applied, the amendments contribute to safer and more accessible corridors for all users.

Policy 6.2.3 Pedestrian & Bicycle Connectivity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods.

The proposed amendments ensure that walls used for screening between industrial and non-industrial areas meet consistent opacity standards, reducing gaps or visual barriers that can disrupt the pedestrian or bicycle experience. Clarifying regulations for barbed wire also helps ensure that street-facing edges of non-residential sites remain safer and

more welcoming. Together, these updates reinforce the intent of maintaining pedestrian- and bicycle-friendly environments around commercial, community, and residential areas.

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The proposed amendments clarify wall and fence standards to create safer, more predictable edges between industrial and non-industrial areas. Requiring screening walls to be opaque at lower heights and refining rules for barbed wire on street-facing walls help reduce visual clutter and reinforce pedestrian safety. These updates contribute to more consistent, walkable environments by ensuring that site design elements support comfort and security for people on foot in both urban and auto-oriented contexts.

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

The proposed amendments clarify wall and fence regulations to reduce conflicts at site edges, helping create safer, more comfortable walking conditions along streets and between different land uses, ensuring convenient and comfortable pedestrian travel.

Policy 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

The proposed amendments strengthen screening and wall standards that improve transitions between uses, contributing to safer, more attractive, and walkable neighborhoods.

Screening for Industrial Uses Adjacent to Non-industrial Uses [IDO § 14-16-5-6(E)(4)(b)1 – [Item #42](#)]

Amendment Summary:

This amendment clarifies that existing walls used for screening between industrial and non-industrial zones must be opaque for at least 3 feet of height. The revision ensures that non-opaque walls cannot be used to meet screening requirements, improving consistency in how screening standards are applied.

Public Comment:

No public comment was submitted for this item.

Barbed Wire [IDO § 14-16-5-7(E)(1)(c)3 – [Item #43](#)]

Amendment Summary:

This amendment clarifies that barbed wire is allowed on all non-residential walls, but street facing walls are subject to additional regulations in IDO § 14-16-5-7(E)(1)(c)3.

Public Comment:

No public comment was submitted for this item.

Historic Resources

Summary:

Two amendments are proposed to strengthen protections for historic resources citywide. The source of these amendments is staff.

Explanation:

These amendments expand the City's ability to preserve historic buildings and features, especially in areas not already protected by historic designations. One change establishes a flexible new overlay type to help preserve prominent architectural features, such as front façades, while still allowing development behind them. Another update modernizes demolition review by applying it to any structure over 50 years old, allowing staff to identify potentially significant resources and consider alternatives when appropriate. Together, these changes reflect national best practices and reinforce Albuquerque's commitment to protecting unique elements that contribute to its cultural identity.

Policy Analysis:

In addition to the general analysis of relevant Goals and Policies in Part II of above, these proposed changes are consistent with the following Comprehensive Plan Goals and Policies.

Policy 11.2.2 Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest.

The proposed amendments strengthen processes that help identify and preserve historically significant resources. Expanding demolition review to include all structures 50 years or older ensures that buildings with potential local, state, or national significance are evaluated before being lost, creating opportunities for documentation or registration when appropriate. In addition, the new Historic Protection Overlay provides a flexible tool to preserve defining architectural features, such as façades, which may contribute to eligibility for historic designation. These changes improve the City's ability to recognize and protect resources of historical interest while supporting continued investment in existing neighborhoods.

Policy 11.2.3 Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

The proposed amendments expand the City's ability to protect architectural features and structures that shape community identity. The new Historic Protection Overlay allows preservation of prominent façades and other visible elements that contribute to neighborhood character, even outside formally designated districts. Updated demolition review for buildings 50 years or older also ensures that culturally and historically significant resources are evaluated before removal, creating space to consider alternatives

and preserve defining features. Together, these tools help safeguard the social and cultural landscapes that anchor community identity while still allowing compatible reinvestment and development.

Goal 11.3 Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The proposed amendments introduce new tools to preserve and reuse historic resources that shape Albuquerque's cultural landscapes. The Historic Protection Overlay provides a flexible option to retain prominent façades and frontages while allowing compatible redevelopment, ensuring that visible architectural features remain part of the streetscape. Expanded demolition review for older structures also helps safeguard buildings and styles that contribute to the city's evolving cultural identity. Together, these changes protect defining elements of Albuquerque's built environment while supporting sensitive reinvestment that strengthens the link between heritage and community identity.

Policy 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The proposed amendments expand the City's ability to preserve cultural and architectural features that define community identity. The new Historic Protection Overlay allows for the protection of significant façades and streetscape elements without overly restricting redevelopment behind them, ensuring that visible features remain part of neighborhood character. Updates to demolition review for older structures also help identify and preserve buildings with cultural or historical significance, including mid-century and post-war architecture that contributes to Albuquerque's evolving identity.

Historic Protection Overlay Zone - Frontages [IDO § 14-16-3-5 – [Item #7](#)]

Amendment Summary:

This amendment creates a new type of Historic Protection Overlay (HPO) that applies to the first 25 feet from the front lot line or 20 feet from any street-facing façade of an existing building. It is intended to protect historic frontages and façades that are not currently regulated as City Landmarks, part of an existing HPO, or listed on the National Register. The amendment does not designate any specific properties at this time but instead establishes the framework for applying the overlay in the future. This is intended as a flexible option that protects the most historically significant and visible portion of a property without placing excessive restrictions on the rest of the site. The amendment supports the preservation of cultural and historic resources while allowing context-sensitive development, expanding the City's ability to protect defining architectural features that contribute to community identity and quality urban design.

Public Comment:

One comment requested additional information about this item but did not specify what information was requested. Staff notes that the proposed amendment and its explanation are available in the public materials provided for review.

Demolition Outside of an HPO [IDO § 14-16-6-6(B)(1) – [Item #63](#)]

Amendment Summary:

This amendment updates demolition review requirements to apply to all structures 50 years or older, replacing the previous cutoff of 1945. The change ensures that demolition review evolves over time and continues to protect historically significant resources as they age. Demolition requests for 50+ year-old structures will be reviewed by Historic Preservation staff, typically within one day, to determine whether the structure has historic significance or character. Only buildings found to have potential significance would be referred to the Landmarks Commission for a 120-day review period to consider alternatives to demolition or to allow for documentation. This approach ensures that aging structures are evaluated for preservation potential without automatically treating all 50+ year-old buildings as historic, while better reflecting the historic context of Albuquerque beyond the stricter 1945 criteria. The shift also allows for consideration of Mid-Century Modern and other post-war architectural styles, aligning with national best practices and supporting the City’s broader efforts to preserve unique resources that contribute to Albuquerque’s evolving identity and sense of place.

Public Comment:

No public comment was submitted for this item.

Infrastructure and Stormwater Management

Summary:

There are approximately six proposed amendments related to infrastructure and stormwater management. These changes aim to promote regulatory clarity, introduce flexibility for infill development, and align IDO standards with updated best practices in stormwater management and infrastructure planning. The source of these amendments is staff and City Council.

Explanation:

These amendments improve consistency, flexibility, and sustainability in how stormwater and infrastructure are addressed across the city. Edits related to green infrastructure and floodplain terminology bring the IDO into alignment with updated County and federal standards, supporting coordinated and environmentally responsible planning. Clarifications to infrastructure review procedures further support predictable development processes and reinforce long-term goals for sustainable infrastructure and water management.

Policy Analysis:

The proposals have been fully reviewed and analyzed and found to be consistent with the following Comprehensive plan Goals and Policies.

Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments clarify infrastructure and stormwater requirements to make the development process more predictable and consistent. Updates to Infrastructure Improvement Agreements specify when they apply across both Site Plan and Subdivision reviews, reducing confusion and aligning procedures. Revisions to floodplain definitions bring local terminology into alignment with federal standards, ensuring clearer application and review. Together, these changes improve transparency and customer service by giving applicants clearer expectations and reducing procedural ambiguity.

Goal 12.5 Resources: Identify and allocate sufficient resources to support infrastructure, community facility, and public service needs in order to invest public dollars efficiently and effectively and to maintain a sound fiscal position.

The proposed amendments align stormwater and infrastructure standards with updated County and federal practices, ensuring that public dollars are spent consistently and effectively across jurisdictions. Clarifications to Infrastructure Improvement Agreements create clearer expectations for when private development must contribute to infrastructure, helping the City allocate resources more strategically. Flexibility for sidewalks and drainage in certain low-density zones introduces short-term cost savings for infill, while recorded agreements preserve the City's ability to recover costs if improvements are built later. Together, these edits promote efficient infrastructure investment and long-term fiscal responsibility.

Policy 12.5.1 Cost-Benefit Analysis: Evaluate the economic, social, and environmental costs and benefits of potential public infrastructure projects, community facilities, and public services.

The proposed amendments clarify infrastructure review procedures and requiring consistency with updated County green stormwater standards, ensuring that public projects are evaluated using current best practices. Flexibility introduced for sidewalks and underground drainage in certain low-density areas balances short-term development feasibility with long-term infrastructure needs by requiring recorded agreements for potential future improvements. These refinements help the City weigh costs and benefits more transparently, supporting infrastructure decisions that consider fiscal impacts, community needs, and environmental outcomes.

Goal 13.2 Water Supply & Quality: Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

The proposed amendments align City stormwater and drainage requirements with updated County green stormwater infrastructure standards, which emphasize infiltration, on-site water retention, and conservation practices. Clarifying definitions for floodplain management further strengthens the City's ability to protect water resources and safeguard public safety. By modernizing standards and coordinating across jurisdictions,

these changes ensure that new development contributes to long-term water quality protection and more sustainable use of limited regional water supplies.

13.2.2 Water Conservation: Foster the efficient management and use of water in development and infrastructure.

The proposed amendments require new development that incorporates green stormwater infrastructure to follow updated County standards, which prioritize infiltration and water retention suited to Albuquerque’s climate. Clarifications to landscaping and stormwater regulations ensure that infrastructure is designed to reduce runoff and maximize on-site water reuse, supporting more efficient use of limited water resources while promoting sustainable development patterns.

Sidewalks and Stormwater Management in R-A and R-1 Zone Districts [Multiple IDO Subsections – [Item #C-1](#)]

Amendment Summary:

This amendment revises IDO § 14-16-1-7(B)(2), § 14-16-5-3(D), and § 14-16-5-4(H) to allow certain exemptions from sidewalk and underground drainage requirements for properties zoned R-A and R-1 under specific conditions. For sidewalk improvements, the exemption applies to blocks where less than 30 percent of the perimeter includes existing or planned sidewalks and where at least 40 percent of lots are already developed. For stormwater infrastructure, the amendment allows properties to develop without underground drainage if owners record an agreement acknowledging that future City-initiated improvements may be assessed. These changes introduce flexibility for infill development in lower-density areas with limited infrastructure and retain mechanisms for cost recovery if improvements are installed at a later time.

Public Comment:

One comment questioned whether the recorded agreement would apply to future property owners and noted that the potential for future costs might make it harder to sell the property. Another suggested modifying the language to specify infiltration improvements, noting that stormwater should be directed back into the ground whenever possible rather than drained away. A third comment asked whether this provision would apply to side paths, as defined in the Bikeways and Trails Facility Plan.

EPC Considerations:

The EPC should carefully consider the proposed amendment. While it is generally consistent with Comp Plan Goals and Policies that support infill development and regulatory flexibility, it may be inconsistent with Goals and Policies related to walkability, infrastructure equity, and long-term public safety. Waiving sidewalk and underground drainage requirements, even with recorded agreements, risks leaving gaps in the infrastructure network that may never be completed, especially in areas with limited development pressure. The EPC should weigh the potential short-term benefits against the possibility of long-term impacts to neighborhood

connectivity and stormwater management. The EPC should consider and decide on one of the following options:

- 1. Approve Item #C-1 with a recommended condition that cleans up language as revised by Staff in Exhibit – Bassan – A – Infrastructure (staff recommendation).*
- 2. Approve Item #C-1 as written.*
- 3. Do not approve Item #C-1.*

Green Stormwater Infrastructure [IDO § 14-16-5-5(H) and IDO § 14-16-5-6(C)(13)(b) – [Items #35](#) and [#41](#)]

Amendment Summary:

These amendments revise IDO § 14-16-5-4(H) and § 14-16-5-6(C)(13)(b) to require new development containing green stormwater infrastructure to follow County standards, which were updated in 2023 and reflect current best practices. Aligning City regulations with these updated County standards promotes consistency across jurisdictions, supports sustainable stormwater management, and reinforces environmental goals related to water conservation and coordinated infrastructure planning.

Public Comment:

Public comments were strongly supportive of incorporating Green Stormwater Infrastructure (GSI) standards, emphasizing the environmental, aesthetic, and functional benefits of retaining and absorbing runoff on-site.

Floodplain and Special Flood Hazard Area – Definitions [IDO § 14-16-7-1 – [Items #77](#) and [#78](#)]

Amendment Summary:

These amendments revise the definitions of “Floodplain” and “Special Flood Hazard Area” to clearly distinguish between the two terms. The updated definitions reflect federal terminology used by FEMA and clarify that the floodplain includes both the floodway and the flood fringe, while the Special Flood Hazard Area refers specifically to the high-risk zones subject to base flood events. The edits improve internal consistency and support clearer application of flood-related standards in the IDO. These clarifications also strengthen implementation of floodplain management regulations and support broader goals related to public safety, environmental protection, and hazard mitigation.

Public Comment:

One comment referenced broader concerns about outdated FEMA and NFIP mapping, but did not directly address the proposed amendments.

Infrastructure Improvement Agreements [Multiple IDO Subsections – [Item #93](#)]

Amendment Summary:

This amendment makes revisions to clarify that Infrastructure Improvement Agreements (IIAs) may be required during either the Site Plan or Subdivision review processes. The proposed changes move the definition of IIA out of the Subdivision-specific definitions, and into the general list in alphabetical order, while adding cross-references in both the Subdivision and Site Plan procedures to ensure consistency. These edits improve clarity around when IIAs apply and help align procedures for different types of development review. The amendment also supports more predictable, coordinated infrastructure planning and improves the efficiency of the development review process.

Public Comment:

No public comment was submitted for this item.

Negotiable Zone Districts

Summary:

There are approximately nine proposed amendments related to negotiable zone districts in the IDO, which includes the following zone districts: NR-SU, NR-PO, PD, and PC. These amendments were initiated by Planning staff to improve clarity and consistency in how these zone districts are administered, particularly how changes to uses that are allowed on the site.

Explanation:

The IDO establishes four zone districts that involve establishing allowable uses and development standards for a specific site on a case-by-case basis. These amendments clarify that changes in allowable uses have to be reviewed and decided a Zoning Map Amendment, helping to ensure appropriate public notice and quasi-judicial review to provide appropriate due process procedures. Additional amendment improve clarity, transparency, and consistency in how negotiable zone districts are administered. The updates also clarify how unlisted uses are evaluated, reinforce distinctions between Minor and Major Amendments, and provide historical context for interpreting legacy planning documents. Together, these edits support predictable administration of the IDO and align with established procedures for land use review and decision-making.

Policy Analysis:

In addition to the general analysis of relevant Goals and Policies in Part II of above, these proposed changes are consistent with the following Comprehensive Plan Goals and Policies.

Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments clarify how negotiable zone districts such as NR-SU, NR-PO, PD, and PC are administered, ensuring that changes to allowable uses are reviewed through the Zoning Map Amendment process. These updates improve predictability and transparency by requiring public notice and quasi-judicial review, reinforcing due process and consistency across sites. Additional clarifications to the treatment of unlisted uses, the distinction between minor and major amendments, and the handling of pre-IDO Framework Plans further strengthen accountability and streamline administration,

resulting in a more reliable and accessible permitting process for applicants and the public.

Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

The proposed amendments clarify that changes in uses in the NR-SU zone district, which can include potentially sensitive uses such as stadiums, airports, waste or recycling transfer stations, and natural resource extraction, must be reviewed and approved through a Zoning Map Amendment rather than a Site Plan alone. This ensures that potentially high-impact or objectionable uses are evaluated through a transparent process with public notice and EPC review. By strengthening procedural safeguards and requiring that compatibility and mitigation measures be addressed upfront, the amendments help balance the community-wide benefits of these facilities with the need to protect surrounding neighborhoods and maintain healthy environments.

PD Zone District [IDO § 14-16-2-6(A)(3) – [Item #5](#)]

Amendment Summary:

These amendments to the PD zone district clarify that any changes to allowable uses, such as adding or modifying permissive, conditional, accessory, or temporary uses, must go through a Zoning Map Amendment, rather than being decided as part of a Site Plan. The amendments also specify that Conditional Use approvals are not required in PD zones, since all uses are established through the required Site Plan – EPC process, which allows the EPC to impose conditions of approval to mitigate potential impacts. These changes reinforce the intent of the PD zone district by ensuring that use changes are subject to appropriate public review and administrative procedures.

Public Comment:

One comment expressed concern about the concept of “negotiable zone districts,” arguing that it undermines predictability and consistency in zoning by allowing too much discretion in how provisions are applied.

PC Zone District – Framework Plans and Master Plans [IDO § 14-16-2-6(B)(3)(b)3 and IDO § 14-16-6-4(Y)(3)(b) – [Items #6](#) and [#61](#)]

Amendment Summary:

These amendments clarify the process for reviewing and amending Framework Plans within the PC zone district, particularly those adopted prior to the IDO. The changes specify that these Framework Plans now follow the same amendment procedures as pre-IDO Site Development Plans, ensuring consistency and removing ambiguity. Minor amendments may be reviewed and approved administratively by staff, while major amendments must go back to the original decision-maker. In addition, the amendments reinforce that allowable uses and development standards in the PC zone are established through a negotiated agreement documented in a Framework Plan, which prevails over the IDO. Any changes to allowable uses must therefore

be reviewed and decided as part of a major amendment, ensuring public notice, transparent review, and appropriate oversight. These updates provide a clearer, standardized path for future amendments, and tie into related changes in the IDO for both PC zoning and Pre-IDO Approvals.

Public Comment:

One comment expressed concern about the concept of “negotiable zone districts,” stating that such flexibility undermines the predictability and consistency that zoning regulations are intended to provide.

NR-SU – Listed Uses, Use Table, and Use-specific Standards [IDO § 14-16-4-1(A)(4)(b) and Multiple IDO Subsections – Items [#8](#) and [#91](#)]

Amendment Summary:

These amendments to the NR-SU zone district include several coordinated changes to remove the NR-SU zone district from Table 4-2-1 and instead list these uses in § 14-16-2-5(E)(3)(c) of the IDO, since all of these uses are specific to the NR-SU district. The changes clarify that any use may be allowed in the NR-SU zone if it is found to be compatible with or complementary to the existing use, and they require that changes in allowable uses be reviewed and decided as a Zoning Map Amendment rather than through a Site Plan – EPC. Conditional Use approvals are not required, since EPC is a discretionary review body that can review allowable use changes as a zone map amendment and establish appropriate mitigations for anticipated negative impacts off-site through development standards established through the Site Plan – EPC process. Related off-street parking requirements specific to the NR-SU district have also been moved to Part 2 for consistency. These edits align the organization of these standards with how NR-SU has functioned in practice, reinforce the discretionary review that decides allowable uses, development standards, and appropriate mitigation of off-site impacts on a case-by-case basis for this zone district, and enhance transparency and due process in the review process for changes to allowable uses.

Public Comment:

Comments on these items were mixed. One commenter supported streamlining development. Multiple comments, however, expressed concern that the proposed changes to the NR-SU zone district could reduce public notice and predictability in zoning decisions. Some felt the revisions would introduce inconsistency and overly discretionary interpretations, particularly by eliminating the Conditional Use process in favor of case-by-case determinations.

Unlisted Uses [IDO § 14-16-4-1(B) – [Item #9](#)]

Amendment Summary:

This amendment updates the IDO’s approach to unlisted uses to clarify that they do not apply in the NR-SU zone district, since uses in that zone district are decided on a case-by-case basis. It also makes explicit that when a proposed use is not listed in Table 4-2-1, and is not a Sensitive Use listed in § 14-16-2-5(E)(3)(b), the Zoning Enforcement Officer must determine whether the proposed use is consistent enough with a listed use to be treated similarly. The amendment clarifies that this determination must be made through a Declaratory Ruling process per § 14-

16-6-4(R)(1), which is an appealable decision. Along with this amendment, language that previously treated Declaratory Rulings as an interpretation has been replaced with the term “determination” to reinforce the formality of the ruling. These updates enhance clarity, predictability, and accountability in how unlisted uses are evaluated and ensure consistency with established procedures.

Public Comment:

Public comments expressed concern about the clarity and intent of the NR-SU zone district. One commenter argued that the proposed changes make zoning more discretionary and inconsistent, particularly in a zone meant to buffer sensitive uses. Another emphasized that zoning definitions must be clear and unambiguous in the code.

Minor and Major Amendments [IDO § 14-16-6-4(Y)(1)(a)1 and IDO § 14-16-6-4(Y)(1)(b)2 – Items [#59](#) and [#60](#)]

Amendment Summary:

These amendments clarify that changes to allowable uses in site development plans approved prior to the IDO must be reviewed and decided as Major Amendments through the applicable Zoning Map Amendment process. A new subsection is added to distinguish Minor Amendments (which cannot change allowable uses) from Major Amendments (which can change allowable uses). This distinction reinforces procedural transparency and ensures that changes to allowable uses receive appropriate public notice, review, and decision-making.

Public Comment:

No public comments were submitted for these items.

Definitions - Master Plan [IDO § 14-16-7-1 – [Item #86](#)]

Amendment Summary:

This amendment clarifies the definition of Master Plan by distinguishing between pre-IDO master plan types. It adds language explaining how pre-IDO Framework Plans under the Planned Community zone district was structured, specifically referencing Level A and Level B Plans and how they were categorized under the former Comprehensive Zoning Code (i.e., Rank 2 Area Plans and Rank 3 Sector Development Plans respectively). This clarification provides historical context without changing how the IDO treats existing master plans today. The amendment reinforces transparency and supports consistent interpretation of legacy planning documents without altering current policy or amendment procedures.

Public Comment:

No public comment was submitted for this item.

Procedures

Summary:

There are several proposed amendments related to IDO procedures. These changes aim to improve clarity, consistency, and transparency across application types, ensure appropriate timing and public notice, and better align the IDO with current City practices and standards. The source of these amendments is staff.

Explanation:

These amendments improve the consistency, transparency, and sequencing of review procedures across different application types. They clarify review bodies, ensure appropriate timing for key steps in the development process, and codify practices that reflect how the City currently implements the IDO. The updates also strengthen public notice requirements in select cases and refine how staff and decision-makers apply the IDO's procedural standards. Together, these changes help ensure that the review process is predictable, efficient, and aligned with the intent of the ordinance.

Policy Analysis:

In addition to the general analysis of relevant Goals and Policies in Part II of above, these proposed changes are consistent with the following Comprehensive Plan Goals and Policies.

Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments improve clarity, consistency, and transparency in development review procedures. Updates to requirements for Tribal Meetings, referrals to commenting agencies, and mailed notice for certain waivers ensure earlier and more meaningful public input. Clarifications to Subdivision, Site Plan, and annexation processes reinforce predictable sequencing and align procedures with current City practice, while changes to appeals, enforcement, and definitional standards make review more transparent and easier to apply. Together, these refinements simplify how applicants and the public navigate the IDO, ensuring permitting processes are clearer, more efficient, and more accessible.

Pre-submittal Tribal Meeting – Bulk Land Subdivision [IDO Table 6-1-1 – [Items #49 and #50](#)]

Amendment Summary:

These amendments revise Table 6-1-1 to clarify when Tribal Meetings are required in the development process. Item #49 adds a requirement for a Tribal Meeting prior to Site Plan – EPC approval, but only for projects that require Site Plan approval before subdivision. This corrects an oversight and ensures that Tribal consultation occurs earlier for larger developments, consistent with IDO § 14-16-6-4(B), which applies within 660 feet of Major Public Open Space or tribal land. Item #50 removes the Tribal Meeting requirement for Bulk Land Subdivisions, which are typically used to transfer ownership of large parcels and do not include detailed development proposals. This ensures Tribal Meetings occur at a more meaningful point in the review process.

Public Comment:

No public comments were submitted for these items

Minor Subdivision / Waiver - DHO [IDO Table 6-1-1 – [Item #51](#)]

Amendment Summary:

This amendment revises Table 6-1-1 to add a city staff meeting requirement for Minor Subdivision / Waiver – DHO applications. This ensures consistency with other application types reviewed by the Development Hearing Officer (DHO).

Public Comment:

No public comment was submitted for this item.

Vacation of Public Right-of-Way [IDO Table 6-1-1 and IDO § 14-16-6-6(M)(1) – Items [#52](#) and [#66](#)]

Amendment Summary:

This amendment streamlines the review process for vacations of public right-of-way by allowing the Development Hearing Officer (DHO) to decide on all such requests, regardless of size. Previously, vacations over certain thresholds, such as those exceeding 5,000 square feet or involving the full width of a street, required Council approval. Under this change, Council would only act as the appeal body for DHO decisions, reducing their direct involvement in these requests, which are typically placed on the consent agenda and not subject to detailed review.

Public Comment:

No public comments were submitted for these items.

Referrals to Commenting Agencies – Development within 660 feet of Major Public Open Space [IDO § 14-16-6-4(I)(9) – [Item #53](#)]

Amendment Summary:

This amendment adds a new requirement to refer development applications within 660 feet of Major Public Open Space to the City’s Open Space Division. While the Open Space Division typically receives these applications, this change formalizes the referral process to ensure consistent notification and allow the Parks and Recreation Department to provide input on potential impacts to public open space.

Public Comment:

One comment emphasized the importance of including the Open Space Division as a commenting agency for development near Major Public Open Space, noting their role as stewards of public land and the need for their input on decisions that could impact shared community resources.

Appeals – Standing [IDO § 14-16-6-4(U)(2)(a)5.b – [Item #54](#)]

Amendment Summary:

This amendment clarifies how to measure support for appeals submitted by Neighborhood Associations by requiring signatures from a majority of Assessor's lots within 660-feet of the

subject property, rather than a majority of all property owners or tenants. This change ensures the threshold is measurable and reflects available City data, since tenant information is not tracked.

Public Comment:

One comment opposed Neighborhood Association standing for appeals, recommending that standing be limited to adjacent property owners and suggesting that broader standing provisions could raise constitutional concerns related to property rights.

Archaeological Certificate [IDO Table 6-4-3 – [Item #56](#)]

Amendment Summary:

This amendment clarifies that Archaeological Certificates are tied to a specific Site Plan or Subdivision of Land application and expire when the associated development approval expires. This ensures that archaeological review is appropriately contextualized within the scope and potential impacts of the proposed development, rather than treated as a stand-alone or indefinite determination.

Public Comment:

No public comment was submitted for this item.

Site Plan – EPC [IDO § 14-16-6-6(I)(1)(a) – [Item #64](#)]

Amendment Summary:

This amendment updates the Site Plan – EPC criteria for consistency with the Subdivision of Land – Major process. It clarifies that Site Plan – EPC approval is required for certain large-scale developments, specifically, those on unsubdivided land that are 5 acres or larger and adjacent to Major Public Open Space. This ensures that detailed site planning occurs before subdivision in cases where development intensity or proximity to sensitive areas warrants additional scrutiny.

Public Comment:

No public comment was submitted for this item.

Bulk Land Subdivision [IDO § 14-16-6-6(J)(2)(b) – [Item #65](#)]

Amendment Summary:

This amendment clarifies the timing for when a bulk land plat can be issued. It specifies that bulk land plats, which are typically used to transfer ownership of large parcels, may only be issued after a Site Plan has been approved or a Major Subdivision has been approved and recorded. This change ensures consistency with the Site Plan/Subdivision process and provides a clearer sequence for plat approvals tied to development readiness.

Public Comment:

No public comment was submitted for this item.

Waiver – DHO [IDO § 14-16-6-6(P) and Multiple IDO Subsections – Items [#67](#), [#68](#), and [#71](#)]

Amendment Summary:

These amendments clarify and codify current practices related to waivers decided by the Development Hearing Officer (DHO). It confirms that the DHO may approve waivers to deviate from DPM standards, including sidewalk requirements, and aligns IDO sidewalk waiver criteria with those found in the DPM for consistency. It also introduces a new mailed notice requirement to abutting property owners for waiver requests involving underground utilities, enhancing transparency and public awareness for those specific cases.

Public Comment:

One comment asked whether this amendment aligns with or conflicts with other sidewalk-related proposals. Staff notes that this amendment does not conflict with other sidewalk-related changes. Instead, it clarifies and codifies existing practices by aligning IDO criteria with the DPM and unifying how sidewalk waivers are reviewed by the Development Hearing Officer (DHO).

Annexation [IDO § 14-16-6-7(F)(3) – [Item #69](#)]

Amendment Summary:

This amendment revises IDO § 14-16-6-7(F)(3) to remove reference to legislative discretion for annexations since annexations are a quasi-judicial decision. This correction ensures procedural consistency with the nature of annexation cases and avoids potential confusion about the applicable decision-making standards.

Public Comment:

No public comment was submitted for this item.

Administrative Civil Enforcement Procedures [Multiple IDO Subsections – [Item #70](#)]

Amendment Summary:

This amendment updates the Administrative Civil Enforcement procedures to reflect current City practice and guidance from Legal staff. It clarifies the process for handling appeals of a Notice of Administrative Civil Enforcement, including the steps taken when a property owner fails to appear at a scheduled hearing.

Public Comment:

No public comment was submitted for this item.

Master Development Plan – Definition [IDO § 14-16-7-1 – [Item #85](#)]

Amendment Summary:

This amendment updates the definition of “Master Development Plan” to clarify that these plans often apply to sites with more than one lot or one owner. The revision supports a more accurate

understanding of how coordinated private development is implemented across larger, multi-lot sites.

Public Comment:

No public comment was submitted for this item.

Subdivision – Major: Preliminary Plat / Final Plat [Multiple IDO Subsections – [Item #94](#)]

Amendment Summary:

This amendment updates Subdivision – Major procedures to clarify that the Development Hearing Officer (DHO) is the deciding body for plats, with public notice, hearing, and appeal rights applying to that decision. It removes the preliminary plat step and moves sketch plat requirements to the pre-application review section. The final plat is now processed as an administrative sign-off to verify compliance with standards and conditions, aligning Subdivision – Major with the Site Plan – EPC process, which also requires staff sign-off after approval.

Public Comment:

One comment requested clarification on this item but did not specify what aspect was unclear. Staff notes that the proposed amendment and explanation are available in the public materials provided for review.

Small Area Text Amendments [IDO § 14-16-6-4(D)(1) and Multiple IDO Subsections – [Item #M-3](#)]

Amendment Summary:

This amendment shifts legislative authority for creating or amending Character Protection Overlays (CPOs) and Historic Protection Overlays (HPOs) from City Council to the Environmental Planning Commission (EPC) and Landmarks Commission (LC), respectively, aligning the process with other zoning and historic designation decisions in the IDO. The change is intended to streamline procedures by making the EPC the deciding body for small area zoning regulations and the LC the deciding body for historic designations, while preserving City Council's role as the appellate body. In addition, the amendment clarifies that at least 51% of property owners in a proposed Overlay Zone must agree in writing in order to request a new or amended overlay, ensuring that such requests reflect a clear majority of neighborhood support.

EPC Considerations:

The EPC should carefully consider this proposed amendment, as it represents a significant shift in legislative authority from City Council to the EPC and Landmarks Commission for establishing area-specific zoning regulations and historic overlays. While the amendment is generally consistent with Comprehensive Plan Goals and Policies that support streamlined development review and neighborhood-scale planning, it also changes the role of elected officials in overseeing these decisions. The implications of delegating this authority merit discussion to ensure accountability and community trust in the process. The EPC should consider and decide on one of the following options:

1. *Do not approve Item #M-3 (staff recommendation).*

2. *Approve Item #M-3 as written.*
3. *Approve Item #M-3 to allow CPOs to be reviewed/decided by EPC but with a condition that no change be made to HPOs [i.e., City Council decides].*
4. *Approve Item #M-3 to allow HPOs to be reviewed/decided by the Landmarks Commission but with a condition that no change be made to CPOs [i.e., City Council decides].*

Public Comment:

Several comments expressed concern about the proposed changes to who may initiate a request for a new CPO or HPO zone and the shift in decision-making authority. One commenter asked whether deleting existing language would prevent individual property owners from applying and whether individual owners have historically initiated such zones. Others commented that CPOs and HPOs contribute to a patchwork of overly specific zoning classifications that make the IDO harder to use and inhibit needed change.

Multiple comments opposed changing the decision-making body from City Council to the EPC for CPO/HPO zones. Commenters argued that these are small-area decisions that directly affect property rights and entitlements and should remain under the authority of elected officials. Some noted that EPC commissioners are political appointees, not elected representatives, and that shifting final decision-making to the EPC would erode public input and reduce accountability.

IV. PUBLIC OUTREACH

Meetings and Presentations

The proposed 2025 updates were reviewed at six online public study sessions in July and August 2025 via Zoom, prior to application submittal for the EPC process. Two sessions were held in the evening and two during the lunch hour, each covering the same general overview content. Additional lunch hour meetings focused on specific topics, including composting and housing-related changes. Planning Staff presented the proposed text amendments and answered questions from participants.

The presentations, in .pdf format and video format, are posted on the project webpage: <https://abq-zone.com/pre-epc-submittal-ido-updates-2025#paragraphs-item-434>.

Two additional public meetings to review and discuss the proposed changes were held on October 6 and October 14, 2025 after the EPC application was submitted. A separate public study session focused solely on questions and answers and was held on October 8, 2025. A link to the presentation, in .pdf format and video format, is here: <https://abq-zone.com/ido-updates-2025>

The EPC held a study session regarding the proposed 2025 IDO amendments on October 16, 2025. This was a publicly-noticed meeting, although no public input is received during Study Sessions. (See [EPC Rules of Practice and Procedure, Article II, Section V.](#))

V. NOTICE

Required Notice for the EPC Hearing

For an Amendment to IDO Text, the required notice must be published, emailed, and posted on the web. (See Table 6-1-1: Summary of Development Review Procedures).

- The City published notice of the EPC hearing as a legal ad in the ABQ Journal newspaper on October 13, 2025.
- Email notice was sent to the two representatives of each Neighborhood Association and Coalition registered with the Office of Neighborhood Coordination (ONC) pursuant to the requirements of IDO § 14-16-6-4(J). (See attachments.)
- The City posted notice of the EPC hearing on the Planning Department website here: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

The City also posted notice of the application, the proposed changes to the IDO, and the EPC hearing on the project website at this address: <https://abq-zone.com/ido-updates-2025>

Additional Notice Provided

E-mail notice about the pre-application review meetings was sent to approximately 9,200 subscribers on the ABC-Z project update email list on July 11, 2025. An email notice announcing submittal of the EPC application was sent on September 16, 2025. That email also communicated the October 6, 2025 and October 14, 2025 public review meetings, October 16, 2025 EPC study session, and October 28, 2025 special EPC hearing. Additional reminder emails were sent on October 3 and October 17, 2025.

VI. AGENCY & PUBLIC COMMENTS

Agency Comments

The following agency comments were received: Albuquerque Metropolitan Arroyo Flood Control District, Bernalillo County Planning and Development Services Department, Mid-Region Metropolitan Planning Organization (MRMPO), Albuquerque Public Schools (APS), City of Albuquerque Economic Development Department, City of Albuquerque Health, Housing, and Homelessness Department, City of Albuquerque Metropolitan Redevelopment Agency, City of Albuquerque Parks and Recreation Department, City of Albuquerque Senior Affairs Department, City of Albuquerque Sustainability Office, City of Albuquerque Transit Department. See attached for comments.

Public and Neighborhood Comments

Letters via e-mail

As of this writing, Staff has received approximately 7 written comments regarding the proposed citywide text amendments. The comments are from interested parties such as coalitions, neighborhood associations, and individuals. (See attachments.)

Neighborhood organizations that commented include the Spruce Park NA. There are also comments from various individuals.

Some commenters objected to the scale and scope of proposed amendments, noting that the number of changes are difficult for the public to meaningfully engage with and may diminish predictability and public voice in the zoning process. Concerns were raised about ad hoc approvals, reduced public notice, and administrative decisions replacing public hearings. Others emphasized that zoning changes should not be treated as one-size-fits-all solutions for complex issues like housing affordability or homelessness. Multiple letters questioned the long-term implications of densification, citing impacts on infrastructure, neighborhood character, traffic, and public health, particularly in historically designated areas like Spruce Park. There were also calls to slow the process and include more public discussion earlier in the calendar year to increase participation.

Pinned Comments

Staff also received comments via the IDO Biennial Update 2025 Spreadsheet, which was posted on the ABC-Z project website <https://abq-zone.com/ido-updates-2025>. The spreadsheet was interactive and provided an opportunity for members of the public to pin a comment directly onto a line-item. Staff similarly received pinned comments on Exhibits and Council Memos. (See attachments.)

As of this writing, approximately 275 pinned comments were submitted directly on the IDO Update Spreadsheet, Council Memos, and Exhibits. Several topics did not have any pinned comments pinned directly on a line-item, Council Memo or Exhibit with in that topic group, as noted above. For topics that did have comments pinned on direct line-items, Council Memos, or related Exhibits within the grouped topic, the number is indicated in the following table. Only individual pinned comments are noted below, replies, likes or dislikes of pinned comments are not included.

Grouped Topic	Number of Pinned Comments
Housing Changes to Allow More Options	105
Housing Changes to Lower Costs and Remove Barriers	71
Motor Vehicle-related Uses	7
Food Systems	29
Other Changes Related to Uses	8
Other Changes Related to Parking and Transportation	8
Landscaping	11
Signs	1
Streets, Lots, and Lighting	5
Walls and Fences	0
Historic Resources	1
Infrastructure and Stormwater Management	11
Negotiable Zone Districts	8
Procedures	8

The most commented on topic is Bodegas/Tienditas, which consists of competing amendments from Council [Item #C-7] and the Mayor [Item #M-2]. The majority of the pinned comments regarding this grouped topic indicate support from the commenters.

The grouped topic of Housing Changes to Allow More Options received the most comments. The grouped topic of Housing Changes to Lower Costs and Remove Barriers received the second most comments. Summaries of each line-item comment are in Section III.

VII. CONCLUSION

The request is for citywide text amendments to the IDO. The Planning Department has compiled approximately 150 proposed changes and analyzed them for the EPC's review and recommendation to the City Council.

The request meets relevant application and procedural requirements in [IDO § 14-16-6-7\(D\)](#) for citywide text amendments and is consistent with the Biennial Update process established by [IDO § 14-16-6-3\(D\)](#). This request meets the review and decision criteria for citywide text amendments in IDO § 14-16-6-7(D)(3).

The proposed changes are generally consistent with applicable Articles of the City Charter and a preponderance of applicable Comprehensive Plan Goals and Policies from Chapter 4: Community Identity, Chapter 5: Land Use, Chapter 7: Urban Design, Chapter 8: Economic Development, Chapter 9: Housing, Chapter 11: Heritage Conservation, and Chapter 13: Resilience and Sustainability.

Planning Staff held online study sessions and open houses regarding the proposed changes. The request was announced in the Albuquerque Journal, on the ABC-Z project webpage, and by e-mail. The Planning Department provided notice to neighborhood representatives via e-mail as required, and via mail for those without an e-mail address on file.

Interested parties, including various neighborhood organizations and individuals, provided comments that address a variety of topics. Topics generating the most interest and/or concern are bodegas and increasing housing options. Some commenters expressed concern about the IDO update process and have questions about some of the proposed text amendments.

Staff recommends a continuance to the regular November 20, 2025 EPC hearing.

RECOMMENDED FINDINGS – TA-2025-00002

1. The request is for various Citywide, legislative amendments to the text of the Integrated Development Ordinance (IDO) for the Biennial Update required by IDO Subsection 14-16-6-3(D). The proposed Citywide amendments, when combined with the proposed Small-area amendments, are collectively known as the 2025 IDO Biennial Update.
2. These Citywide text amendments are accompanied by a proposed text amendment to a Small Area (Martineztown/Santa Barbara Character Protection Overlay Zone [CPO-7]) in the City, which was submitted separately pursuant to IDO Subsection 14-16-6-7(E) and is the subject of a separate staff report and a quasi-judicial action by the EPC.
3. The EPC's task is to make a recommendation to the City Council regarding the proposed amendments to IDO text. As the City's Planning and Zoning Authority, the City Council will make the final decision. The EPC is a recommending body to the Council and has important review authority. This request is a legislative matter.
4. Since the 2023 update, Planning Staff identified amendments to the IDO that could be made to improve the clarity, enforcement, and effectiveness of existing regulations. Changes were also

collected from the public, the Mayor, and City Councilors. Collectively, approximately 150 amendments have been gathered.

5. The citywide text amendments are presented and explained in a spreadsheet “[IDO Update 2025 – EPC Review – Spreadsheet of Proposed Changes – Citywide](#),” which provides the following information: item number for tracking purposes, the page and section of the IDO that would be modified, the text proposed to change, an explanation of the purpose and/or intent of the change, and its source.
6. The City Charter, the Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The proposed IDO text amendments apply citywide to land within the City of Albuquerque municipal boundaries. The IDO does not apply to lands owned or controlled by another jurisdiction, such as the State of New Mexico or federal lands. Properties in unincorporated Bernalillo County or other municipalities, such as the Village of Los Ranchos and City of Rio Rancho, are also not subject to the IDO.
8. The request is generally consistent with the following, relevant Articles of the City Charter:
 - A. Article I, Incorporation and Powers. Amending the IDO via text amendments is consistent with the purpose of the City Charter to provide for maximum local self-government. The revised regulatory language and processes in the IDO would generally help implement the Comprehensive Plan and help guide future legislation.
 - B. Article IX, Environmental Protection. The proposed citywide text amendments would help ensure that land is developed and used properly and that an aesthetic and humane urban environment is maintained. The IDO is the implementation instrument for the City’s Comprehensive Plan, which protects and promotes health, safety, and welfare in the interest of the public. Commissions, Boards, and Committees would have updated and clarified regulations to help facilitate effective administration of City policy in this area.
 - C. Article XVII, Planning.
 - i. Section 1. Amending the IDO through the biennial update process is an instance of the Council exercising its role as the City’s ultimate planning and zoning authority. The IDO will help implement the Comprehensive Plan and ensure that development in the city is consistent with the intent of any other plans and ordinances that the Council adopts.
 - ii. Section 2. Amending the IDO through the biennial update process will help the Administration to implement the Comprehensive Plan vision for future growth and development and will help with the enforcement and administration of land use plans.
9. The Comprehensive Plan and the IDO were developed together and are mutually supportive. The overarching purpose of the IDO is to implement the Comprehensive Plan and protect the health, safety, and general welfare of the public [§ 14-16-1-3].

10. The request is generally consistent with the following, applicable Goal and Policies in Chapter 4: Community Identity:

A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities

The proposed amendments would expand housing options, particularly in Centers and Corridors, while retaining contextual standards and neighborhood edge protections to help ensure that new development protects and preserves existing neighborhood character. These changes enable more diverse housing types that meet evolving community needs without compromising the identity of established neighborhoods.

B. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed amendments allow a broader range of residential development options such as duplexes, townhouses, multi-family, and cottage developments at a scale that protects the identity and cohesiveness of existing neighborhoods. Updated dimensional standards, use-specific standards, and articulation requirements ensure that new development is compatible in form and character. The proposed zoning map conversions focus growth near Major Transit areas and Activity Centers, helping to minimize development pressure on neighborhoods.

C. Policy 4.1.4 - Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality

The proposed amendments enhance neighborhood vitality through increased flexibility for context-appropriate housing, including cottage developments, duplexes, and accessory dwelling units (“casitas”). These same housing options are part of traditional communities that developed prior to the adoption of zoning, which limited residential options in most neighborhoods to single-family dwellings only. These housing options help meet changing household needs while preserving neighborhood scale and character. Protections such as contextual standards, neighborhood edge standards, and use-specific standards help ensure that new development does not disrupt existing communities. The amendments also refine allowed uses in certain zone districts to preserve their intended purpose, such as removing townhouses and multi-family housing from the R-MC zone district to maintain manufactured home communities, which typically offer more affordable housing options. Similarly, removing single-family detached housing from the MX-T zone district helps ensure that land near transit and commercial areas remain available for mixed-use development.

11. The request is generally consistent with the following, applicable Goals and Policies in Chapter 5: Land Use:

A. Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors

The proposed amendments focus growth in Centers and Corridors through zoning map conversions and increased development potential in transit-served areas and areas with existing infrastructure. Height bonuses, elimination of parking minimums, and establishment of parking maximums in Urban Centers, Premium Transit, and Main Street areas incentivize higher-density, walkable development in the places designated by the Comprehensive Plan as the most appropriate to absorb growth, increase density, and develop in a transit-oriented, walkable pattern. Expanded housing options at a neighborhood scale, combined with targeted zoning strategies, help reinforce a connected network of vibrant, multi-modal places that support both local character and citywide mobility.

- B. Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The proposed amendments direct regional growth toward Centers and Corridors through both legislative zoning conversions and targeted development incentives. Legislative zoning conversions expand the range of permissive uses and allowable heights in Major Transit and Activity Centers, reinforcing these areas as appropriate for new housing and mixed-use development. Reductions in parking minimums, establishment of parking maximums for non-residential uses, and added bonuses for height in transit-served areas incentivize additional density and walkable projects where infrastructure already exists. Together, these changes help shape growth into more sustainable patterns that align with the Comprehensive Plan vision for a connected network of vibrant Centers and Corridors.

- C. Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The proposed amendments direct more intense development to designated Centers and Corridors while maintaining stability in surrounding neighborhoods. Legislative zoning conversions concentrate higher-density residential and mixed-use options near Major Transit and Activity Centers, reinforcing these areas as appropriate locations for growth. Height bonuses, reduced parking requirements, and new parking maximums further incentivize intensity in these development areas, while contextual and edge standards remain in place to ensure compatible scale in Areas of Consistency. In addition, the removal of single-family uses from the MX-T zone district would ensure that land near transit and commercial corridors is reserved for higher-intensity mixed-use development.

- D. Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The proposed amendments foster mixed-use Activity Centers with a broader range of housing, services, and amenities. Legislative zoning conversions expand opportunities for residential and non-residential uses in these areas, ensuring that growth is concentrated where infrastructure and transit access already exist. Height bonuses and parking reforms further incentivize compact, walkable development patterns that integrate housing with nearby businesses and services. These changes reinforce Activity Centers as vibrant, mixed-use places that meet the daily needs of residents and support healthy, active lifestyles.

- E. Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.
- F. The proposed amendments prioritize pedestrian-oriented, transit-supportive development along Major Transit corridors. Legislative zoning conversions expand residential and mixed-use options within Major Transit corridors, focusing growth in areas most accessible to frequent transit service. Height bonuses, reduced parking requirements, and new parking maximums for non-residential development incentivize denser, walkable development patterns that shift emphasis away from auto-oriented design and toward pedestrian comfort and connectivity. Together, these changes help strengthen Major Transit Corridors as vibrant, mixed-use places that support high-frequency transit and active pedestrian activity.
- G. Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The proposed amendments enable a broader mix of housing types such as duplexes, townhouses, multi-family, and cottage developments in Major Transit areas and Activity Centers, connecting residential opportunities to areas with essential non-residential uses like grocery stores and medical offices. Other amendments that would make it easier to build casitas, expand housing options to reflect changing household needs and lifestyles. Together, these changes build on Center and Corridor policies to foster more complete, resilient communities where residents can access housing, jobs, and services in the same area

- H. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The proposed amendments allow a wider range of residential uses in Activity Centers and Major Transit Corridors to increase housing options within close proximity to goods and services. Zoning conversions to mixed-use zone districts and proposed changes to allow retail, grocery stores, and live-work uses closer to neighborhoods open opportunities to make goods and services more accessible existing households. Updates to use permissions in specific zone districts, such as reserving MX-T for mixed-use development and R-MC for manufactured home communities, help ensure land is used efficiently to support healthy, sustainable, and distinct communities.

- I. Sub-policy 5.2.1.e: Encourage higher density housing as an appropriate use in the following situations:

- i. Within designated Centers and Corridors;

The proposed amendments encourage higher-density housing in designated Centers and Corridors through legislative zoning conversions, height bonuses, and reduced parking requirements. These changes focus residential growth in transit-served areas where increased density is most appropriate and sustainable.

- ii. In areas with good street connectivity and convenient access to transit;

The proposed amendments direct higher-density housing to areas with strong street networks and transit access. Height bonuses, reduced parking requirements, and legislative zoning conversions reinforce compact development patterns that maximize connectivity and support transit use.

- iii. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses, and where adequate infrastructure is or will be available;

The proposed amendments allow higher-density housing in areas where mixed densities already exist and infrastructure can support additional growth.

- iv. In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development;

The proposed amendments expand housing options in single-family areas where conditions support transitions to higher density zone districts. Contextual and edge buffer standards ensure new development remains compatible with adjacent residential character.

- v. In areas where a transition is needed between single-family homes and much more intensive development.

The proposed amendments encourage higher-density housing and more housing options as a transition between single-family neighborhoods and more intensive development. Dimensional and design standards help maintain compatibility and provide an appropriate buffer in these areas

- J. Sub-policy 5.2.1.g: Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The proposed amendments encourage infill development through expanded allowances for duplexes, townhouses, cottage developments, and accessory dwelling units. Updated standards ensure these housing types add complementary options while remaining compatible in form and scale with surrounding neighborhoods.

- K. Goal 5.3 - Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The proposed amendments encourage more efficient use of land through expanded housing options that can make better use of underutilized lots without requiring new infrastructure. Changes to dimensional standards, parking requirements, and building heights in key growth areas help maximize development potential in places already served by transit, utilities, and public services. These updates support infill and redevelopment that leverages existing investments to benefit the broader community.

- L. Policy 5.3.7 Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

The proposed amendments aim to refine how potentially objectionable uses are regulated to ensure they are more equitably and consistently distributed across the city. Car washes and light vehicle repair are proposed to be changed to conditional uses in some mixed-use zone districts to reflect how they are allowed elsewhere, requiring case-by-case review and appropriate mitigation of impacts. For gas stations, new requirements citywide include screening along street frontages and increased separation from residential uses, helping ensure that these uses are located and designed in a way that respects surrounding communities while still serving citywide needs. Similarly, updated standards for overnight shelters and Safe Outdoor Spaces establish clear requirements to ensure compatibility with surrounding neighborhoods while continuing to provide these important services to residents in need.

- M. Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The proposed amendments facilitate infill development in areas with existing infrastructure and services, particularly within designated Centers and Corridors. These areas have been identified as having the greatest capacity to accommodate growth due to their access to transit, utilities, and public facilities. Amendments that increase housing flexibility and allow for higher-intensity development in these locations help direct growth where it can be most efficiently supported, reducing pressure to extend infrastructure into undeveloped areas.

- N. Policy 5.4.1 Housing Near Jobs: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

The proposed amendments encourage higher-density housing types such as multi-family, duplexes, and townhouses in areas near jobs, including Activity Centers and Major Transit areas. At the same time, single-family detached housing is being removed as a permissive use in the MX-T zone to ensure that land near employment centers remains available for mixed-use or higher-intensity residential development. These changes help align housing opportunities with job access, reduce commute times, and add infill housing options east of the Rio Grande, where the majority of the city's jobs are located.

- O. Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

Sub-policy 5.4.2.a: Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

The proposed amendments would add capacity for job growth on the West Side through zoning conversions from Residential to Mixed-use zone districts along Major Transit Corridors (Coors Blvd. and Golf Course Rd.) and in Activity Centers (West Route 66, 98th/Gibson). Expanded allowed uses to commercial and office uses, combined with reduced parking requirements with new maximums, increase the feasibility of employment-generating development west of the Rio Grande and helps foster job creation closer to where people live, reducing pressure on river crossings.

- P. Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The proposed amendments encourage more intense development and a broader mix of housing options in Areas of Change, including through zoning conversions in Activity Centers and Major Transit Corridors. These changes help focus growth where infrastructure and services already exist. At the same time, development in and near Areas of Consistency remains subject to contextual and neighborhood edge standards that ensure new projects align with the scale and character of surrounding neighborhoods. This approach balances growth with preservation to support a more intentional development pattern citywide

- Q. Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas, where change is encouraged.

The proposed amendments allow additional housing choices in Activity Centers and Major Transit areas, along with increased building heights in all Centers and Corridors to support more intensive development in these areas. Several amendments also focus specifically on Metropolitan Redevelopment Areas, including expanded usable open space options for residential conversions in Downtown and the removal of minimum parking requirements, with new parking maximums established in Centers and Corridors to support more efficient, walkable development.

- R. Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The proposed amendments reinforce the character of existing single-family neighborhoods and other Areas of Consistency through context-sensitive development standards, such as limiting the number of multi-family units near R-A and R-1 properties. Several amendments also enhance the protection of parks and Major Public Open Space by adding the City's Parks and Recreation Department as a reviewing agency for EPC site plans that are within 660 feet of Major Public Open Space.

- S. Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The proposed amendments strengthen standards that ensure appropriate transitions between more intensive development in Areas of Change and established neighborhoods in Areas of Consistency. Additional contextual design standards, such as façade articulation requirements for multi-family development, further reinforce compatibility by breaking up building mass and ensuring that larger projects respond to surrounding neighborhood character. Together, these amendments help balance the need for growth in designated Centers and Corridors with the protection of nearby established neighborhoods, creating a more intentional and context-sensitive transition

- T. Goal 5.7 Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comprehensive Plan.

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

The proposed amendments remove regulatory barriers to implement Comp Plan Goals and Policies for housing options, infill development, and transit-oriented development. Housing updates include new allowances for cottage development, casita height and size flexibility, and zoning conversions near Activity Centers and Major Transit. Parking changes eliminate minimums in Centers and Corridors, introduce maximums for non-residential uses, and revise EV requirements to reduce costs while meeting demand. Other amendments establish modern regulations for composting facilities, clarify use standards in NR-SU zones, and add protections for historic building frontages. Together, these changes reflect priorities around housing, climate resilience, and neighborhood character, making the IDO more adaptable to current and future needs.

- U. Policy 5.7.4 Streamlined Development: Encourage efficiencies in the development review process.

The proposed amendments streamline key development processes to reduce delays and improve clarity in processes. Updates include streamlining requirements for Alternative Signage Plans, allowing more changes to be handled as Minor Amendments (such as additional housing units, with a total cumulative maximum increase of 10% or 5 units, whichever is higher), and clarifying the process for amending Framework Plans and Pre-IDO approvals. Bulk land plat procedures are also revised to align with Site Plan timing, and clarifying the procedures for development in negotiable zone districts. These changes help make the review process faster, more predictable, and easier to navigate.

12. The request is generally consistent with the following, applicable Goals and policies in Chapter 7: Urban Design:

A. Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The proposed amendments reinforce design standards that respond to local context and character. Updates include stronger façade articulation requirements for multi-family housing outside of UC-MS-PT areas, added protections for historic building frontages, updated landscaping standards, and standards which allow for more neon signage in Main Street areas. These changes preserve existing community features while establishing reasonable requirements for new development to ensure harmonious design.

B. Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

The proposed amendments provide incentives that reinforce local identity. Updates to signage regulations expand incentives for neon signs in Main Street areas and allow for the relocation of historic signage, supporting the unique character of corridors like Central and Broadway where vintage signage is part of the streetscape and neighborhood character. Landscaping updates further reinforce community character by emphasizing climate-appropriate plantings and healthier soil standards that enhance the look and feel of neighborhoods while reflecting their distinct desert identity. Together, these changes help preserve and celebrate neighborhood personality, especially in mixed-use areas where visual identity plays a key role in placemaking.

i. Action 7.3.2.3: Establish regulatory protections for single-family residential neighborhoods and historic areas to ensure compatible new development.

The proposed amendments help implement an action for Policy 7.3.2 by strengthening protections for historic resources that contribute to neighborhood identity and sense of place. A new type of Historic Protection Overlay zone would help preserve the street-facing facades of older buildings, particularly in areas that are not otherwise designated for historic protection. In addition, the City would review demolition requests for any structure over 50 years old, which would replace the 1945 cutoff to better protect mid-century buildings that shape the character of Albuquerque's older neighborhoods. These changes ensure that context and community identity are considered before permanent alterations occur

- C. Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The proposed amendments expand infill opportunities that correlate to neighborhood form and scale. Allowing cottage development on more parcels throughout the city encourages context-sensitive housing that fits within lots on existing blocks. Revised building height and footprint limits for accessory dwelling units also make it easier to build modest infill that complements existing homes. Paired with targeted zoning conversions near Centers and Corridors, these changes enable more flexible housing types without disrupting the visual character of established neighborhoods.

- D. Policy 7.3.5 Development Quality: Encourage innovative and high-quality design in all development.

The proposed amendments would improve design standards that shape development across the city. Updates include strengthened articulation requirements for multi-family façades outside of UC-MS-PT areas, additional screening standards for gas stations, and more flexibility for neon signage in Main Street areas.

- E. Goal 7.4 Context-Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

Policy 7.4.2 Parking Requirements: Establish off-street parking requirements based on development context.

The proposed amendments adjust parking requirements based on their context, aligning parking requirements with the form and function of different areas across the city. In Centers and Corridors, where infrastructure, transit access, and planning policy support more intensive development, new parking maximums would be established for non-residential uses to discourage oversized surface parking lots and support walkable, mixed-use development. At the same time, minimum parking requirements would be eliminated in Centers and Corridors, allowing developers to tailor parking supply to the demand of the specific project, reducing barriers to infill, lowering development costs, and avoiding overbuilt parking lots to support more walkable, mixed-use environments. In addition, parking calculations for multi-family housing, EV charging, and self-storage have been refined to reflect development trends and ensure that parking requirements better match the operations of these uses. Together, these changes support more human-focused design and help reduce the dominance of parking in areas intended for higher-intensity, transit-oriented growth.

- F. Policy 7.4.3 Off-street Parking Design: Encourage well-designed, efficient, safe, and attractive parking facilities.

The proposed amendments reduce the likelihood of overbuilt, visually dominant parking lots in Centers and Corridors. New parking maximums for non-residential uses in Centers and Corridors help prevent excessive parking that detracts from the built environment and undermines walkability. Where additional parking is proposed, incentives are provided for higher-quality design: shade structures, permeable paving, bioswales, larger trees, and EV infrastructure can all exempt parking spaces from counting toward the maximum. Overall, the amendments support more efficient, sustainable, and attractive parking facilities that align with the context of compact, human-scaled development.

- G. Goal 7.5 Context-sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

The proposed amendments promote development patterns and site design strategies that are adapted to Albuquerque's arid climate. New language references the Bernalillo County Green Stormwater Infrastructure standards, ensuring that landscape and drainage design incorporates low-impact techniques that reduce runoff and improve water quality. Landscaping updates strengthen climate responsiveness by requiring planting suited to Albuquerque's high desert conditions and integrating vegetative coverage standards that conserve water while improving shade, stormwater retention, and cooling benefits. Reduced parking requirements and new parking maximums for non-residential uses in Centers and Corridors help limit impervious surfaces, while expanded allowances for infill housing makes more efficient use of land and reduces pressure to extend development into undeveloped areas. Together, these changes support a more climate-responsive built environment that uses land and water more sustainably.

- H. Policy 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The proposed amendments encourage landscape treatments that are adapted to Albuquerque's high desert climate while also enhancing ecological function and design flexibility. Updates to the purpose statement for landscaping requirements expand the intent to include climate resilience and public health benefits, such as stormwater retention, air purification, and mitigation of the urban heat island effect. Edits related to the use of the Official Albuquerque Plant Palette, minimum soil depth, and required tree/shrub placement reinforce climate-appropriate planting strategies and long-term vegetation health. By clarifying the use of overlapping vegetative coverage and expanding acceptable groundcover and buffer materials, the amendments support sustainable, water-wise landscaping without sacrificing visual quality or coverage requirements. Flexibility to use alternative plant species (if they meet City and Water Authority criteria) further enables creative site design that still respects the regional landscape. Together, these changes promote a consistent desert-appropriate aesthetic while reinforcing Albuquerque's identity and sense of place through intentional, context-sensitive landscaping.

- I. Goal 7.6 Context-sensitive Infrastructure: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

The proposed amendments align infrastructure design with intended densities and development patterns to promote efficient growth and conserve resources. Legislative zoning conversions focus higher-intensity development in Centers, Corridors, and transit-served areas, making more effective use of existing infrastructure and minimizing the need for costly extensions. Parking amendments reduce impervious surfaces and stormwater runoff, while updated landscaping standards incorporate climate-appropriate plantings, soil health requirements, and stormwater retention practices. Clarified standards for utilities and site design ensure that infrastructure is placed and maintained in a way that protects surrounding neighborhoods and reduces long-term maintenance costs. Together, these changes support a more sustainable development pattern that matches infrastructure investment to context and need.

- J. Policy 7.6.1 Stormwater Treatments: Match stormwater treatment techniques and practices to the density/intensity of land use and development context.

The proposed amendments tailor stormwater treatment practices to the scale and intensity of development. References to the Bernalillo County Green Stormwater Infrastructure (GSI) standards ensure that techniques such as permeable surfaces, vegetated areas, and decentralized retention systems are integrated into new projects in ways that match their context. Updates to landscaping, soil depth requirements, and parking regulations reinforce on-site stormwater management, reducing runoff and aligning stormwater practices with the density and design of each development type, consistent with Policy 7.6.1 Stormwater Treatments.

- i. Action 7.6.1.1 Stormwater Treatments: Develop technical standards that follow best practices for stormwater design and management in each development context.

Staff notes that the proposed amendments help accomplish Action 7.6.1.1 by incorporating the Bernalillo County Green Stormwater Infrastructure (GSI) standards into IDO requirements for new development. These standards promote low-impact, decentralized stormwater solutions, such as permeable pavement, bioswales, and vegetated buffers, that are best suited to the high desert climate. By integrating these best practices into the IDO, the amendments ensure that stormwater is managed on-site in ways that reduce runoff, improves water quality, and supports long-term resilience. Parking-related updates also incentivize green infrastructure in areas with established parking maximums, by exempting permeable and bioswale-connected spaces from new parking maximums, reinforcing the link between site design and environmental performance

13. The request is generally consistent with the following, applicable Goals and Policies in Chapter 8: Economic Development:

A. Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

The proposed amendments are intended to foster vibrant, enduring places where both residents and businesses can thrive. Expanded housing options, including duplexes, townhouses, cottage developments, and accessory dwelling units, provide choices at densities that support households across all life stages while reinforcing mixed-use activity in Centers and Corridors. Administrative updates streamline development procedures, while refinements to use-specific standards to allow more permissive uses such as bodegas helps sustain local enterprise. Updates to landscaping and required parking further enhance the public realm, supporting placemaking that attracts talent, investment, and long-term community vitality.

B. Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The proposed amendments help foster a wider range of places with varying intensities, uses, and building forms that encourage economic opportunity. Zoning conversions and building height changes in Major Transit and Activity Centers expand capacity for higher-density, mixed-use development, while expanded housing types and small business flexibility broaden the mix of options citywide. These updates create diverse contexts that support both local enterprise and long-term economic growth.

C. Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The proposed amendments create more flexibility for reinvestment, entrepreneurship, and adaptive reuse. Updates like expanded opportunities for home daycare facilities, catering service, composting facilities and cottage development, clearer standards for live-work units, and reduced parking requirements in Centers and Corridors lower costs and make it easier for small businesses and infill housing developers to respond to market needs. Protecting historic façades and allowing creative signage like rooftop signs and neon also helps reinforce local identity, which supports both economic vitality and quality of life.

14. The request is generally consistent with the following, applicable Goals and Policies in Chapter 9: Housing:

- A. Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The proposed amendments expand the types of housing allowed throughout the city and reducing barriers to their development. Cottage development would be allowed on smaller sites, and barriers to constructing accessory dwelling units are reduced by allowing more flexibility in height and footprint. Zoning map conversions in Activity Centers and Major Transit areas create more opportunities for housing types beyond single-family detached units. Reductions in parking requirements help lower development costs. Together, these changes make it easier to deliver a broader mix of housing types at a variety of price points.

- B. Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The proposed amendments expand housing choices for both property owners and future residents. Additional opportunities for accessory dwelling units offer flexibility to age in place, house a relative, or generate rental income on a single lot. New allowances from proposed residential up-zones make it possible to add additional units or a mixture of uses while maintaining neighborhood scale and creating opportunities for people to live in different types of homes at different price points. These changes support a wider range of living situations and give households more options to stay in the communities they already call home.

- C. Policy 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable, and mixed-income housing options throughout the area.

The proposed amendments encourage mixed-income housing through infill development and strategic up-zoning. Zoning conversions in Activity Centers and Major Transit areas allow a broader range of housing types, such as duplexes, townhouses, and multi-family, in areas with access to transit, infrastructure, and daily services. These changes support mixed-use and higher-density projects that can include units at different sizes, ownership options, and price points. By expanding where these options are allowed, the amendments help integrate affordable housing into more neighborhoods and reduce segregation by income, consistent with Policy 9.1.2 Affordability.

- D. Goal 9.2 Sustainable Design: Promote sustainable design that is compatible with surrounding contexts, including both the natural and built environments.

The proposed amendments promote sustainable design practices that respond to both the built and natural environment. Landscaping updates require climate-appropriate plantings, soil health standards, and stormwater retention measures that conserve water and support long-term resilience. Parking amendments reduce impervious surfaces and urban heat impacts, while contextual design standards ensure new development remains compatible with surrounding neighborhoods. Together, these changes align sustainable site and building design with the high desert climate and community context.

- E. Policy 9.2.3 Cluster Housing: Encourage housing developments that cluster residential units in order to provide community gathering spaces and/or open space.

The proposed amendments enable more clustered housing types and providing flexible ways to meet open space requirements where traditional layouts are not feasible. Updates to cottage development standards allow this small-scale, community-oriented housing type to be built on smaller lots, creating shared open spaces within compact infill projects. In the MX-FB-UD zone, new alternatives are provided for residential conversions in existing buildings that physically cannot accommodate new open space. These changes expand housing choices while continuing to prioritize quality of life and shared gathering spaces.

- F. Goal 9.6 Development Process: Promote cost-effective housing redevelopment and construction that meets community needs.

The proposed amendments encourage infill development in areas with existing infrastructure, where housing can be developed more efficiently and at lower cost. Removing parking minimums in Centers and Corridors, help further lower development costs and allow more flexibility in site design. To support a more efficient review process, preliminary and final plats have been consolidated into a single review step, streamlining the process for applicable projects without reducing standards.

- G. Policy 9.6.2 Incentives: Provide incentives for developing affordable housing for low- and moderate-income households, by aligning development regulations, infrastructure requirements, and fee structures with the priorities of City and County affordable housing programs.

The proposed amendments align development standards with the goals of local affordable housing initiatives. Reduced parking requirements for workforce housing units help lower upfront construction costs and ongoing maintenance expenses, making affordable projects more feasible. Updates to allow smaller-scale housing types, such as duplexes, casitas, and cottage developments, in more zone districts also increase the range of affordable housing options that can be pursued without the need for discretionary approvals. These regulatory adjustments function as incentives by removing barriers and increasing predictability for affordable housing providers.

15. The request is generally consistent with Goal 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity, from Chapter 11: Heritage Conservation.

The proposed amendments expand protections for buildings that contribute to the city’s historic character. A new Historic Protection Overlay frontage zone can be used to help preserve the façades and architectural features of significant buildings, even when they are not formally designated landmarks or within a designated HPO-district. Demolition review has been updated to apply to structures 50 years or older, replacing the arbitrary 1945 threshold. This review is completed administratively by historic preservation staff and is not anticipated to add time or cost for properties without historic significance. These changes ensure the City has the opportunity to evaluate buildings that may reflect community history before demolition, while avoiding unnecessary delays for routine development

16. The request is generally consistent with the following Goal and Policy in Chapter 13: Resilience and Sustainability.

A. Goal 13.1 Climate Change: Promote resource-efficient growth and development to help mitigate global climate change and adapt to its local impacts.

The proposed amendments promote more compact, resource-efficient development patterns. Allowing more infill development in Centers and Corridors helps reduce sprawl and vehicle miles traveled. Eliminating parking minimums and introducing parking maximums for non-residential uses in these areas also reduces impervious surface and encourages alternative transportation. In addition, new requirements to use Bernalillo County’s Green Stormwater Infrastructure standards support climate adaptation by improving water quality and promoting on-site infiltration. In addition, composting is introduced and regulated as a defined use, providing a framework to support waste reduction and more sustainable resource management. Together, these changes help lower emissions and make the built environment more resilient to climate impacts.

B. Policy 13.1.1 Resource-Efficient Development: Promote development in the city and county that works with nature to slow global climate change.

The proposed amendments promote development that uses land, water, and energy more efficiently. Infill housing options reduce pressure to expand into undeveloped areas, preserving natural land and minimizing the need for new infrastructure. Parking reforms, such as eliminating minimums and introducing context-sensitive maximums, reduce paved surfaces and support less car-dependent lifestyles. Updates also encourage the use of green infrastructure, such as permeable pavement and bioswales, which help manage stormwater while enhancing natural systems in the urban environment.

17. In addition to the general Goals and Policies noted above, Key substantive changes were analyzed further. These amendments include: Housing Changes to Allow More Options; Housing Changes to Lower Costs and Remove Barriers; Motor Vehicle-related Uses; Food System; Other Changes Related to Uses; Changes Related to Parking and Transportation; Landscaping; Signs; Streets, Lots, and Lighting; Walls and Fences; Historic Resources Infrastructure and Stormwater Management; Negotiable Zone Districts; and Procedures. These changes were analyzed further and a discussion is provided in the October 28, 2025 Staff Report.

18. The amendments regarding Housing Changes are consistent with the following Goals and Policies from the Comp Plan:

- A. Sub-policy 5.2.1.j: Discourage zone changes to detached single-family residential uses on the West Side.

The proposed housing amendments discourage further expansion of detached single-family housing on the West Side. Removing single-family dwellings as an allowed use in the MX-T zone and focusing zoning conversions in Major Transit areas and Activity Centers helps prevent additional low-density development where it is inconsistent with the Comprehensive Plan. These changes reinforce the intent to balance jobs and housing across the city and reduce development patterns that exacerbate congestion at river crossings, consistent with Sub-policy 5.2.1.j.

- B. Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The proposed amendments remove regulatory barriers that limit residential development in established areas with existing employment and services. By simplifying dimensional standards and eliminating contextual lot size requirements, the amendments make it easier to add housing options on infill sites east of the river where jobs are concentrated, helping to reduce commute pressures and congestion at river crossings. At the same time, related zoning conversions in Major Transit and Activity Center areas expand opportunities for mixed-use development that can integrate both housing and employment. Together, these changes promote a more balanced distribution of jobs and housing across the city while reinforcing targeted job growth opportunities on the West Side.

- C. Policy 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

The proposed housing amendments convert lower-density residential zones to mixed-use and higher-intensity zone districts within Major Transit areas and Activity Centers, ensuring that appropriately zoned land is available to accommodate employment growth. By allowing a broader range of non-residential and mixed-use development in these strategic locations, the amendments help maintain land capacity for future job centers while balancing housing needs. This approach directs employment opportunities to areas with transit access and existing infrastructure, supporting long-term economic vitality and sustainable growth.

- D. Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

- i. The proposed amendments generally allow increased housing density in Major Transit and Activity Center areas, where infrastructure is already in place. Revisions to use-specific standards for residential uses expand opportunities for a mix of housing types as infill development in areas near services and amenities. Concentrating additional housing in these locations reinforces compact, mixed-use development patterns and ensures efficient use of existing infrastructure.

ii. The proposed amendment in Item #C-9 would remove contextual lot size standards that can prevent subdivision on infill sites, particularly in older neighborhoods with irregular lot patterns. By allowing subdivisions to default to the base zone district minimums, the amendment enables additional housing opportunities in areas that are already served by infrastructure and services. This approach supports increased density in appropriate locations while maintaining access requirements and utility easements to ensure new development can be adequately supported.

E. Policy 9.3.2 Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

F. The proposed amendments expand housing options such as duplexes, townhouses, accessory dwelling units, and cottage developments in residential areas while maintaining many contextual standards that respect surrounding scale. These changes encourage modest density increases near existing services and complementary uses, helping to integrate new housing into established neighborhoods without disrupting their character.

G. Goal 9.4 Homelessness: Make homelessness rare, short-term, and non-recurring.

The proposed amendments update standards for overnight shelters and Safe Outdoor Spaces (SOS) to expand access to services for people experiencing homelessness while ensuring compatibility with surrounding neighborhoods. Smaller-scale shelters have been allowed more permissively to reduce barriers to entry. Proposed revisions to SOS standards provide more flexibility in operations and management while requiring access to supportive services. Together, these amendments balance neighborhood compatibility with the City's commitment to making homelessness rare, brief, and non-recurring.

H. Policy 9.4.1 Best Practices: Implement an appropriate and effective model to address chronic homelessness.

The proposed amendments revise standards for Safe Outdoor Spaces (SOS) to make them more viable as a short-term housing option and pathway to stability. Updates provide greater flexibility in management and infrastructure requirements, ensuring these sites can adapt to evolving best practices while maintaining health and safety standards. In addition, allowing small overnight shelters permissively across the city reduces barriers to establishing supportive facilities where they are most needed. Together, these changes expand the range of effective models available to address chronic homelessness.

I. Policy 9.4.2 Services: Provide expanded options for shelters and services for people experiencing temporary homelessness.

The proposed amendments expand options for shelters and related services that assist people experiencing temporary homelessness. Updates to overnight shelter standards allow smaller facilities permissively in more zone districts, making it easier to provide services closer to those

in need. Similarly, revisions to Safe Outdoor Spaces ensure reasonable operational standards while streamlining approvals, supporting a wider range of service models that help connect residents to housing, health care, and employment resources.

19. The amendments regarding Motor Vehicle Related Uses are consistent with the following Goals and Policies within the Comp Plan:

A. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The proposed amendments require car washes and light vehicle repair in certain mixed-use districts to go through a Conditional Use approval process and by strengthening location and screening standards for fueling stations. These changes help ensure that auto-oriented uses are carefully reviewed and designed to minimize conflicts with surrounding development, reinforcing the distinct character of communities while allowing context-sensitive development to proceed where appropriate.

B. Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The proposed amendments limit the predominance of auto-oriented uses in mixed-use areas through requiring Conditional Use approval rather than allowing them permissively. This additional layer of review, combined with stronger location and screening standards for fueling stations, helps reduce conflicts between vehicles and pedestrians, encourages safer site design, and supports the development of walkable, pedestrian-oriented environments.

C. Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

The proposed amendments reduce the prevalence of auto-oriented uses in mixed-use areas and strengthening standards for their design and location. By shifting car washes and light vehicle repair to Conditional Uses and increasing screening requirements for fueling stations, the amendments help minimize exposure to noise, air pollution, and traffic impacts, creating healthier and safer environments for nearby residents and pedestrians.

D. Policy 13.5.1 Land Use Impacts: Prevent environmental hazards related to land uses.

The proposed amendments strengthen standards for auto-oriented uses that can create environmental hazards. Increased separation requirements for fueling stations and the need for Conditional Use review of car washes and light vehicle repair reduce potential conflicts with nearby residential areas, helping to limit exposure to air emissions, noise, runoff, and other land use impacts that could compromise public health and environmental quality.

20. The amendments regarding Food Systems are consistent with the following Goal and Polices within the Comp Plan:

- A. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Action 5.2.1.1: Localize systems of production, for example agriculture and food processing, to reduce transportation time and emissions.

The proposed amendments expand opportunities for neighborhood-scale food production, distribution, and access. Allowing small grocery, retail, and food-based live-work uses in residential and mixed-use districts helps localize food systems and reduce reliance on long-distance transportation for daily needs. Clarifying definitions for grocery stores, warehousing, and distribution to include donation-based operations such as food banks ensures that food can be processed and distributed locally in a more equitable way. New composting standards further reinforce localized food systems by turning organic waste into a community resource, reducing hauling and associated emissions. Together, these changes align zoning with the Comprehensive Plan's goal of reducing transportation time and emissions through more localized systems of food production and distribution.

- B. Goal 8.2 Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

The proposed amendments expand opportunities for small-scale entrepreneurship in food systems. Allowing neighborhood-serving bodegas, grocery, and food-based live-work uses in residential and mixed-use districts provides more accessible paths for local business creation. Clarifying standards for catering services to align with the New Mexico Homemade Food Act reduces regulatory barriers for home-based entrepreneurs and supports small food businesses. Together, these changes encourage creative, community-serving enterprises and provide more flexible opportunities for private businesses to grow.

- C. Policy 8.2.1 Local Business: Local Business: Emphasize local business development.

The proposed amendments emphasize local business development through zoning changes that expand opportunities for small, neighborhood-based enterprises. Allowing bodegas and food-based live-work uses in residential areas encourages local ownership and entrepreneurship while improving access to daily needs. Clarifying standards for catering and food distribution, including food banks, ensures that local businesses and community-serving organizations can operate more effectively. These updates strengthen the role of locally based enterprises in meeting community needs and contributing to a resilient economy.

- D. Policy 8.2.3 Sustainable Business: Provide incentives for development projects and businesses that have sustainable economic characteristics.

The proposed amendments advance sustainable business opportunities within the food system. New composting use definitions and standards encourage the creation of enterprises that reduce waste and transform organic materials into community resources, supporting circular economy strategies. Allowing small-scale grocery and retail uses in residential and mixed-use districts reduces transportation needs and fosters walkable access to goods, which contributes to long-term sustainability. These changes help align business opportunities with both economic viability and environmental responsibility

21. The amendments regarding Changes to Related Uses are consistent with the following Goal and Polices within the Comp Plan:

A. Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments simplify the approval process for Family Home Day Care facilities. Changing the use from Conditional Accessory to Permissive Accessory in residential zones removes an unnecessary procedural step, since these applications are routinely approved by the Zoning Hearing Examiner. This update reduces barriers for providers, increases predictability for applicants, and streamlines the review process, reinforcing transparent and efficient permitting while supporting access to community-serving child care. In addition, legislative zoning conversions for police and fire stations align zoning with recent IDO text changes, ensuring that these essential public facilities can continue to function without requiring unnecessary approvals. Together, these changes streamline processes for both small-scale community services and critical civic infrastructure.

B. Goal 12.3 Public Services: Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.

The proposed amendments update zoning to better facilitate essential services and community needs. Legislative zoning conversions for police and fire stations align zoning with current IDO provisions, ensuring that critical public safety facilities can continue to operate efficiently and predictably. Streamlined approvals for Family Home Day Care reduce barriers to child care, expanding access to an important community service. Updates to use-specific standards for veterinary hospitals, campgrounds, nicotine retail, and outdoor dining clarify requirements and improve consistency, reducing ambiguity for both applicants and staff. Together, these changes enhance the City's ability to deliver efficient, equitable, and environmentally sound services that protect residents' health, safety, and well-being.

C. Policy 12.3.3 Fire and Rescue: Provide comprehensive fire and rescue and emergency medical services to save and protect lives, property, and the environment in cooperation with the public and other agencies.

The proposed amendments update zoning for existing fire stations to ensure they remain functional and appropriately regulated. Converting facilities zoned NR-SU to MX-M or NR-C

aligns zoning with recent IDO changes and removes unnecessary procedural requirements, allowing fire and rescue services to continue operating without regulatory obstacles. These updates provide long-term clarity for essential public safety infrastructure, helping ensure that fire and emergency medical services can reliably serve residents and protect lives, property, and the environment.

- D. Policy 12.3.4 Police and Sheriff: Maintain a safe and secure community by providing crime prevention, police protection, law enforcement, and investigative services in cooperation with the public and other agencies.

The proposed amendments ensure that police stations are appropriately zoned to continue operating as essential public facilities. Converting existing NR-SU sites to MX-M or NR-C removes outdated zoning requirements and brings these facilities into alignment with surrounding land uses, reducing regulatory burdens and providing long-term clarity for their continued operation. This change helps maintain reliable police services and reinforces the City's ability to provide effective crime prevention, law enforcement, and community safety in coordination with other agencies and the public.

22. The amendments regarding Changes Related to Parking and Transportation are consistent with the following Goal and Policy within the Comp Plan:

- A. Goal 6.2 Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The proposed amendments update parking and transportation standards to better encourage walking, biking, and transit use. Eliminating vehicle parking minimums and retaining bicycle parking requirements in the MX-FB zone reinforces multimodal access in dense, transit-served areas. Clarifying thresholds for traffic studies ensures that impacts are consistently assessed and mitigated while maintaining support for non-vehicular travel. Adjusting parking ratios for self-storage uses further aligns requirements with actual demand, reducing unnecessary pavement and supporting more compact development. Together, these changes improve mobility choices and strengthen the City's multimodal transportation network.

- B. Policy 6.2.3 Pedestrian & Bicycle Connectivity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods.

The proposed amendments reinforce bicycle and pedestrian connectivity in areas planned for higher-intensity development. Eliminating vehicle parking minimums in MX-FB while requiring baseline bicycle parking ensures that projects remain accessible to cyclists and pedestrians even when no off-street vehicle parking is provided. These changes prioritize active transportation infrastructure in urban contexts, supporting circulation within Centers and Corridors and strengthening access to jobs, housing, and services.

23. The amendments to Landscaping are consistent with the following Goals and Policies within the Comp Plan:

- A. Goal 11.3 Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The proposed amendments update landscaping standards to reflect Albuquerque’s cultural and environmental context. Requirements for climate-appropriate plant selection, improved soil health, and integration of street trees reinforce the role of landscaping as part of the city’s cultural identity, where desert-adapted vegetation and shade contribute to both livability. Expanded flexibility for alternative plant choices and buffer materials ensures that historic and cultural landscapes can be preserved and enhanced while accommodating new development. These changes help weave ecological function with cultural identity, reinforcing landscapes as a vital layer of community character.

- B. Policy 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The proposed amendments modernize landscaping requirements to emphasize desert plantings and long-term resilience, which Albuquerque’s high desert identity. Updates such as improved standards for street trees, planting near utilities, and the use of climate relevant vegetation help preserve the visual and ecological features that shape neighborhood character. By strengthening how landscape elements are integrated into site design, these changes ensure that natural and cultural features remain visible and celebrated as communities grow and evolve.

- C. Goal 13.2 Water Supply & Quality: Protect and conserve our region’s limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

The proposed amendments refine landscaping and site design standards to reduce water demand and improve long-term efficiency. Clarifications around plant selection, soil preparation, and irrigation encourage the use of climate-appropriate vegetation and healthier planting conditions that minimize water loss. These changes promote a built environment that balances growth with conservation of Albuquerque’s limited water resources.

- D. 13.2.2 Water Conservation: Foster the efficient management and use of water in development and infrastructure.

The proposed amendments update landscaping standards to emphasize climate-appropriate plant selection and irrigation practices that minimize long-term water use. Requirements for street trees, planting near utilities, and more flexible groundcover options encourage healthier landscapes that use water more efficiently.

- E. Goal 13.4 Natural Resources: Protect, conserve, and enhance natural resources, habitat, and ecosystems.

The proposed amendments modernize landscaping standards to better reflect the ecological role of vegetation in Albuquerque’s high desert environment. Updates promote healthier landscapes that support habitat, reduce erosion, and improve air and water quality. Clarifications to planting requirements also help ensure development contributes to long-term ecosystem resilience while maintaining compatibility with surrounding land uses.

- F. Policy 13.4.1 Air Quality: Maintain good air quality that complies with federal standards to safeguard public health and enhance quality of life for all residents.

The proposed amendments modernize the purpose statement for landscaping to explicitly acknowledge its public health benefits, including improved air quality. Incremental updates to landscaping standards, many of which respond directly to community and professional feedback, strengthen requirements in ways that enhance air filtration, reduce erosion, and minimize airborne particulates. Together, these measures strengthen the role of landscaping in safeguarding air quality and advancing healthier environments citywide.

- G. Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

The proposed amendments update landscaping regulations to better connect design requirements with public health outcomes. The new purpose statement explicitly recognizes benefits such as cleaner air, reduced stormwater runoff, and mitigation of heat impacts, highlighting the link between landscaping and healthier environments. Other changes, like ensuring trees and shrubs are planted at safe distances from utilities, clarifying soil depth and planting bed standards, and requiring street trees for new low-density residential projects, promote healthier plant growth and more consistent application of standards. These refinements strengthen the role of landscaping as everyday community infrastructure that supports safe, comfortable, and thriving neighborhoods.

- H. Policy 13.5.2 Healthful Development: Encourage public investments and private development that enhance community health.

The proposed amendments embed public health considerations into both public and private development standards. Landscaping updates strengthen the role of site design in providing shade, reducing heat exposure, and filtering pollutants, while street tree requirements for new residential development expand access to these benefits across neighborhoods. These changes encourage development that contributes to safer, more comfortable, and health-supportive environments.

24. The amendments to Signs are consistent with the following Policies within the Comp Plan:

- A. Policy 4.3.12.6: Maintain the historic character of motor tourism along Route 66, especially neon signs.

The proposed amendments expand incentives for neon and historic signage along Route 66 and in other Main Street areas. The changes allow refurbished historic neon signs to be relocated, even if they do not meet current dimensional standards, subject to Landmarks Commission approval. These updates encourage the preservation and continued use of vintage neon as a defining feature of motor tourism along Route 66, while also supporting creative signage that reinforces the corridor's historic identity.

- B. Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments clarify and streamline the review process for signage. Updates to Alternative Signage Plans consolidate standards into one section and allow approvals through the Site Plan procedure, improving transparency and consistency in implementation. These changes align signage review with existing practices for landscaping, reduce ambiguity for applicants, and provide clearer expectations for both staff and businesses, resulting in a more efficient and customer-focused permitting process.

- C. Policy 7.3.3 Placemaking: Placemaking: Encourage efforts to establish and strengthen district identity within Centers, business districts, and neighborhoods.

The proposed amendments expand flexibility for creative signage that enhances district identity. Updates to canopy, marquee, and rooftop signs provide businesses with more opportunities to create visible, context-appropriate signage in Centers and business districts. Incentives for neon and historic sign restoration, particularly in Main Street and Urban Center areas, reinforce the unique character of corridors and neighborhoods. Together, these changes promote signage as a placemaking tool that helps establish vibrant, recognizable destinations.

25. The amendments to Streets, lots and Lighting are consistent with the following Policies within the Comp Plan:

- A. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The proposed amendments clarify definitions for lots, setbacks, and lighting to ensure development review is applied consistently across all contexts. Updates such as distinguishing "light trespass" from outdated terminology and refining how interior lots are defined help avoid ambiguity and ensure projects are reviewed in a way that respects neighborhood form and character. By providing clearer standards, these changes encourage quality development that better aligns with the distinct identities of Albuquerque's communities.

- B. Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments simplify terminology and clarifying definitions for lots, setbacks, and lighting, which reduces confusion for applicants and reviewers during the permitting process. Clearer language around “light trespass,” “interior lots,” and “abut” ensures more predictable outcomes and consistent application of standards, improving transparency and streamlining customer service in development review.

26. The amendments to Walls and Fences are consistent with the following Goals and Policies within the Comp Plan:

- A. Goal 6.2 Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The proposed amendments clarify wall and fence standards to ensure consistent screening between industrial and non-industrial areas and by regulating the placement of barbed wire on non-residential walls. These changes help create safer and more visually consistent streetscapes, particularly along street-facing walls, which in turn supports a more comfortable environment for people walking, biking, or using transit. By improving clarity and predictability in how these features are applied, the amendments contribute to safer and more accessible corridors for all users.

- B. Policy 6.2.3 Pedestrian & Bicycle Connectivity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods.

The proposed amendments ensure that walls used for screening between industrial and non-industrial areas meet consistent opacity standards, reducing gaps or visual barriers that can disrupt the pedestrian or bicycle experience. Clarifying regulations for barbed wire also helps ensure that street-facing edges of non-residential sites remain safer and more welcoming. Together, these updates reinforce the intent of maintaining pedestrian- and bicycle-friendly environments around commercial, community, and residential areas.

- C. Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The proposed amendments clarify wall and fence standards to create safer, more predictable edges between industrial and non-industrial areas. Requiring screening walls to be opaque at lower heights and refining rules for barbed wire on street-facing walls help reduce visual clutter and reinforce pedestrian safety. These updates contribute to more consistent, walkable environments by ensuring that site design elements support comfort and security for people on foot in both urban and auto-oriented contexts.

- D. Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

The proposed amendments clarify wall and fence regulations to reduce conflicts at site edges, helping create safer, more comfortable walking conditions along streets and between different land uses, ensuring convenient and comfortable pedestrian travel.

- E. Policy 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

The proposed amendments strengthen screening and wall standards that improve transitions between uses, contributing to safer, more attractive, and walkable neighborhoods

27. The amendments regarding Historic Resources are consistent with the following Goal and Policies within the Comp Plan:

- A. Policy 11.2.2 Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest.

The proposed amendments strengthen processes that help identify and preserve historically significant resources. Expanding demolition review to include all structures 50 years or older ensures that buildings with potential local, state, or national significance are evaluated before being lost, creating opportunities for documentation or registration when appropriate. In addition, the new Historic Protection Overlay provides a flexible tool to preserve defining architectural features, such as façades, which may contribute to eligibility for historic designation. These changes improve the City's ability to recognize and protect resources of historical interest while supporting continued investment in existing neighborhoods.

- B. Policy 11.2.3 Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

The proposed amendments expand the City's ability to protect architectural features and structures that shape community identity. The new Historic Protection Overlay allows preservation of prominent façades and other visible elements that contribute to neighborhood character, even outside formally designated districts. Updated demolition review for buildings 50 years or older also ensures that culturally and historically significant resources are evaluated before removal, creating space to consider alternatives and preserve defining features. Together, these tools help safeguard the social and cultural landscapes that anchor community identity while still allowing compatible reinvestment and development.

- C. Goal 11.3 Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The proposed amendments introduce new tools to preserve and reuse historic resources that shape Albuquerque's cultural landscapes. The Historic Protection Overlay provides a flexible option to retain prominent façades and frontages while allowing compatible redevelopment, ensuring that visible architectural features remain part of the streetscape. Expanded demolition review for older structures also helps safeguard buildings and styles that contribute to the city's

evolving cultural identity. Together, these changes protect defining elements of Albuquerque's built environment while supporting sensitive reinvestment that strengthens the link between heritage and community identity.

- D. Policy 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The proposed amendments expand the City's ability to preserve cultural and architectural features that define community identity. The new Historic Protection Overlay allows for the protection of significant façades and streetscape elements without overly restricting redevelopment behind them, ensuring that visible features remain part of neighborhood character. Updates to demolition review for older structures also help identify and preserve buildings with cultural or historical significance, including mid-century and post-war architecture that contributes to Albuquerque's evolving identity.

28. The amendments regarding Infrastructure and Stormwater Management are consistent with the following Goals and Policies within the Comp Plan:

- A. Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments clarify infrastructure and stormwater requirements to make the development process more predictable and consistent. Updates to Infrastructure Improvement Agreements specify when they apply across both Site Plan and Subdivision reviews, reducing confusion and aligning procedures. Revisions to floodplain definitions bring local terminology into alignment with federal standards, ensuring clearer application and review. Together, these changes improve transparency and customer service by giving applicants clearer expectations and reducing procedural ambiguity.

- B. Goal 12.5 Resources: Identify and allocate sufficient resources to support infrastructure, community facility, and public service needs in order to invest public dollars efficiently and effectively and to maintain a sound fiscal position.

The proposed amendments align stormwater and infrastructure standards with updated County and federal practices, ensuring that public dollars are spent consistently and effectively across jurisdictions. Clarifications to Infrastructure Improvement Agreements create clearer expectations for when private development must contribute to infrastructure, helping the City allocate resources more strategically. Flexibility for sidewalks and drainage in certain low-density zones introduces short-term cost savings for infill, while recorded agreements preserve the City's ability to recover costs if improvements are built later. Together, these edits promote efficient infrastructure investment and long-term fiscal responsibility.

- C. Policy 12.5.1 Cost-Benefit Analysis: Evaluate the economic, social, and environmental costs and benefits of potential public infrastructure projects, community facilities, and public services.

The proposed amendments clarify infrastructure review procedures and requiring consistency with updated County green stormwater standards, ensuring that public projects are evaluated using current best practices. Flexibility introduced for sidewalks and underground drainage in certain low-density areas balances short-term development feasibility with long-term infrastructure needs by requiring recorded agreements for potential future improvements. These refinements help the City weigh costs and benefits more transparently, supporting infrastructure decisions that consider fiscal impacts, community needs, and environmental outcomes.

- D. Goal 13.2 Water Supply & Quality: Protect and conserve our region’s limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

The proposed amendments align City stormwater and drainage requirements with updated County green stormwater infrastructure standards, which emphasize infiltration, on-site water retention, and conservation practices. Clarifying definitions for floodplain management further strengthens the City’s ability to protect water resources and safeguard public safety. By modernizing standards and coordinating across jurisdictions, these changes ensure that new development contributes to long-term water quality protection and more sustainable use of limited regional water supplies.

- E. 13.2.2 Water Conservation: Foster the efficient management and use of water in development and infrastructure.

The proposed amendments require new development that incorporates green stormwater infrastructure to follow updated County standards, which prioritize infiltration and water retention suited to Albuquerque’s climate. Clarifications to landscaping and stormwater regulations ensure that infrastructure is designed to reduce runoff and maximize on-site water reuse, supporting more efficient use of limited water resources while promoting sustainable development patterns.

29. The amendments to Negotiable Zone Districts are consistent with the following Goal and Policy within the Comp Plan:

- A. Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments clarify how negotiable zone districts such as NR-SU, NR-PO, PD, and PC are administered, ensuring that changes to allowable uses are reviewed through the Zoning Map Amendment process. These updates improve predictability and transparency by requiring public notice and quasi-judicial review, reinforcing due process and consistency across sites. Additional clarifications to the treatment of unlisted uses, the distinction between minor and major amendments, and the handling of pre-IDO Framework Plans further strengthen accountability and streamline administration, resulting in a more reliable and accessible permitting process for applicants and the public.

- B. Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

The proposed amendments clarify that changes in uses in the NR-SU zone district, which can include potentially sensitive uses such as stadiums, airports, waste or recycling transfer stations, and natural resource extraction, must be reviewed and approved through a Zoning Map Amendment rather than a Site Plan alone. This ensures that potentially high-impact or objectionable uses are evaluated through a transparent process with public notice and EPC review. By strengthening procedural safeguards and requiring that compatibility and mitigation measures be addressed upfront, the amendments help balance the community-wide benefits of these facilities with the need to protect surrounding neighborhoods and maintain healthy environments.

30. The amendments regarding Procedures are consistent with Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes within the Comp Plan:

The proposed amendments improve clarity, consistency, and transparency in development review procedures. Updates to requirements for Tribal Meetings, referrals to commenting agencies, and mailed notice for certain waivers ensure earlier and more meaningful public input. Clarifications to Subdivision, Site Plan, and annexation processes reinforce predictable sequencing and align procedures with current City practice, while changes to appeals, enforcement, and definitional standards make review more transparent and easier to apply. Together, these refinements simplify how applicants and the public navigate the IDO, ensuring permitting processes are clearer, more efficient, and more accessible.

31. For cases in which a proposed text amendment would conflict with applicable Comprehensive Plan Goals and/or policies, conditions for recommendation of approval are provided, which address conflicts and provide clarification.
32. The amendments regarding Contextual Residential Development Standards conflict with the following Comprehensive Plan Goals and Policies:
- A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The proposed amendment may conflict with Goal 4.1 by removing contextual lot size standards that help preserve the established development pattern within existing neighborhoods. Since lot size is a key factor in defining neighborhood character, eliminating these requirements could result in subdivisions that are out of scale with surrounding development. While this change supports additional housing opportunities, it reduces one of the tools currently used to maintain the cohesiveness and distinct identity of established communities.

- B. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed amendment may conflict with Policy 4.1.2 by removing contextual lot size standards in Areas of Consistency that help ensure the scale of new subdivisions aligns with the

surrounding development pattern. Without these requirements, smaller lots could be introduced on blocks with larger established lots, potentially disrupting neighborhood cohesiveness and altering the perceived character of the area. While the change promotes consistency in zoning standards, it may reduce protections that currently help preserve neighborhood identity.

- C. Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The proposed amendment may conflict with Goal 9.3 by allowing subdivisions that create smaller lots without full consideration of the surrounding context. While this supports increased density, it does not ensure that higher densities are located only where adequate services and amenities exist. For example, adding a particularly small lot within a subdivision of much larger lots could create mismatched infrastructure needs.

- D. Policy 9.3.2 Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The proposed amendment may conflict with Policy 9.3.2 by removing contextual lot size standards that help maintain the scale of surrounding development. Allowing smaller lots without regard to existing block patterns could introduce density in areas that lack nearby services or result in new housing that is out of scale with established neighborhoods.

- E. Goal 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

The proposed amendment may conflict with Goal 11.2 by eliminating contextual lot size standards that help maintain the established development patterns in older neighborhoods. In historic districts, where lot sizes often contribute to the character and identity of the area, removing these standards could allow subdivisions that alter the traditional block pattern and diminish the integrity of historic assets.

- F. Policy 11.2.3 Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

The proposed amendment may conflict with Policy 11.2.3 by allowing subdivisions that reduce lot sizes in established neighborhoods where larger lot patterns contribute to a distinct built environment. In areas with historic or culturally significant development patterns, the introduction of smaller lots could erode the social and physical features that help define community identity.

33. An application for an Amendment to IDO Text – Citywide may be approved if it meets all of the criteria in IDO Subsection 14-16-6-7(D)(3)(a-c). The request generally meets all of the Review and Decision criteria, as follows:

A. Criterion a: The proposed citywide text amendments are generally consistent with the spirit and intent of the Comprehensive Plan, because they would generally help guide growth and development and identify and address significant issues in a holistic way (Comprehensive Plan, p. 1-5). Staff's policy analysis demonstrates that the proposed changes are consistent with Comprehensive Plan Goals and Policies from Chapter 4: Community Identity, Chapter 5: Land Use, Chapter 7: Urban Design, Chapter 8: Economic Development, Chapter 9: Housing, Chapter 11: heritage Conservation, and Chapter 13: Resilience and Sustainability that direct the City to adopt and maintain an effective regulatory system for land use and zoning.

B. Criterion b: The proposed amendment does not apply to only one lot or development project.

The proposed citywide text amendments would apply throughout the city and not to only one lot or development project. The changes would apply across a particular zone district, in all similarly situated properties in a designated Comprehensive Plan area, or for all applications of a designated type; therefore, the proposed citywide amendments are broad and legislative in nature. Proposed changes to specific zone districts (ex. Residential, Mixed-use, Non-residential, and Planned Development zone districts) would apply equally in all areas with the same Comp Plan designation and are not directed toward any specific lot or project. Procedural changes would apply to all applications of a certain type.

C. Criterion c: The proposed amendment promotes public health, safety, and welfare.

The request generally promotes the public health, safety, and welfare of the City because overall the proposed text amendments are consistent with a preponderance of applicable Comprehensive Plan Goals and Policies, as demonstrated in Staff's policy analysis. The proposed amendments are intended to address community-wide issues related to housing, food systems, infrastructure, parking, and landscaping and clarify regulatory procedures, while balancing the Comprehensive Plan Goal of protecting and enhancing existing neighborhoods.

34. For an Amendment to IDO Text-Citywide, the required notice must be published, mailed, and posted on the web [IDO Table 6-1-1]. A neighborhood meeting is not required. The City published notice of the EPC hearing as a legal ad in the ABQ Journal newspaper. Emailed notice was sent to two representatives of each Neighborhood Association and Coalition registered with the Office of Neighborhood Coordination (ONC) as required by IDO Subsection 14-16-6-4(K)(2)(a) and 14-16-6-4(K)(3)(b). Mailed notice was sent via First Class mail to those representatives without an email address on file with the City. Notice was posted on the Planning Department website and on the project website.

35. In addition to the required notice, one e-mail notice was sent to the approximately 9,200 subscribers on the ABC-Z project update email list on July 11, 2025. An email notice announcing submittal of the EPC application was sent on September 16, 2025. That email also communicated the October 6, 2025 and October 14, 2025 public review meetings, October 16, 2025 EPC study session, and October 28, 2025 special EPC hearing. Additional reminder emails were sent on October 3 and October 17, 2025.

36. The proposed 2025 IDO Biennial Updates were reviewed at six online public study sessions in July and August 2025 via Zoom, prior to application submittal for the EPC process. Planning Staff presented the proposed text amendments and answered questions. The presentations, in .pdf format and in video format, are posted on the project webpage at: <https://abq-zone.com/pre-epc-submittal-ido-updates-2025#paragraphs-item-434>.
37. Two additional public meetings were held on October 6, 2025 and October 14, 2025 after the EPC application was submitted. A separate public study session focused solely on questions and answers and was held on October 8, 2025. A link to the presentation, in .pdf format and video format, is here: <https://abq-zone.com/ido-updates-2025>
38. The EPC held a study session regarding the proposed 2025 IDO Biennial Update on October 16, 2025. This meeting was publicly noticed, although no public input is received during Study Sessions [\[EPC Rules of Practice and Procedure, Article II, Section V\]](#).
39. Agency comments were received from the following entities: Albuquerque Metropolitan Arroyo Flood Control District, Bernalillo County Planning and Development Services Department, Mid-Region Metropolitan Planning Organization (MRMPO), Albuquerque Public Schools (APS), City of Albuquerque Health, Housing, and Homelessness Department, City of Albuquerque Parks and Recreation Department, City of Albuquerque Senior Affairs Department, City of Albuquerque Sustainability Office, City of Albuquerque Transit Department. See attached comments.
40. As of this writing, Staff has received 7 written comments regarding the proposed citywide text amendments. The comments are from Spruce Park NA and from various individuals. See attached comments. In general, these public comments express concerns about ad hoc approvals, reduced public notice, and administrative decisions replacing public hearings. Others emphasized that zoning changes should not be treated as one-size-fits-all solutions for complex issues like housing affordability or homelessness. Multiple letters questioned the long-term implications of densification, citing impacts on infrastructure, neighborhood character, traffic, and public health, particularly in historically designated areas like Spruce Park.
41. As of this writing, Staff has received approximately 275 comments directly on the IDO Update Spreadsheet, Council Memos, and Exhibits, which were posted on the IDO project website. Topics generating the most interest and/or concern were bodegas and increasing housing options. Some commenters expressed concern about the IDO update process and have questions about some of the proposed text amendments.
42. Though some comments oppose individual proposed amendments, there is general support for the request as a whole, and particularly strong support for amendments that would increase housing supply and lower housing costs. The Conditions for Recommendation of Approval address some issues raised in the comments.

That a recommendation of APPROVAL of TA-2025-00002 a request for Citywide, legislative Amendments to the text of the IDO, be forwarded to the City Council based on the preceding Findings and subject to the following Conditions for Recommendation of Approval.

RECOMMENDED CONDITIONS OF APPROVAL

1. Make any necessary clerical corrections to the document, including fixing typos, numbering, and cross references.
2. Make any necessary editorial changes to the document, including minor text additions, revisions for clarity (without changing substantive content), adding cross references, reorganizing content for better clarity and consistency throughout, revisions to graphic content for clarity, and updating tables of contents.
3. Approve proposed amendments as shown in the EPC Redline Exhibit, except as adjusted by the Conditions below.
4. Adjust and approve the proposed amendment to Sidewalks and Stormwater Management in R-A and R-1 Zone Districts [Multiple IDO Subsections – Item #C-1] to revise text as shown in Exhibit – Bassan – A – Infrastructure. (See Attachment D.)
5. Adjust the proposed amendments to Dwelling, Two-family Detached (Duplex) – Use-specific Standards [IDO § 14-16-4-3(B)(5)(b) – Item #C-2 and Item #31] as follows:

[NOTE: EPC to select 1]

- a. Approve Item #C-2 but remove duplexes as a permissive use in the R-MC district to be consistent with Item #31.
 - b. Approve Item #C-2 as written and revise Item #31 to allow duplexes in the R-MC zone district.
 - c. Do not approve Item #C-2 and approve Item #31 as written.
 - d. Do not approve either item.
6. Approve the proposed amendments to Dwelling, Townhouse – Use-specific Standards [IDO § 14-16-4-3(B)(6)(d)[new] – Item #C-3] to allow townhouses in the R-1 zone district.
 7. Adjust the proposed amendment to Dwelling, Multi-family – Use-specific Standards [IDO § 14-16-4-3(B)(8) [new] – Item #97] to limit the number of dwelling units next to R-A or R-1 as follows:

[NOTE: EPC to select 1]

- a. Adjust where the limit would apply.
 - i. Except in or within 1,320 feet (1/4 mile) of UC-MS-PT areas.
 - ii. Except in UC-AC-MS-MT-PT areas.
 - iii. Except in Areas of Change.

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- b. Adjust the number of units that would be allowed next to R-A or R-1.
 - c. Adjusts where the limit would apply and the number of units that would be allowed (**staff recommendation**).
 - d. Do not approve this item.
 - e. Approve this amendment as written, limiting the number of multi-family dwelling units to 6 next to R-A or R-1 except in UC-MS-PT areas.
8. Adjust the proposed amendments to Dwelling Unit, Accessory – Use-specific Standards – Attached and Detached [IDO § 14-16-4-3(F)(6)(a) – Item #C-4, Item #28, and Item #29] as follows:

[NOTE: EPC to select 1]

- a. Approve Item #C-4 and replace the proposed language in Items #28 and #29 to refer to detached/attached ADUs as follows:
 - i. Item #28: “Where this use is allowed, only 1 accessory dwelling unit is allowed per lot, and size is limited as follows:
 - i. For attached ADUs: 750 square feet of gross floor area.
 - ii. For detached ADUs: 750 square feet of building footprint.
 - iii. A garage attached to the accessory dwelling unit shall not count toward this size limit.”
 - ii. Item #29: “The maximum building height of a detached ~~an~~ accessory dwelling unit shall be 18 feet or as tall as no taller than the primary structure on the property, whichever is greater. An attached accessory dwelling unit or accessory dwelling unit constructed over a detached garage is limited by the maximum building height of the zone district.”
 - b. Approve Item #C-4 as written and do not approve Items #28 and #29.
 - c. Do not approve Item #C-4 and approve Items #28 and #29 as written.
 - d. Do not approve any proposed changes to use-specific standards for ADUs.
9. Adjust the proposed amendments to Safe Outdoor Spaces [IDO § 14-16-4-3(G)(9) – Items #M-1, #C-5, #C-6] as follows:

[NOTE: EPC to select 1]

- a. Approve Item #M-1 as written, which includes the proposed changes in #C-6 and most of the proposed changes in Item #C-5 and adds changes to allow longer permit durations and greater flexibility in management and spacing requirements, but do not approve Item #C-5 or #C-6.
- b. Approve Item #C-5 as written, which includes the proposed changes in Item #C-6 and adds changes related to permits, management, and supportive services, but do not approve Item #C-6 or #M-1.
- c. Approve Item #C-6 as written, which only removes the plumbing requirement for Safe Outdoor Spaces, but do not approve Item #C-5 or #M-1.
- d. Recommend a hybrid approach that combines preferred elements from each amendment.
- e. Recommend not making any changes to Safe Outdoor Spaces.

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10. Adjust the proposed amendments to Dwelling, Live-work; General Retail, small; and Grocery Store to allow “bodegas” or “tienditas” [Table 4-2-1, IDO §14-16-4-3(B)(7), IDO §14-16-4-3(D)(37), IDO §14-16-4-3(D)(38), Item #M-3 and Item #C-7] as follows:

[NOTE: EPC to select 1]

- a. Approve Item #M-2 as written, which allows greater square footage (5,000) and adds restrictions on cannabis and nicotine retail in live-work settings and do not approve Item #C-7.
 - b. Approve Item #C-7 as written, which retains a lower square footage limit (3,000) and omits the additional use restrictions and do not approve Item #M-2.
 - c. Combine elements of both amendments by modifying one version to reflect preferred components and recommend adoption as amended, including but not limited to the following:
 - i. Revise each use-specific standard to require compliance with IDO § 14-16-5-6(G)(3) Loading, Service, and Refuse Areas, which otherwise would only be applicable for renovations that cost \$400,000 or more.
 - d. Do not approve any proposed changes to general retail, grocery store, or dwelling, live-work.
11. Approve the proposed amendment to Overnight Shelter [Table 4-2-1 and IDO § 14-16-4-3(C)(6) – Item #C-8].
12. Approve the proposed amendment to Contextual Standards [IDO § 14-16-5-1(C)(2)(b) – Item #C-9] to remove minimum lot size limit for subdivision in Areas of Consistency.
13. Approve the proposed amendment to Off-street Parking for Accessory Dwelling Units [Table 5-5-1 – Item #C-10] to remove the requirement for 1 off-street parking space.
14. Adjust the proposed amendments to Minimum Parking Requirement for Multi-family Dwellings [IDO Table 5-5-1 – Item #36 and Item #C-12] as follows:

[NOTE: EPC to select 1]

- a. Approve Item #36 and revise Item #C-12 to remove proposed changes to multi-family parking requirements, letting changes as proposed in Item #36 stand while approving the rest of Item #C-12.
 - b. Do not approve Item #36 and approve the broader changes in Item #C-12.
 - c. Approve Item #36 as written but do not approve Item #C-12.
 - d. Recommend a hybrid approach that combines preferred elements from each amendment.
 - e. Do not make any changes to required parking minimums for multi-family dwellings.
15. Adjust the proposed amendments to Minimum Parking Requirement for Self-storage [IDO Table 5-5-1 – Item #37 and Item #C-12] as follows:

[NOTE: EPC to select 1]

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- a. Approve Item #37 as written and revise Item #C-12 to remove proposed change to self-storage, letting Item #37 stand while approving the rest of Item #C-12.
 - b. Do not approve Item #37 and approve Item #C-12 as written.
 - c. Do not approve any changes to required parking minimums for self-storage.

16. Adjust the proposed amendments to Parking Maximums in UC-AC-MS-PT-MT Areas [IDO § 14-16-5-5 – Item #40 and Item #C-11] as follows:

[NOTE: EPC to select 1]

- a. Approve Item #40, which removes minimum parking requirements and sets maximums for non-residential uses only, but do not approve Item #C-11.
- b. Approve Item #C-11 to adjust parking maximums by percentage and do not approve Item #40.
- c. Do not make any changes to parking maximums.

17. Adjust Item #107 to revise § 14-16-5-6(D)(1)(e) as follows:

“Permeable materials that meet ADA requirements, including but not limited to compacted crusher fines, shall be used to provide a walkable surface in required tree planting areas. Tree grates may be used in constrained locations to accommodate pedestrian circulation.”

18. Adjust Item #42 to revise § 14-16-5-6(E)(4)(b)2 as follows:

“If no opaque wall at least 3 feet high is provided or exists, 1 tree at least 8 feet high at the time of planting and 5 shrubs shall be provided for every 20 feet along the lot line, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.”

19. Adjust Item #108 to revise the heading of § 14-16-5-11(E)(2) as follows to apply these building design rules to development within Major Transit (MT) areas:

“Urban Centers, Activity Centers, and Main Street, Major Transit, and Premium Transit Areas”

20. Adjust the proposed amendment to Small Area Text Amendments [IDO § 14-16-6-4(D)(1) and Multiple IDO Subsections – Item #M-3] as follows:

[NOTE: EPC to select 1]

- a. Do not approve Item #M-3.
- b. Approve Item #M-3 as written.
- c. Approve Item #M-3 to allow CPOs to be reviewed/decided by EPC but with a condition that no change be made to HPOs [i.e., City Council decides].
- d. Approve Item #M-3 to allow HPOs to be reviewed/decided by the Landmarks Commission but with a condition that no change be made to CPOs [i.e., City Council decides].

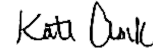
21. Approve the following proposed zoning conversion for properties within Major Transit areas as shown in the online Interactive Map [Item #ZC-3].
 - a. R-1 converts to R-T.
 - b. R-T converts to MX-T.
 - c. R-ML converts to MX-L.

 22. Approve the following proposed zoning conversion for properties within Activity Centers as shown in the online Interactive Map [Item #ZC-4].
 - a. R-1 converts to R-T.
 - b. R-T converts to MX-T.
 - c. R-ML converts to MX-L.

 23. Approve the following proposed zoning conversion for police and fire stations currently zoned NR-SU as shown in the online Interactive Map [Item #ZC-5].
 - a. Convert police and fire stations zoned NR-SU east of the Rio Grande to MX-M.
 - b. Convert police and fire stations zoned NR-SU west of the Rio Grande to NR-C.
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**Megan Jones
Principal Planner**



**Kate Clark, AICP
Senior Planner**

Notice of Decision cc list:

List will be finalized subsequent to the EPC hearing on November 20, 2025.

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No comments.

Long Range Planning

No comments.

CITY ENGINEER

Transportation Development

No comments.

Hydrology Development

No comments.

New Mexico Department of Transportation (NMDOT)

No comments.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comments.

Traffic Engineering Operations (Department of Municipal Development)

No comments.

Street Maintenance (Department of Municipal Development)

No comments.

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER: none

WATER UTILITY AUTHORITY

Utility Services

No comments.

ECONOMIC DEVELOPMENT DEPARTMENT

See attached letter.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

No comments.

Environmental Services Division

No comments.

HEALTH, HOUSING, AND HOMELESSNESS DEPARTMENT

The department submitted a letter in strong support of the proposed IDO amendments aimed at encouraging housing production, reducing per-unit costs, and increasing housing options at all income levels. The letter emphasizes that zoning reform is a necessary and urgent step to address the City's housing shortage, improve affordability, and enable more efficient and equitable land use. Key points include support for density, streamlined zoning, and the benefits of supply-side interventions to improve housing access for vulnerable populations, including seniors, low-income families, and essential workers. See attached letter.

METROPOLITAN REDEVELOPMENT AGENCY

See attached letter.

PARKS AND RECREATION DEPARTMENT

Planning and Design

No comments.

Open Space Division

No comments.

City Forester

"5-6(D)(1)(c) - Compacted crusher fines are not acceptable for use around base of street trees. Please amend to remove "compacted".

POLICE DEPARTMENT/Planning

No comments.

SENIOR AFFAIRS DEPARTMENT

City of Albuquerque Age-Friendly Action Committee

The City's Age-Friendly Action Committee submitted a letter in support of proposed IDO amendments that expand housing options. The letter highlights the benefits of ADUs/casitas, duplexes, townhouses, and cottage developments in creating more inclusive, multigenerational, and age-friendly neighborhoods. It emphasizes how these housing types support aging in place, improve livability across generations, and reduce isolation. The Committee also supports amendments that increase walkability and amenities near homes, noting the alignment with the City's Age-Friendly Action Plan goals and improved AARP Livability Score. See attached letter.

SUSTAINABILITY OFFICE

The City's Sustainability Office submitted a letter in support of the proposed compost-related amendments to the IDO. The letter emphasizes the environmental and community benefits of

composting, including greenhouse gas reduction, improved soil health, water retention, and community engagement. It notes that the proposed changes are based on technical input from the Natural Resources Defense Council (NRDC) and the Environmental Law Institute, as well as collaboration with Planning staff since early 2025. The Office supports efforts to encourage composting through thoughtful zoning language, particularly by adding composting as an incidental activity in community gardens. See attached letter.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division- no comment

FIRE DEPARTMENT/Planning

No comments.

TRANSIT DEPARTMENT

“The Transit Department supports amendments to the IDO (IDO updates 32, 33, C-11, 40, C-12, ZC-3, and ZC-4) which allow for increases in residential densities proximate to transit corridors, stations, and stops and also those which reduce the proliferation of parking spaces, as automobile parking is a non-economic consumption of valuable and developable land.”

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No adverse comments.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

“AMAFCA does not recommend the proposed change to the amendment Item C-1 regarding the deferral of drainage improvements. The amendment lists no conditions to which a property zoned R-1 or R-A must meet in order to defer said drainage improvements and may result in 1) increased flood risk to properties where required drainage infrastructure is not constructed, 2) a likely deficiency of funding available to construct the needed infrastructure (future costs tend to be higher), and 3) a perpetual delay of needed drainage infrastructure.

AMAFCA recommends development of conditions/criteria for which a property zoned R-1 or R-A must meet in order to be exempt from underground drainage infrastructure improvements before such text amendment is approved.”

ALBUQUERQUE PUBLIC SCHOOLS

No adverse impacts.

MID-REGION COUNCIL OF GOVERNMENTS (MRMPO)

MRMPO submitted a letter in support of numerous proposed IDO amendments, particularly those that enable higher-intensity housing and commercial uses in Major Transit areas and Activity Centers. The

letter highlights alignment with key goals from the Transitions 2045 Metropolitan Transportation Plan, including promoting mixed-use and higher-density zoning, supporting transit ridership, increasing housing near frequent transit routes, and incentivizing redevelopment. MRMPO also notes the region's housing shortage driven by rising single-person households and emphasizes the critical link between land use and transportation policy. See attached letter.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comments.



City of Albuquerque
Environmental Planning Commission (EPC)

Re: Letter of Support for IDO Update 2025 Zoning Reform to Encourage Housing Production and Affordability

Dear Chair Aragon and Environmental Planning Commissioners,

As the Acting Director of Health, Housing, and Homelessness (HHH), I am writing to express strong support for the Planning Department's recommended technical updates to the IDO that promote increased housing production, reduce per-unit housing costs, and enable the development of housing at all income levels. These changes are urgently needed and directly align with our mission to ensure safe, stable, and affordable housing for all residents in our community.

PO Box 1293

Our community is experiencing a critical housing shortage. The demand for housing continues to outpace supply, driving costs upward and placing a disproportionate burden on low- and moderate-income households. We need more housing, and not just in total units, but across all income levels.

Albuquerque

When there are not enough homes available at higher income levels, households with greater means often "rent down," occupying units that would otherwise be available to those with fewer resources. This squeezes the housing market from both ends. Increasing supply across the spectrum, especially market-rate and workforce housing, helps to free up existing units for households who need them most.

NM 87103

Any policy change that encourages the production of more housing, and particularly those that streamline zoning, increase allowable density, or reduce barriers to construction, will have a meaningful impact on affordability and access. Moreover, any change that helps reduce the cost of housing per unit makes development more feasible and lowers rents or sale prices for future occupants.

www.cabq.gov

We also want to highlight that density matters. Local and national data consistently show that increased density enables more efficient use of land and infrastructure, allowing more people to live in areas with access to jobs, transit, schools, and healthcare. Our own cost gap analysis and density reports show that when we build more densely, we can house more people at lower cost per unit, and reduce environmental impacts at the same time.

Crucially, the people most helped by increased housing supply are those most vulnerable including low-income families, seniors on fixed incomes, people experiencing homelessness, and essential workers. Every new unit added to the housing stock relieves pressure in the system and brings us closer to our shared goals of equity and opportunity for all.

While zoning reform alone is not sufficient, it is absolutely necessary. It is a foundational step that enables further progress; whether through affordable housing incentives, public-private partnerships, or targeted subsidies. We cannot meaningfully address our housing crisis without reforming the land use regulations that shape what can be built and where.

We urge the EPC to support reforms that:

- Encourage housing production;
- Reduce costs per unit;
- Promote housing at all income levels; and
- Enable greater density where appropriate.

Thank you for your leadership and continued commitment to building a healthier, more equitable, and more livable community. Our department stands ready to support these efforts and to collaborate on policies that will create lasting change.

Sincerely,

A handwritten signature in blue ink that reads "Ellen Braden". The signature is fluid and cursive, with the first name "Ellen" being larger and more prominent than the last name "Braden".

Ellen Braden
Acting Director, Health, Housing, and Homelessness
City of Albuquerque



Daniel Aragon, Chair
Environmental Planning Commission
< PlanningEPC@cabq.gov >

Chair Aragon;

The Metropolitan Redevelopment Agency (MRA) is the redevelopment arm of the City, and as such, respectfully submits its comments to the Environmental Planning Commission regarding the proposed changes to the IDO to be heard by your commission on October 28, 2025. In general, MRA supports the IDO changes proposed by Planning staff that allow for more development flexibility, increased density and infill development, and clearer, less complicated regulations, which will streamline development processes and increase opportunity for additional housing and mixed-use developments needed in the Albuquerque community.

Below, please find MRA's official responses and comments regarding certain proposed changes:

Item #3: Usable Open Space Alternatives

In general terms, MRA supports Item #3 (Table 2-4-11 and the addition of subsection 2-4(E)(3)(e)) that reduces barriers to the redevelopment of existing buildings in Downtown. We do, however, have the following comments and suggestions to improve the proposed changes that will, in MRA's experience in development in Downtown, specifically, allow greater applicability of the proposed changes.

2-4(E)(3)(e)(1) Streetscape. *Since most of Downtown has existing sidewalks, MRA recommends clarifying language and flexibility in the application of the sidewalk allowance as follows:*

2-4(E)(3)(e)(1)(a) New sidewalks or substantial improvements to existing sidewalks at least 2 feet wider than required by the DPM.

2-4(E)(3)(e)(2) Green Wall. *To allow for a more practical application of the green wall requirements, in lieu of providing usable open space, MRA recommends that the alternative should not require a greater area (in square feet) of green wall to be installed than the open space that would be required by Table 2-4-11.*

2-4(E)(3)(e)(2)(a) Green walls shall be installed on at least 50% of all street-facing façades, up to the total area of the minimum usable open space requirement in Table 2-4-11, whichever is less.

2-4(E)(3)(e)(3) Green Roof. *To allow for a more practical application of the green roof requirements, in lieu of providing usable open space, MRA recommends that the alternative should not require a greater area (in square feet) of green wall to be installed than the open space that would be required by Table 2-4-11.*

2-4(E)(3)(e)(3)(a) Green roof shall be installed on at least 50% of all street-facing façades, up to the total area of the minimum usable open space requirement in Table 2-4-11, whichever is less.

2-4(E)(3)(e)(4) In-lieu-of-fee. *While MRA does not object to in-lieu-of-fees, MRA recommends that the fees be directed to a department or fund that will contribute to public improvements in the area of the approved development, such as the MRA fund in designated Metropolitan Redevelopment Areas or in*

other areas, the Parks and Recreation Department or Department of Municipal Development, with the explicit directive that the funds be used for improvements in or adjacent to the public right of way. This will ensure that the use of the in-lieu-of-fees is directed to the public benefit.

2-4(E)(3)(e)(4) In-lieu-of-fee. A fee shall be paid that is equivalent to 1 percent of the value of the renovation or redevelopment, as specified in building permits. In-lieu-of-fees collected shall be directed to the appropriate City fund and used for public improvements in the area of the approved development.

Additionally, MRA supports, without modifications, the following changes to the IDO generally related to housing and economic development that provide clearer and more streamlined regulations, allow for more development flexibility and gentle density, reduce parking minimums, and increase opportunities for infill development and resilient neighborhoods, particularly encouraging residential and mixed-use development projects in urbanized areas:

- ✓ Item #10 – Dormitory uses – Table 4-2-1
- ✓ Item #18 – Dwelling, Cottage Development – 4-3(B)(4)(3)
- ✓ Item #C-2 – Dwelling, Two-family Detached, Duplex – 4-3(B)(5)(b)
- ✓ Item #C-3 – Dwelling, Townhouse – 4-3(B)(6)(d)[new]
- ✓ Items #28 and 29 – Dwelling Unit, Accessory [size limit and height limit] - 4-3(F)(6)(a) and (c)
- ✓ Item #32 – Maximum Building Height R-ML/R-MH – Table 5-1-1
- ✓ Item #33 – Maximum Building Height – Mixed-use zone districts – Table 5-1-2
- ✓ Item #M-2 – Dwelling, Live-Work; General Retail; Small Grocery Store – Table 4-2-1, multiple IDO pages
- ✓ Item #36 – Minimum Parking Requirement for Multi-Family Dwelling – Table 5-5-1
- ✓ Item #40 – Parking Maximums in UC-AC-MS-PT-MT – Subsection 5-5, multiple IDO pages
- ✓ Item#92 – R-1 Dimensional Standards - multiple IDO pages
- ✓ Items #ZC-3 and ZC-4 – Legislative Zoning Conversions in MT and AC areas – Zoning Map Amendments
- ✓ Item #95 and Item #96 – MX-FB Off-street and Bicycle Parking, Minimum – Table 2-4-13

Finally, MRA encourages the EPC to recommend denial of Item #97, Dwelling, Multi-family, which limits multi-family development to 6 units when next to R-A or R-1. This is excessively limiting of what would otherwise be an allowed use on a property. There are existing development standards, such as height, setbacks, and open space requirements that allow multi-family developments to adjust to the appropriate scale to be harmonious with nearby single-family residential developments.

MRA thanks you for your time and attention in considering our recommendations with respect to the proposed 2025 IDO changes, which, overall, our agency supports and finds intentionally encourage thoughtful real estate and economic development in our city.

Sincerely,

Terry Brunner

Terry Brunner

Interim Director, Metropolitan Redevelopment Agency



Mid-Region Metropolitan Planning Organization

Mid-Region Council of Governments

809 Copper Avenue NW

Albuquerque, New Mexico 87102

www.mrcog-nm.gov

TO: Environmental Planning Commission (EPC)
FR: Aaron Hill, Transportation Planner
CC: Kendra Montanari, Transportation Planning and Technical Services Manager
RE: MRMPO Comments on the 2025 IDO Update

Members of the Committee,

MRMPO staff have reviewed the proposed changes to the IDO put forward for the October 28th hearing.

After thorough consideration, **the Mid-Region Metropolitan Planning Organization would like to voice its support for many of these amendments**, including those enabling the development of bodegas (M-2/C-7), simplifying requirements for cottage developments (18), encouraging the development of ADUs (28, 29, C-4), amendments to uses in residential zones (10, C-2, C-3) and Mixed use zones (3, 30, 33), and amendments to parking minimums (36, 95, 96, C-10, C-12). **Staff would like to particularly call out support for ZC-3 and ZC-4.** Increasing intensity of housing and commercial uses in Major Transit areas and Activity centers is key to the implementation of the *Transitions 2045 Metropolitan Transportation Plan*. However, all of the listed amendments would implement several policies established in and recommended by our 2045 MTP, such as:

- Adopt mixed-use and higher-density zoning along transit corridors to support ridership.
- Encourage a mix of land uses (retail, housing, entertainment, etc.) and multimodal facilities in appropriate locations to encourage shorter and more active trips.
- Promote fiscally responsible growth patterns and transportation investments that provide the most benefits for the money spent.
- Incentivize redevelopment and transit-oriented development in order to maximize the utility of existing infrastructure.
- Increase alternative housing supply such as tiny homes, co-housing, multi-generational housing and accessory dwelling units, especially in areas within walking distance of frequent transit routes.
- Promote a diverse mix of housing, in cost, unit types, and neighborhood settings targeting areas within walking distance of frequent transit routes.

While Albuquerque's metropolitan area is not experiencing much population growth, our region is nevertheless experiencing a housing shortage due to a rising number of single-person households; per the U.S. Census, 37% of households in the city are single person households. This is due to a mix of many factors, such as our aging population and fewer households choosing to have children. The result of this is a drastic need for more housing units, as smaller average households require more housing units to provide for the same number of people.

The *Transitions 2045 Metropolitan Transportation Plan* emphasizes that transportation and land use are integrally linked, and that zoning regulations are a key tool in ensuring balance in different types of housing and the transportation systems that support it. The plan encourage diverse housing types, mixed use developments, and transit-oriented transportation policies. **Many of the amendments put forth for this IDO update would allow developers and residents to choose new development patterns that will improve the safety, affordability, and quality of life for Albuquerque residents.**

If you have any questions or require further information, please do not hesitate to contact me by email at aahill@mrcog-nm.gov, or call me at (573)-777-2520.



City of Albuquerque

Sustainability Office

Timothy M. Keller, Mayor

September 19, 2025

Environmental Planning Commission
c/o Planning Department
600 2nd St. NW, 3rd Floor, Albuquerque, NM 87102
PlanningEPC@cabq.gov
RE: Letter of Support for the Compost-Related 2025 IDO Updates

To Whom It May Concern:

On behalf of the City of Albuquerque's Sustainability Office, I would like to express support for the City's proposed compost-related amendments to the Integrated Development Ordinance (IDO). Compost, especially when generated locally and applied to local soils, provides many benefits. In addition to reducing greenhouse gas emissions and building healthy soils, compost can improve water retention, reduce erosion during storm events, enhance plant establishment and growth, and more. Our Office values encouraging composting and supports guidance about where and how to operate compost systems so that they enhance the neighborhood.

The Sustainability Office has been working with Mikaela Renz-Whitmore and her team in the Planning Department since January 2025 on the proposed compost-related amendments. During that time, our Office provided technical expertise on composting, shared model policies, and engaged compost policy experts from the Natural Resources Defense Council's Food Matter's team (NRDC). NRDC, in partnership with the Environmental Law Institute, drafted the Model Zoning Ordinance on Community Composting that served as the foundation for the proposed compost-related updates in the IDO.

The cross-departmental collaboration, technical advice from the NRDC, and valuable input from the public, shaped the proposed updates while working to minimize unnecessary barriers. For example, adding composting as an incidental activity in the community garden definition encourages composting local material, which generates soil amendment material for the gardens and nearby residents. Key benefits, beyond those associated with building healthy soils, include reducing waste, saving money by replacing garden soil amendment material that would otherwise be purchased, and giving community members another way to engage with public spaces and strengthen relationships in the community.

The City of Albuquerque's Sustainability Office is pleased to support the proposed compost-related amendments in the 2025 IDO Update.

Sincerely,

A. Simon

Ann Simon
Deputy Director, Sustainability Officer
Sustainability Office, City of Albuquerque



October 8, 2025

Dear Chair Aragon and EPC Commissioners,

In 2017, the City of Albuquerque became the 189th city to be enrolled in the Network of Age-Friendly States and Communities. (NAFSC). There are now over 1000 communities enrolled in NAFSC who recognize the importance of making a community livable for all ages and abilities. The mission of the City of Albuquerque Age-Friendly Action Plan (Action Plan) is to make our city an inclusive, innovative and safe place for people of all ages. The current Action Plan focuses on three domains of livability: Housing, Transportation and Civic Participation & Employment. Between 2021 and 2024, Albuquerque improved its AARP Livability score from 52 to 54. ([ABQ Livability Score](#))

Regarding housing, we believe people of all ages should be able to stay in their current community even as their housing needs change. Housing options must be robust so that people can see a path to staying in their community as their household changes. We support the changes to the Integrated Development Ordinance that increase housing options.

Allowing ADU's or casitas permissively by code has been widely celebrated as a positive step toward increasing housing options. Allowing casitas in communities is often seen as a longer term initiative that increases housing over time. The construction of casitas is particularly beneficial to older and younger adults in three ways. One, it provides opportunities for a family member or caregiver to reside on the property of an older adult. Conversely, older adults may choose to live in the smaller space thus allowing their younger, growing family to live in the larger house. An older homeowner may also choose to rent the larger house or casita for retirement income which can help them remain in the community. On a human level, having a trusted neighbor on your property may allow an older person to remain in their community without becoming isolated and with peace of mind. We support the changes to the IDO that make building a casita more feasible and useful.

We support the changes to the IDO that allow for duplexes and townhomes as a solution to the "missing middle housing." The missing middle refers to housing that exists in the middle of the continuum from detached single family homes to large apartment buildings. Often these mid-sized homes are moderately priced and available for younger people starting out and older people wishing to downsize. Done creatively, these types of housing options can fit beautifully within neighborhoods with detached single family homes. What is needed is flexibility within the IDO for developers and individuals to be able to build duplexes or townhouses. Once again, the opportunity for an older person to live in one of the homes while renting the other(s) can be a positive financial opportunity that also can provide peace of mind regarding security and reduced isolation.



We support the changes to the IDO that allow for cottage developments. Cottage developments provide opportunities for intentional multigenerational neighborhoods. When different generations come together in living spaces, the community thrives. Cottage developments allow for innovative and unique design that fits the existing neighborhood.

Finally, we support the changes to the IDO that increase amenities within walking distance of people's homes. Increasing housing density along transit corridors supports the goal of being an Age-Friendly community by simultaneously increasing housing options and decreasing the dependence on cars as the main way to get around the city. Allowing shopping options within walking distance of neighborhoods further supports the goals of the Action Plan by improving access for people of all ages. Improving walkability across the city is good for everyone of all ages and abilities.

Respectfully yours,

City of Albuquerque Age-Friendly Action Committee

Rashanna Adams

Michelle Briscoe

Brwyn Dowing

Paula Getz

Onastine Jaramillo

Dubra Karnes-Padilla

Shanna Lapsley

Havens Levitt

Tim Martinez

Victor Ortiz

Mark Reynolds

Maria ReQua

Henry Shonerd

Juan Sotres

Ray Taylor

Rosella Trujillo

Agnes Vallejos



Kizito Wijenje

EXECUTIVE DIRECTOR

October 10, 2025

MEMORANDUM

- To:** Environmental Planning Commission
Mikaela Renz-Whitmore, City of Albuquerque Planning Department
Megan Jones, City of Albuquerque Planning Department
Kate Clark, City of Albuquerque Planning Department
- Cc:** Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Karen Alarid, Executive Director, APS Facility Planning & Construction
Serina Gallegos, Director, APS Real Estate
Margaret Callahan, APS Real Estate
John Valdez AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority
Sarah Young AICP, Senior Planner Manager, APS Capital Master Plan
Cordell Bock, Planner II, APS Capital Master Plan
Hodgin Serrullo, Planner II, APS Capital Master Plan
- From:** Rachel Hertzman AICP, Planner II, APS Capital Master Plan
- Re:** APS Comments for City of Albuquerque Environmental Planning Commission Hearing scheduled for October 18, 2025, Case 2 of 2, Plan # TA-2025-00002
- 2. Project #TA-2025-00002**
- a. EPC Description: Text Amendments to Integrated Development Ordinance (IDO)—City-wide.
 - b. Site Information: City-Wide.
 - c. Location: City-Wide.
 - d. Request Description: This sixth Biennial update includes changes requested by neighbors, developers, staff, and Council Services.
 - a. No comment.

CITY OF ALBUQUERQUE



October 20, 2025

Dear Members of the Environmental Planning Commission,

We strongly support the proposed changes to the IDO because housing is not just a social issue, housing is the number one economic constraint facing Albuquerque today. We cannot grow jobs if we don't grow housing. It's that simple.

Right now, too many workers and young people are leaving the city not because they want to, but because they can't find a place to live. Talent follows opportunity, but talent also follows housing. When people can't afford to live here, they move somewhere that will build for them.

Housing also affects employers. Every time a new company wants to bring jobs to Albuquerque, the first question they ask is not about tax incentives or utilities—it's "Where will my people live?" A flexible housing market supports business attraction, retention, and expansion. If we don't build, companies will choose somewhere else. Without housing, growth stops.

PO Box 1293

Albuquerque

NM 87103

Albuquerque currently faces a housing gap of roughly 30,000 units by 2040. That shortfall drives up costs, limits workforce growth, and constrains our competitiveness. A phrase actually used by home seekers is to "drive until we qualify"; we are forcing young people, young families, to drive ever farther West, farther South in search of a home they can afford. If we don't fix housing, we don't just risk higher rents; we risk losing a generation – the generation of future leaders of our city, who should be shaping the Albuquerque of tomorrow.

We support the proposed changes to the IDO. We believe that these changes will:

www.cabq.gov

- Accelerate housing production, especially infill housing close to jobs, schools, and transit.
- Create housing at all income levels, including starter homes, workforce housing, and a diverse mix of middle-income options.
- Encourage smart density, because density means walkability, sustainability, and local vibrancy. More residents mean more customers, which supports thriving small businesses such as coffee shops, child-care centers, gyms, food trucks, and local restaurants.
- Unlock entrepreneurship in every community, allowing neighborhood businesses—bodegas, tienditas, panaderías, cafés, barber shops—to grow and keep wealth local.

Enable residents to adjust their housing to fit their life stage — expanding as their families grow and downsizing when they choose to do so. Outdated zoning codes are holding Albuquerque back. They push the city to keep expanding, even though opportunities for

outward growth are now limited and expensive. Instead, we should focus on growing inward and making better use of what we already have. Smart, denser development supports local business, reduces costs, and builds stronger neighborhoods.

Housing is economic development. Housing is workforce strategy. Housing is community. When people can live near where they work, learn, and spend time, whole neighborhoods come alive; vibrant, safe, and dynamic.

In closing, this is about building the future city we all want to live in. A city that builds wins. A city that refuses to build falls behind. Albuquerque cannot afford to fall behind. Let's choose smart, sustainable, purposeful growth by building homes, opportunity, and a city where the next generation chooses to stay, those who have left choose to return, and those looking for the opportunity that is Albuquerque choose to join.

Sincerely,



Max Gruner

Director, Economic Development Department

A) APPLICATION INFORMATION

CITY OF ALBUQUERQUE

Planning Department
PO Box 1293
Albuquerque NM 87103



September 15, 2025

Daniel Aragon, Chair
Environmental Planning Commission
c/o City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Chair Aragon,

As required by IDO § 14-16-6-3(D), Planning staff is submitting the 2025 biennial update to the Integrated Development Ordinance (IDO) for the Environmental Planning Commission's review and recommendation to the City Council, the City's ultimate planning and zoning authority.

In order for the City's land use, zoning, and development regulations to stay up-to-date, the IDO has a biennial update process built into its regulatory framework. The biennial update for 2025 includes approximately 150 changes requested by members of the public, Planning staff, the Mayor, and City Councilors. Proposed amendments are compiled into a spreadsheet of Citywide Proposed Text Amendments and corresponding Redline Exhibit. Each proposed change in the spreadsheet provides an item number, the page and section of the IDO that would be modified, the text that is proposed to change, an explanation of the purpose or intent of the change, and the source of the change (i.e. Staff, Public, Mayor, or Council). The Redline Exhibit includes each proposed change from the spreadsheet, with footnotes matching the corresponding item numbers. Together, these documents are the main body of the application for Amendments to IDO Text – Citywide.

These proposed amendments to the IDO text are consistent with the required Biennial Update process described in IDO § 14-16-6-3(D). The Planning Department has compiled the requested changes and is now submitting the proposed amendments for EPC's review and recommendation at a special hearing on October 28, 2025. A detailed staff analysis of the amendments will be submitted to the EPC, which will include an analysis of the decision criteria set forth in IDO § 14-16-6-7(D)(3).

Sincerely,

Robyn Rose
Robyn Rose (Sep 15, 2025 13:56:44 MDT)

for

Alan Varela, Director
Planning Department







00-IDO-Application-Letter-Citywide-EPC-Director-2025

Final Audit Report

2025-09-15

Created:	2025-09-15
By:	Lucinda Montoya (lucindamontoya@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2o20cDJeDjeK3Cxxw9P34ZAY2Ar-E7ByP

"00-IDO-Application-Letter-Citywide-EPC-Director-2025" History

-  Document created by Lucinda Montoya (lucindamontoya@cabq.gov)
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-  Signer rrose@cabq.gov entered name at signing as Robyn Rose
2025-09-15 - 7:56:42 PM GMT
-  Document e-signed by Robyn Rose (rrose@cabq.gov)
Signature Date: 2025-09-15 - 7:56:44 PM GMT - Time Source: server
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September 15, 2025

Daniel Aragon, Chair
Environmental Planning Commission
c/o City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102



Dear Chair Aragon,

Please accept this letter of justification, required by IDO § 14-16-6-7(D)(3), of the request for a Text Amendment to the Integrated Development Ordinance (IDO), submitted for the Environmental Planning Commission’s review and recommendation to the City Council as part of the biennial update required by IDO § 14-16-6-3(D).

The IDO is the regulatory tool to implement the “Centers and Corridors” community vision set out in the Albuquerque-Bernalillo County Comprehensive Plan (“Comp Plan”). The biennial update provides a coordinated effort to propose changes citywide so that existing communities can benefit from appropriate new development, while being protected from potential adverse effects. The IDO regulations coordinate with the City’s Development Areas – Areas of Change and Consistency – that work together to direct growth to appropriate locations and ensure protections for neighborhoods, parks, and Major Public Open Space. The IDO implements the Comp Plan through regulations tailored to the City’s designated Centers and Corridors.

In order for the City’s land use, zoning, and development regulations to stay up-to-date, the IDO has a built-in biennial update process within the regulatory framework. This process was established to provide a regular cycle for discussion among residents, City staff, and decision-makers to consider any needed changes that were identified over the course of the year. Since the completion of the 2023 update, Planning staff has collected approximately 150 proposed amendments. These amendments were requested by members of the public, staff, City Councilors, and the Mayor.

- Proposed amendments are compiled into a Spreadsheet of Proposed Changes – Citywide. Each proposed change in the spreadsheet provides an item number, the page and section of the IDO that would be modified, the text that is proposed to change, an explanation of the purpose or intent of the change, and the source of the change (i.e. Staff, Mayor, Public, or Council).
- The Redline Exhibit includes changes proposed by staff and the public, with footnotes matching the corresponding item number in the spreadsheet.
- The proposed Council and Mayor amendments are provided as separate documents, as these changes overlap each other and need to be compared carefully.
- Two online, interactive maps show the effect of proposed legislative zoning conversions.

Together, these documents and exhibits are the main body of the application for Amendments to IDO Text – Citywide.

Justification for an Amendment to IDO Text – Citywide under the Criteria in § 14-16-6-7(D)(3)

These are consistent with the required Biennial Update process described in IDO § 14-16-6-3(D). The Planning Department has compiled proposed amendments to the IDO text and is submitting them for EPC’s review and recommendation at a special hearing on October 28, 2025. These proposed amendments to the IDO text meet the Review and Decision Criteria in IDO § 14-16-6-7(D)(3).

- (a) These proposed amendments to the IDO text are consistent with the spirit and intent of the ABC Comp Plan, as amended (including the distinction between Areas of Consistency and Areas of Change), and with other policies and plans adopted by the City Council.
- (b) The proposed amendments do not apply to only one lot or development project. The amendments affect property citywide.
- (c) These proposed amendments promote public health, safety, and welfare.

Review and Decision Criterion § 14-16-6-7(D)(3)(a)

These proposed amendments to the IDO text are consistent with Comp Plan policies that direct the City to adopt and maintain an effective regulatory system for land use, zoning, and development review. In general, these amendments further the following applicable goals and policies of the ABC Comprehensive Plan and protect the public health, safety, and welfare.

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Policy 5.3.7 Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

Policy 5.4.1 Housing Near Jobs: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas, where change is encouraged.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

Goal 5.7 Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 5.7.4 Streamlined Development: Encourage efficiencies in the development review process.

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

Policy 7.3.5 Development Quality: Encourage innovative and high-quality design in all development.

Goal 7.4 Context-Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

Policy 7.4.2 Parking Requirements: Establish off-street parking requirements based on development context.

Policy 7.4.3 Off-street Parking Design: Encourage well-designed, efficient, safe, and attractive parking facilities.

Goal 7.5 Context-Sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

Policy 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

Goal 7.6 Context-Sensitive Infrastructure: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

Policy 7.6.1 Stormwater Treatments: Match stormwater treatment techniques and practices to the density/ intensity of land use and development context.

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

Policy 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable, and mixed-income housing options throughout the area.

Goal 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

Policy 9.2.3 Cluster Housing: Encourage housing developments that cluster residential units in order to provide community gathering spaces and/or open space.

Goal 9.4 Homelessness: Make homelessness rare, short-term, and non-recurring.

Policy 9.4.2 Services: Provide expanded options for shelters and services for people experiencing temporary homelessness.

Goal 9.6 Development Process: Promote cost-effective housing redevelopment and construction that meets community needs.

Policy 9.6.2 Incentives: Provide incentives for developing affordable housing for low- and moderate-income households, by aligning development regulations, infrastructure requirements, and fee structures with the priorities of City and County affordable housing programs.

Goal 13.1 Climate Change: Promote resource-efficient growth and development to help mitigate global climate change and adapt to its local impacts.

Policy 13.1.1 Resource-Efficient Development: Promote development in the city and county that works with nature to slow global climate change.

Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

Policy 13.5.1 Land Use Impacts: Prevent environmental hazards related to land uses.

Review and Decision Criterion § 14-16-6-7(D)(3)(b)

These proposed amendments to the IDO text include changes to regulations that apply citywide. None of the proposed text amendments to the IDO text applies to a single lot or development project. Where there are changes that apply to a narrower portion of the city, such as in select Centers and Corridors, the change is supported by Comprehensive Plan policies cited above. These are noted in the “Citywide Proposed Text Amendments,” where relevant. In other instances, there are changes that would apply across a particular zone district or for all approvals of a certain type. Because of this, the proposed amendments are legislative in nature.

Review and Decision Criterion § 14-16-6-7(D)(3)(c)

These proposed amendments to the IDO text help promote economic growth and investment in the City as a whole. The proposed changes continue the Planning Department’s response to challenges in implementing new regulations and neighborhood protections in a real-world context with real-world projects. Changes respond to comments from a wide variety of community members, encouraging new housing options, improving development outcomes, and increasing enforceability by staff. This request promotes public health, safety, and welfare by improving the quality and the enforceability of the existing land use and zoning regulations.

Sincerely,

Mikaela Renz-Whitmore, AICP
Manager, Urban Design & Development Division
City of Albuquerque Planning Department

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
1	All	All	All	Clerical Changes Make any necessary clerical corrections to the document, including fixing typos, numbering, and cross references.	Covers general clerical corrections.	Staff	
2	All	All	All	Editorial Changes Make any necessary editorial changes to the document, including minor text additions, revisions for clarity (without changing substantive content), adding cross references, reorganizing content for better clarity and consistency throughout, revisions to graphic content for clarity, and updating tables of contents.	Covers general editorial corrections.	Staff	
C-1	5	4	1-7(B)(2)(e)	Infrastructure Improvements Add option of delaying infrastructure improvements if a construction agreement or financial guarantee is recorded with the Bernalillo County Assessor. See Council Amendment Bassan - A - Infrastructure.	Makes exceptions for sidewalk and drainage improvements in R-1 and R-A zone districts where a certain percentage of the block has already been developed without sidewalk or drainage improvements and would be considered an unnecessary addition to the network at the time of permit submittal. There is language in the amendment that still requires a financial agreement in the case that the City, in the future, decides to construct the recommended sidewalk and drainage facilities.	Council	Infrastructure
3	36	34	Table 2-4-11	Usable Open Space in MX-FB-UD Add a note and create a new Subsection 2-4(E)(3)(e) Usable Open Space Alternatives, renumbering subsequent subsections, to provide menu of options for buildings constructed prior to the IDO effective date that cannot meet usable open space requirements. See Redline Exhibit for proposed changes.	Removes a barrier for conversions of non-residential buildings to residential in Downtown.	Staff	Housing
95	40	40	Table 2-4-13	MX-FB Off-street Parking, Minimum Replace the text in all columns with " <u>No requirement.</u> " MX-FB-ID/MX-FB-FX: 1 space / 1,000 sq. ft. GFA MX-FB-AC: 1 space / 1,500 sq. ft. GFA MX-FB-UD: N/A	Off-street and bicycle parking requirements in the MX-FB sub zones have been removed since parking maximums have been proposed for these areas.	Staff	Parking
96	40	40	Table 2-4-13	MX-FB Bicycle Parking, Minimum Revise the text as follows: 5 spaces or 1 space / 2,500 2,000 sq. ft. GFA <u>or 5 total spaces</u> , whichever is greater	Revised for consistency with the proposed citywide bike parking requirements when no off-street vehicle parking is provided. See related change for Subsection 5-5(E)(1).	Staff	Parking

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
5	57	62	2-6(A)(3)	PD Revise Subsection (3) to require a change of use to be reviewed and decided as a Zoning Map Amendment. Revise (3)(b)2 to specify that Conditional Use approvals are not required. See Redline Exhibit for proposed changes.	Conditional Use approvals are not required for PD zone districts because all uses are approved through the required Site Plan that is approved by the EPC, which can establish conditions of approval to mitigate potential impacts. See related changes in 2-5(E)(3)(b)2 and 4-1(A)(4)(b) for NR-SU.	Staff	Negotiable Zone Districts
6	59	65	2-6(B)(3)(b)3	PC / Framework Plan Add a new subsection with text as follows: <u>"Framework Plans adopted prior to the IDO may be amended pursuant to Subsection 14-16-6-4(Y) (Amendments of Pre-IDO Approvals)."</u>	Clarifies the review process for amending Framework Plans adopted prior to the IDO. See related change in 6-4(Y)(3)(b) for PC. See related change in 6-4(Y)(1) for Pre-IDO Approvals.	Staff	Negotiable Zone Districts
7	117	128	3-5	Historic Protection Overlay Zone - Frontages Revise to add a new type of HPO zone for the first 25 feet from the front lot line or the 20 feet from any street-facing façade of existing buildings. See Redline Exhibit for proposed changes.	Allows for the protection of historic building frontages and facades that are not otherwise regulated as City landmarks and are not located in other HPO zones. See related proposed changes for 6-7(C).	Staff	HPO
8	145	155	4-1(A)(4)(b)	NR-SU - Listed Uses Revise to refer to Subsection 2-5(E)(3)(b) for Allowable Uses. Delete Subsections 1-3 as redundant, and incorporate Subsection 4 in the main text. See Redline Exhibit for proposed changes.	See related changes in 2-5(E)(3)(b)2 for NR-SU and 2-6(A)(4)(b) for PD.	Staff	Negotiable Zone Districts

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9	146	156	4-1(B)	<p>Unlisted Uses Revise text as follows: "When a proposed land use is not explicitly listed in Table 4-2-1 as defined in 14-16-7-1, or not a Sensitive Use listed in 14-16-2-5(E)(2), the Zoning Enforcement Officer (ZEO) shall determine whether or not it is included in the definition of a listed use or is so consistent with the size, scale, operating characteristics, and external impacts of a listed use that it should be treated as the same use through a Declaratory Ruling, pursuant to Subsection 14-16-6-4(R)(1). In making this determination, the ZEO shall consider the scale, character, traffic impacts, storm drainage impacts, utility demands, and potential impacts of the proposed use on surrounding properties. The Declaratory Ruling ZEO's interpretation shall be made available to the public on the City Planning Department website and shall be binding on future decisions of the City staff until the ZEO makes a different determination interpretation or this IDO is amended to treat the use differently."</p>	Specifies that the unlisted uses subsection does not apply to the NR-SU zone. Specifies that a Declaratory Ruling shall be made for unlisted uses, which is an appealable decision. See related changes in 2-5(E)(3)(b)2, 4-1(A)(4)(b), and Table 4-2-1 for NR-SU.	Staff	Negotiable Zone Districts
10	149	159	Table 4-2-1	<p>Dormitory Add P in R-ML. Change from C to P in MX-T.</p>	Allowing Dormitories as a permissive use allows another housing option that can provide affordable units. Other group living uses are allowed in R-ML, so adding this use is consistent. All other housing types are permissive primary uses in the MX-T zone district.	Staff	Co-living
11	150	160	Table 4-2-1	<p>Commercial Uses / Agriculture and Animal-related Composting Facility, Small and Medium [New] Add Small / Medium Composting Facility. See Redline Exhibit for proposed amendment.</p>	Regulates community composting and commercial composting. Defined to exclude backyard composting by 1 household. Requested by the Office of Sustainability. See related changes for Composting Facility, Large; use-specific standards in 4-3; and definitions in 7-1.	Staff	Compost
12	150	161	Table 4-2-1	<p>Commercial Uses / Motor Vehicle-related Car Wash Change P to C in MX-L.</p>	Makes motor vehicle-related uses consistently conditional in MX-L. Other motor vehicle-related uses such as light vehicle fueling station and light vehicle sales are conditional uses in MX-L.	Public	Motor Vehicle-related uses
13	150	161	Table 4-2-1	<p>Commercial Uses / Motor Vehicle-related Car Wash Revise as follows: Change P to C in MX-H .</p>	Reduces potential for conflict between higher density mixed uses and car washes in the MX-H zone district by changing car washes from permissive to conditional.	Staff	Motor Vehicle-related uses

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14	150	161	Table 4-2-1	Commercial Uses / Motor Vehicle-related Light Vehicle Repair Change P to C in MX-L.	Makes motor vehicle-related uses consistently conditional in MX-L. Other motor vehicle-related uses such as light vehicle fueling station and light vehicle sales are conditional uses in MX-L.	Public	Motor Vehicle-related uses
15	152	163	Table 4-2-1	Industrial Uses / Waste and Recycling Composting Facility, Large [New] See Redline Exhibit for proposed amendment. Add Large Composting Facility and use-specific standard cross reference.	Regulates community composting and commercial composting. Defined to exclude backyard composting by 1 household. Requested by the Office of Sustainability. See related changes for Composting Facility, Small/Medium; use-specific standards in 4-3; and definitions in 7-1.	Staff	Compost
16	153	164	Table 4-2-1	Accessory Uses Family Home Day Care Change "CA" to "A" for R-A, R-1, R-MC, and R-T.	Conditional Accessory applications for Family Home Day Care are always approved by the ZHE. This removes a barrier to the establishment of these types of facilities.	Staff	
18	157	169	4-3(B)(4)(b)	Dwelling, Cottage Development Revise text as follows and delete Subsections 1-3: "The minimum project size for a cottage development is <u>10,000 square feet, as follows:</u> "	Replaces the UC-MS-PT allowance to allow small-scale, infill, missing middle housing options on large lots throughout the City.	Staff	Housing
C-2	160	172	4-3(B)(5)(b)	Dwelling, Two-family Detached (Duplex) Revise text as follows: "This use is prohibited in the R-A, R-1, and R-MC zone districts, except in either of the following circumstances: 1. In or within 1,320 feet (1/4 mile) of MS-PT areas. 2. Where 1 two-family detached dwelling is on 2 lots and the building straddles the lot line, with each dwelling unit on a separate lot. (See figure below.)" See proposed Council Amendment Fiebelkorn - B.	Make duplexes permissive in R-1 and R-MC citywide but only allowed in R-A within 1,320 feet of MS-PT areas.	Council	Housing
C-3	160	173	4-3(B)(6)(d) [new]	Dwelling, Townhouse Remove R-1 from the list prohibiting this use within 1,320 feet (1/4 mile) of MS-PT areas. See Council Amendment Rogers - B - Townhouse.	Because Table 4-2-1 shows townhouse as a permissive use in R-1, removing it from this use-specific standard (that only allows townhouses within 1/4 mile of MS-PT in these zone districts) would allow townhouses in R-1 citywide. Subsection 4-3(B)(6)(c) limits townhouses next to R-A and R-1 to 3 units.	Council	Housing

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97	162	174	4-3(B)(8)	Dwelling, Multi-family Add a new subsection and renumber subsequent subsections: "Except in UC-MS-PT areas, each multi-family dwelling shall not contain more than 6 dwelling units on lots with a rear or side lot line that abuts an R-A or R-1 zone district or with a rear lot line that is across an alley from an R-A or R-1 zone district."	Limits the number of units allowed next to R-A or R-1, similar to the limit on townhouses.	Staff	Housing
21	167	180	4-3(D)	Commercial Uses / Agriculture and Animal-related Composting Facility, Small and Medium [New] Add a new subsection with use-specific standards for Composting Facility, Small and Medium See Redline Exhibit for proposed amendment.	Regulates community composting and commercial composting. Defined to exclude backyard composting by 1 household. Added limit to size when an accessory use. Requested by the Office of Sustainability. See related changes for Composting Facility, Large; use-specific standards in 4-3; and definitions in 7-1.	Staff	Compost
22	168	181	4-3(D)(5)(b)	Veterinary Hospital Revise as follows: In the MX-M and NR-C zone districts, outside exercise outdoor animal runs are allowed, provided that <u>both of the following requirements are met: they are enclosed</u> 4-3(D)(5)(b)(1): <u>The animal runs shall be screened from any adjacent property in any Residential zone district or any lot containing a residential use in any Mixed-use zone district by with an opaque wall or fence at least 6 feet high similar in color and materials to those used on the primary building.</u> 4-3(D)(5)(b)(2): Outside areas for occupancy by animals overnight are prohibited <u>No animals shall be allowed to occupy the outdoor animal run between 10:00 P.M. and 7:00 A.M."</u>	Revised for consistency between "Outdoor Animal Run" accessory use and use-specific standards for Veterinary Hospital, which address outdoor animal runs.	Staff	
23	171	185	4-3(D)(14)(h)	Campground or Recreational Vehicle Park Revise as follows: " <u>Water service and water-flush toilets and urinals</u> shall be provided and shall not be more than 300 feet in any direction of any camp site without an individual sewer connection."	Requires water service to ensure that sanitary conditions are met. Removes the specific mention of urinals to avoid being overly prescriptive about restroom fixture types.	Staff	Campground
24	174	187	4-3(D)(18)	Light Vehicle Fueling Station Delete Subsection (g), Subsection (h), and Subsection (i)	Prohibits light vehicle fueling stations near residential uses to protect public health and safety.	Staff	Motor Vehicle-related uses
25	174	188	4-3(D)(18)(m)	Light Vehicle Fueling Station Revise as follows: "In UC-MS-PT areas, an <u>An</u> opaque wall or vegetative screen at least 3 feet high shall be provided along all street frontages."	This makes light vehicle fueling stations consistent with requirement to screen parking lots and drive-up uses.	Staff	Motor Vehicle-related uses

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Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
26	190	204	4-3(D)(40)(b)1.	Nicotine Retail Revise text as follows: "This use is prohibited <u>on a lot</u> within 1,000 feet in any direction of a lot containing any other primary nicotine retail use."	Clarifies that the separation is to be measured lot to lot, consistent with other distance separations.	Staff	
27	193	219	4-3(E)	Industrial Uses / Waste and Recycling Composting Facility, Large [new] Add a new subsection with use-specific standards for Composting Facility, Large. See Redline Exhibit for proposed amendment.	Regulates community composting and commercial composting. Defined to exclude backyard composting by 1 household. Requested by the Office of Sustainability. See related changes for Composting Facility, Small/Medium; use-specific standards in 4-3; and definitions in 7-1.	Staff	Compost
C-4	212	226	4-3(F)(6)(a)	Dwelling Unit, Accessory - Attached and Detached Revise to allow both attached and detached casitas. See proposed Council amendment Fiebelkorn - D.	Allows accessory dwelling units attached to the primary structure, while also creating a way to distinguish attached ADUs and duplexes.	Council	Housing
28	212	226	4-3(F)(6)(a)	Dwelling Unit, Accessory - Size Limit Revise text as follows: "Where this use is allowed, only 1 accessory dwelling unit is allowed per lot and is limited to <u>a building footprint of 750 square feet of gross floor area</u> . A garage attached to the accessory dwelling unit shall not count toward this size limit."	Allows more square footage for casitas with lofts or 2-story casitas constructed on lots where the main house is 2-story.	Staff	Housing
29	212	227	4-3(F)(6)(c)	Dwelling Unit, Accessory - Height Limit Revise text as follows: " The maximum building height of an An accessory dwelling unit shall be <u>18 feet or as tall as no taller than</u> the primary structure on the property, <u>whichever is greater</u> . <u>An accessory dwelling unit constructed over a detached garage is limited by the maximum building height of the zone district.</u> "	Allows casitas to be taller than a single-story house (with a maximum height of 18 feet) to remove barriers to accessory dwelling unit construction. Allows a casita to be constructed on a detached garage (with a maximum height set by the zone district).	Staff	Housing

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98	217	231	4-3(F)(15)(b)	Outdoor Dining Area Revise as follows: The use shall not include any open flames or other safety or health hazards, with the exception of tabletop candles.	The updated regulation will now allow fire pits and other similar features allowed under the Fire Code, which are currently prohibited by the IDO for outdoor dining areas.	Public	
M-1	221	236	4-3(G)(9)	Safe Outdoor Spaces Allow ongoing extensions of the temporary use after an inspection for compliance with use-specific standards. Increase the threshold for spaces and occupants before a distance separation is required from another SOS. Remove permanent plumbing requirements. Remove cost-prohibitive operations and management plan requirements and create 2 tiers of requirements for fewer than 20 spaces and 20+ spaces. See proposed Mayor Amendment - SOS.	Removes cost-prohibitive requirements for Safe Outdoor Spaces and allows an SOS to serve more people before a distance separation is required. See competing proposal from Councilor Rogers. The Mayor amendment highlights in yellow the changes that are different from Councilor Rogers - C - SOS.	Mayor	SOS
C-5	221	236	4-3(G)(9)	Safe Outdoor Spaces Allow ongoing extensions of the temporary use after an inspection for compliance with use-specific standards. Remove permanent plumbing requirements. Remove cost-prohibitive operations and management plan requirements and create 2 tiers of requirements for fewer than 20 spaces and 20+ spaces. See Council Amendment Rogers - C - SOS.	Removes cost-prohibitive requirements for Safe Outdoor Spaces.	Council	SOS
C-6	222	236	4-3(G)(9)(e)	Safe Outdoor Spaces Revise text as follows: "Toilets, hand washing stations, and showers shall be provided as follows. 1. Plumbed hand Hand washing stations and water-flush or composting toilets shall be provided within 2 years of the City approval of the safe outdoor space. a. One (1) water-flush or composting toilet shall be provided for every 8 designated spaces. b. One (1) hand washing station shall be provided for every 10 designated spaces." See proposed Council Amendment Fiebelkorn - G.	Removes requirement for permanent plumbing on temporary use. Allows portable showers and handwashing stations.	Council	SOS

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C-6	222	236	4-3(G)(9)(e)	<p>Safe Outdoor Spaces [cont'd] Delete Subsection 2 and renumber subsequent subsections accordingly.</p> <p>2. Prior to the installation of plumbed handwashing stations and water flush or composting toilets, portable toilets and hand washing stations may be provided to meet this requirement.</p> <p>a. Portable toilets and hand washing stations shall be provided at a ratio of 1 each per 8 designated spaces.</p> <p>b. Portable toilets and hand washing stations shall be serviced at regular intervals.</p> <p>See proposed Council Amendment Fiebelkorn - G.</p>	See above.	Council	SOS
C-6	222	236	4-3(G)(9)(e)	<p>Safe Outdoor Spaces [cont'd] Revise text as follows:</p> <p>3. Toilets and hand washing stations shall not be located more than 300 feet in any direction of any designated space.</p> <p>4. One (1) shower shall be provided for every 10 designated spaces.</p> <p>a. Portable showers may be provided to meet this requirement.</p> <p>b. Showers are not required to be plumbed within 2 years of the City approval of the safe outdoor space.</p> <p>See proposed Council amendment Fiebelkorn - G.</p>	See above.	Council	SOS
30	Multiple	Multiple	4	<p>Dwelling, Single-family in MX-T In Table 4-2-1, remove P from MX-T. In Table 4-2-1, remove P from Cluster Development and Cottage Development. In use-specific standards for cottage development [4-3(B)(4)], revise language to remove reference to MX-T.</p>	<p>Prohibits single-family homes in MX-T. The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. New detached single family does not support this transition. Removes cluster and cottage developments, since multiple units are allowed in MX-T.</p> <p>Existing single-family homes in MX-T would become nonconforming, meaning they can continue to be used as single-family but would have limits on additions. If the building is not used as single-family for 2 years, then the single-family use would no longer be allowed. The building could be used for any other allowable use in MX-T.</p>	Staff	Housing

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Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
M-2	Multiple	Multiple	4	Dwelling, Live-Work General Retail, Small Grocery Store Revise Table 4-2-1 to allow bodegas in Residential areas and limit size and location in each use-specific standard. See proposed Mayor Amendment - Bodega.	Allows traditional bodegas up to 5,000 s.f. in R-1, R-T, and R-ML as retail, restaurant, or grocery store. In R-1, the use would be allowed only on corner lots 5,000 s.f.+. Allows grocery stores up to 10,000 s.f. in MX-T. See competing proposals in Council Amendment Rogers -A - Bodega. Differences are highlighted yellow in the Mayor amendment.	Mayor	Bodega
C-7	Multiple	Multiple	4	Dwelling, Live-Work General Retail, Small Grocery Store Revise Table 4-2-1 to allow bodegas in Residential areas and limit size and location in each use-specific standard. See proposed Council Amendment Rogers - A - Bodega.	Allows bodegas up to 3,000 s.f. on corner lots in R-1, R-T, and R-ML as retail, restaurant, or grocery store. In R-T and R-ML, these uses would be conditional in other locations citywide. Allows grocery stores up to 10,000 s.f. in MX-T.	Council	Bodega
C-8	Multiple	Multiple	4	Overnight Shelter Revise Table 4-2-1 to make permissive in all zone districts where currently allowed as Conditional (MX-M, MX-H, NR-C, NR-BP, NR-LM, NR-GM). Revise Subsection 14-16-4-3(C)(6) text as follows: "(a) This use is prohibited within 1,500 feet in any direction of a lot containing any other overnight shelter. (b) This use shall be conducted within fully enclosed portions of a building. (c) [new] This use requires a Conditional Use approval pursuant to Subsection 14-16-6-6(A) for more than 10 beds. (d) In the MX-M zone district, this use shall not exceed 25,000 square feet of gross floor area." See proposed Council Amendment Fiebelkorn - A.	Make overnight shelters with 10 or fewer beds permissive within the MX-M, MX-H, NR-C, NR-BP, NR-LM and NR-GM zone districts, but keeps them conditional for more than 10 beds.	Council	
31	Multiple	Multiple	4	R-MC Zone District In Table 4-2-1, delete the "P" in the following uses: Dwelling, two-family (duplex) Dwelling, townhouse Dwelling, multi-family In 4-3, delete R-MC in the use-specific standards for those uses: 4-3(B)(5)(b) 4-3(B)(6)(d) 4-3(B)(8)(e)	Removes permissive uses from this specialized zone district for manufactured home communities. Allowing other uses can put market pressure that can price out manufactured home communities. If this change is approved, townhouses or multi-family dwellings would require a zone change to a zone district that allows those uses. A zone change would trigger an 18-month eviction notice for residents of the manufactured home community.	Staff	Housing

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Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
32	227	241	Table 5-1-1	Maximum Building Height - R-ML / R-MH Add building height maximums for AC-MT and bump up UC-MS-PT accordingly. Add R-ML to Centers & Corridors and building height bonuses. Add bonuses for structured parking for R-ML and R-MH. See Redline Exhibit for proposed amendment.	Allows higher densities in Activity Centers and Major Transit corridors, where growth is appropriate. Adds building height to Urban Center, Premium Transit, and Main Street areas to establish a tiered allowance for building heights in different Centers and Corridors.	Staff	Bldg Height
C-9	229	242	5-1(C)(2)(b)	Contextual Residential Development - Lot Size Delete Subsections 1 and 2 and renumber subsequent subsections accordingly. See proposed Council Amendment Baca - A.	Removes the contextual standard for minimum lot size and allows subdivision of lots to default to the zone district minimum.	Council	Housing
33	232	246	Table 5-1-2	Maximum Building Height - Mixed-use Zone Districts Add building height maximums for AC-MT and bump up UC-MS-PT accordingly. Add AC to Workforce Housing bonus and Structured Parking bonus. See Redline Exhibit for proposed amendment.	Allows higher densities in Activity Centers and Major Transit corridors, where growth is appropriate. Adds building height to Urban Center, Premium Transit, and Main Street areas to establish a tiered allowance for building heights in different Centers and Corridors.	Staff	Bldg Height
34	240	254	5-2(E)(2)(c)	Cumulative Impacts - Requirements Revise text as follows: "Provide a traffic impact study pursuant to Article 7-5(D) of the DPM, notwithstanding the thresholds or mitigation requirements in the DPM, which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval."	Requires all developments to provide a traffic scoping form. If the development meets the thresholds, a traffic impact study will be required.	Staff	
C-1	251	265	5-3(D)(1)	Sidewalks in Residential Development Provide an exemption for R-A or R-1 lots on blocks where sidewalks have not yet been constructed if the property owner records an agreement to be assessed for the cost of improvements when they happen in the future. See Council Amendment Bassan - A - Infrastructure.	Makes exceptions for sidewalk and drainage improvements in R-1 and R-A zone districts where a certain percentage of the block has already been developed without sidewalk or drainage improvements and would be considered an unnecessary addition to the network at the time of permit submittal. There is language in the amendment that still requires a financial agreement in the case that the City, in the future, decides to construct the recommended sidewalk and drainage facilities.	Council	Infrastructure
35	263	278	5-4(H)	Stormwater Management Move Subsection (2) to be Subsection (1). Add a new Subsection 5-4(H)(1)(d) with text as follows: " <u>Applicable standards in the Bernalillo County Green Stormwater Infrastructure Low-impact Development Standards as of 2023.</u> "	Requires new development with green stormwater infrastructure to follow County standards.	Staff	

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C-1	263	277	5-4(H)	Stormwater Management Provide exemption for R-A and R-1 if the owners record an agreement that lots will be assessed for underground drainage improvements when the City constructs these improvements in the future. See Council Amendment Bassan - A - Infrastructure.	Makes exceptions for sidewalk and drainage improvements in R-1 and R-A zone districts where a certain percentage of the block has already been developed without sidewalk or drainage improvements and would be considered an unnecessary addition to the network at the time of permit submittal. There is language in the amendment that still requires a financial agreement in the case that the City, in the future, decides to construct the recommended sidewalk and drainage facilities.	Council	Infrastructure
36	274	289	Table 5-5-1	Minimum Parking Requirement for Multi-family Dwelling Revise text as follows: <u>1 space / DU with 2 or fewer BR</u> <u>1.5 space / DU with 3 or more BR</u> <u>1 space / DU for Workforce Housing</u> <u>1 space / studio</u> 1.2 spaces / DU with 1 BR 1.6 spaces / DU with 2 BR 1.8 spaces / DU with 3 or more BR UC MS PT: 1 space / DU See Redline Exhibit.	Intended to reduce parking requirements for multi-family dwellings (i.e. apartments) to reduce housing cost per unit. Adds a built-in reduction for Workforce Housing.	Staff	Housing / Parking
37	277	292	Table 5-5-1	Self-storage Revise text as follows: <u>1 space / 5,000 3,000 sq. sf. GFA</u>	Reduces the number of required parking spaces for self-storage uses, which have low trip generation from employees and customers.	Public	Parking
C-10	279	294	Table 5-5-1	Off-street Parking - Dwelling unit, accessory Remove requirement for 1 off-site parking space. See proposed Council Amendment Fiebelkorn - C.	Eliminates the parking requirement for accessory dwelling units (i.e., casitas).	Council	Parking

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C-11	285	301	5-5(C)(7)	<p>Parking Maximums Revise the text as follows: "5-5(C)(7)(a) In UC-MS-PT areas the maximum number of off-street parking spaces provided shall be no more than [175]<u>[140]</u> percent of the off-street parking spaces required by Table 2-4-13 or Table 5-5-1, as applicable. 5-5(C)(7)(b) In areas exempt from minimum required off-street parking spaces pursuant to Subsection 14-16-5-5(B)(2)(a), the maximum number of off-street parking spaces provided shall be no more than [175]<u>[140]</u> percent of the off-street parking spaces that would otherwise be required by Table 2-4-13 or Table 5-5-1, as applicable, for the proposed development." See proposed Council Amendment Fiebelkorn - E.</p>	Decreases the maximum number of parking spaces by 20% within the areas that they're currently applicable, namely centers and corridors and near transit stops and facilities.	Council	Parking
38	285	303	5-5(C)(9)(b)	<p>EV Parking - Townhouse Revise text as follows: "All new townhouse developments containing more than 6 dwelling units shall provide <u>at least 1 parking space that is EV capable per dwelling unit</u> all required off street parking spaces as EV capable."</p>	Reduces the number of EV capable spaces per dwelling, while still requiring EV capable parking space for each unit. Required parking is more than 1 per unit (based on bedrooms). Intended to reduce housing costs per unit.	Staff	Housing
39	285	303	5-5(C)(9)(c)	<p>EV Parking - Multi-family Revise text as follows: "All new multi-family residential developments <u>or new mixed-use developments</u> containing more than 100 dwelling units shall meet both of the following requirements."</p>	Closes an unintended loophole to make the EV parking requirement apply to both multi-family residential and mixed-use development with 100+ dwelling units.	Staff	
39	285	303	5-5(C)(9)(c) [cont'd]	<p>EV Parking - Multi-family Revise text in Subsection 1 and 2 as follows: "1. <u>At least 1 electric vehicle (EV) charging station installed with a rating of 240 volts or higher shall be provided for every 20 dwelling units.</u> At least 5 percent of the required off-street parking spaces shall have electric vehicle (EV) charging stations installed with a rating of 240 volts or higher." "2. <u>At least 1 EV capable parking space shall be provided for every 4 dwelling units.</u> 25 percent of the required off-street parking spaces shall be provided as EV capable."</p>	Changes the requirement for EV charging to be based on the number of dwelling units, not the number of required parking spaces.	Staff	Housing

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96	286	304	5-5(E)(1)	<p>Bicycle Parking Make the second sentence a new Subsection (a) and add a new Subsection (b) with text as follows: <u>"Where no off-street parking spaces are provided, the minimum bicycle parking requirement shall be as follows and as applicable:</u> <u>1. 1 space / 5 dwelling units or 4 total spaces, whichever is greater.</u> <u>2. 1 space / 2,500 square feet GFA or 4 total spaces, whichever is greater."</u></p>	Ensures that bicycle parking is still required even when no off-street vehicle parking is provided. See related change for Table 2-4-13.	Staff	Parking
40	Multiple	Multiple	5-5	<p>Parking Maximums in UC-AC-MS-PT-MT Remove UC-MS-PT-MT where they appear in Table 5-5-1. Revise 5-5(C)(5)(a) General Reductions for Centers and Corridor Areas to only refer to Employment Centers (EC). Delete 5-5(C)(5)(d)1 to eliminate reference to PT parking reduction. Delete 5-5(C)(5)(d) to remove reference to peak service frequency reduction. Increase the reduction for transit shelters from 5 to 20 percent. Revise 5-5(C)(7) to remove parking minimums and establish lower parking maximums in UC-AC-MS-PT for non-residential uses only. Add a menu of options to receive additional parking above the maximum. See Redline Exhibit for proposed changes.</p>	Follows best practices to eliminate parking requirements as a cost barrier to housing and other development where growth is appropriate. Removes reference to peak service frequency for parking reductions, as all 15-minute service is on corridors that are designated as Major Transit (MT).	Staff	Housing/Parking
C-12	Multiple	Multiple	5-5	<p>Off-street Parking Reduces the number of required parking spaces for most uses by 20% in Table 5-5-1 except for: - Dwelling, single-family detached, - Accessory dwelling unit, - campground or recreational vehicle park, and - Dwelling, temporary. Provide a 20% reduction in required parking spaces in Centers/Corridors, for proximity to a City park or trail, and for proximity to Transit. See proposed Council Amendment Fiebelkorn - F.</p>	Reduces required parking by 20%.	Council	Parking

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99	299	317	5-6(A)	<p>Landscape, Buffering, and Screening - Purpose Revise text as follows: 5-6(A)(5) Contributing to the processes of air purification and, oxygen regeneration, <u>that can improve public health</u>. Create a new Subsection 5-6(A)(6) with text as follows and renumber subsequent sections accordingly: <u>Contributing to the process of</u> groundwater recharge, and stormwater runoff retention, Landscape should be designed to retaining soil moisture, preventing erosion, encouraging the growth of abutting plantings, and mitigating urban heat-island effects, and while abating aiding in the abatement of air and water pollution, dust, noise, heat, and glare.</p>	Landscaping, buffering, and screening purpose statement revised to cite public health benefits.	Public	Landscaping
100	299	317	5-6(B)(1)(a)	<p>Landscape, Buffering, and Screening - Applicability 5-6(B)(1)(a) Construction of a new <u>primary building containing multi-family, mixed-use, or non-residential development</u> or an accessory parking structure.</p>	Specifies that landscaping, buffering, and screening standards apply to all new primary buildings and accessory parking structures. Revised to include low-density residential and multi-family residential development. The Street Tree Ordinance applies to all development, as specified in 5-6(D). See related proposed changes for Subsection 5-6(C) and 5-6(D).	Public	Landscaping
101	300	318	5-6(C)	<p>Landscape, Buffering, and Screening -General Standards Revise text as follows: "The following standards apply to all landscaping, screening, or buffering required by this Section 14-16-5-6 <u>for any new buildings containing multi-family residential, mixed-use, or non-residential development or an accessory parking structure.</u>"</p>	Moves existing language from Subsection 5-6(B)(1) and adds multi-family residential. See related proposed change for 5-6(B)(1)(a).	Public	Landscaping
102	301	319	5-6(C)(2)(c)	<p>Minimum Landscape Area Revise text as follows: "The mature realistic spread of trees and shrubs <u>as defined by the Official Albuquerque Plant Palette</u> will be used to calculate required vegetative coverage as follows."</p>	Adds reference to the Official Albuquerque Plant Palette, which specifies the approximate size of mature trees and shrubs.	Public	Landscaping

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Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
102	301	319	5-6(C)(2)(c)	Minimum Landscape Area [Cont'd] Add a new Subsection with text as follows: <u>"3. Overlapping canopy areas from trees and ground-level plants may both be counted toward the required total vegetative coverage in Subsection 1 above, provided the minimum ground-level vegetative coverage required in Subsection 2 above is still met."</u>	Clarifies that overlapping tree and shrub canopies can both count toward total vegetative coverage, as long as minimum ground-level coverage is still met. This supports best practices for tree health, including shading roots and providing shared irrigation.	Public	Landscaping
103	302	321	5-6(C)(4)(b)5.	Required Plant Materials and Site Amenities Revise text as follows: "Are equally hardy to the New Mexico <u>Albuquerque</u> climate."	Clarifies that plant hardiness must be appropriate to the Albuquerque climate, rather than the broader and more variable climate conditions across New Mexico.	Public	Landscaping
103	303	321	5-6(C)(4)(f)	Required Plant Materials and Site Amenities [Cont'd] Revise text as follows: "Any new grass irrigated with sprinklers shall be installed at least 3 feet in any direction from any impermeable hard surface. A buffer using organic mulch, <u>permeable pavers, gravel, or compacted crusher fines</u> can shall be used when planting grass adjacent to impermeable surface."	Allows more flexibility in landscape design by expanding the types of materials that can be used as a buffer between grass and hard surfaces.	Public	Landscaping
103	302	322	5-6(C)(4)(i)	Required Plant Materials and Site Amenities [Cont'd] Move to Subsection 5-6(C)(4)(b) as a new Subsection 6.	Subsection moved to clarify that if alternative plant species are approved in place of those listed on the Official Albuquerque Plant Palette, they must still comply with all applicable City and Water Authority regulations. The requirement was relocated from the general plant materials section to the section for alternative species, since that is the only context where non-palette plants may be used.	Public	Landscaping
103	302	322	5-6(C)(4)(l)	Required Plant Materials and Site Amenities [Cont'd] Revise text as follows: "In DT-UC-MS areas, landscaped areas other than street frontage shall include pedestrian street furniture to include <u>at a minimum 1 seating feature, 1 planter, and 1 trash receptacle, pedestrian amenities, or trash receptacles to encourage pedestrian use.</u> "	Clarifies the specific type and minimum quantity of street furniture required in landscaped areas within DT-UC-MS areas.	Public	Landscaping

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104	303	322	5-6(C)(5)(a)	Soil Condition and Planting Beds Revise text as follows: "All vegetated material required by this Section 14-16-5-6 shall be planted in <u>soil that is uncompacted soil to a minimum depth of 24 inches.</u> "	Clarifies the required depth for soil to qualify as uncompacted, ensuring adequate conditions for plant health.	Public	Landscaping
104	303	322	5-6(C)(5)(c)	Soil Conditions and Planting Beds [Cont'd] Delete text as follows: "The use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any landscaped area, or 50 percent in DT UC MS areas."	The restriction on the amount of gravel or crusher fines used as groundcover was removed to allow greater flexibility in landscape design and material choice. Crusher fines are often preferred over organic mulch due to their durability and resistance to displacement by wind and runoff and are especially suitable in arid environments.	Public	Landscaping
104	303	322	5-6(C)(5)	Soil Condition and Planting Beds [Cont'd] Combine (d) and (e) to require 3 inches of organic mulch around trees. See Redline Exhibit.	Removes reference to "planting area," which is not a defined term. Clarifies that the requirement for mulch is related to trees.	Public	Landscaping
104	304	323	5-6(C)(5)(f)	Soil Condition and Planting Beds [Cont'd] Revise text as follows: "Where abutting areas accessible by vehicles, All landscaped areas shall be protected from vehicular encroachment by curbs or wheel stops located 2 feet outside the landscaped area, with openings to accommodate surface collection of stormwater runoff in vegetated swales and stormwater infiltration areas."	Clarifies that curbs or wheel stops are only required where landscaped areas abut vehicle-accessible areas.	Public	Landscaping
105	304	323	5-6(C)(7)(b)	Plant Material Spacing Revise text as follows: "Where tree planting requirements are based on the length of the street frontage, areas occupied by driveways and drive aisles may <u>shall be excluded</u> included when calculating the number of trees required to be planted, and all trees that would otherwise be required in driveways or drive aisles shall be planted in other landscaped front yard areas. "	Excludes the width of driveways and drive aisles from tree planting requirements that are based on street frontage. The requirement today is satisfied by any other trees planted in the front yard, since overlapping requirements can be double-counted. Since the effect is the same, eliminating this requirement helps simplify the calculation. Other landscape requirements, such as 15% of net lot area and 75% vegetative coverage, would still need to be met.	Public	Landscaping

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106	305	324	5-6(C)(10)	Planting near Utilities Revise text in Subsection (b) as follows: "Trees and shrubs shall not be planted in utility easements or within 10 feet in any direction of the centerline of a sewer or water line, whichever is greater, unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose." Make second sentence of (a) a new Subsection 1 and move subsection (c) to be a new Subsection 2. See Redline Exhibit.	Clarifies the minimum distance required between trees or shrubs and sewer or water lines to prevent conflicts with utility infrastructure.	Public	Landscaping
41	307	326	5-6(C)(13)(b)	Stormwater Management Features Revise text as follows: "Required landscape area and buffer areas shall be designed pursuant to <u>the Bernalillo County Green Stormwater Infrastructure Low-impact Development Standards as of 2023</u> , the DPM, and the City Standard Specifications for Public Works Construction."	Requires development to meet County standards for green stormwater infrastructure.	Staff	
107	300	328	5-6(D)(1)(a) [new]	Required Street Trees -Low-density Residential " <u>All new primary buildings with a low-density residential use shall provide at least 1 street tree with minimum caliper of 2 inches.</u> "	Clarifies that low-residential development must comply with the Street Tree Ordinance but simplifies the requirement to be just 1 tree selected from the Official Plant Palette. Subsection (c) allows existing trees to count toward the requirement. See related proposed change for 5-6(B)(1)(a).	Public	Landscaping
107	309	328	5-6(D)(1)(c)	Required Street Trees [cont'd] Revise to create new Subsections with text as follows: "1. Planting areas necessary for trees in the street frontage shall meet the minimum size requirements in Table 5-6-3 unless specified otherwise in this IDO." 2. <u>Permeable materials that meet ADA requirements, including but not limited to, compacted crusher fines, may be used to provide a walkable surface in required tree planting areas.</u> Tree grates may be used in constrained locations to accommodate pedestrian circulation, and to allow the required planting areas to have a walkable surface. "		Public	Landscaping

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42	314	333	5-6(E)(4)(b)1.	Walls & Fences - Industrial Adjacent to Non-industrial, General Revise text as follows: "If a wall at least 3 feet in height <u>that is opaque for at least 3 feet of height</u> is provided or exists along the landscaped edge buffer area, 1 of the following requirements shall be met."	Requires that use of existing walls for screening must be opaque for at least 3 feet of height to prevent non-opaque walls from being used for screening purposes.	Staff	
43	332	350	5-7(E)(1)(c)3.	Barbed Wire Revise text as follows: "In Non-residential zone districts, such materials are allowed on <u>all walls</u> . <u>Street-facing walls with barbed wire</u> that shall meet all of the following criteria. (See figure below.)"	Clarifies that barbed wire is allowed on all non-residential walls, but street-facing walls are subject to additional regulation.	Staff	
108	358	376	5-11(E)(2)(a) 2.a	Multi-Family Residential Development - General - Window Sills Revise as follows: "Ground-floor transparent windows, with the lower edge of window sills no higher than 30 inches above the finished floor <u>for non-residential uses or 36 inches above the finished floor for residential uses.</u> "	Provides requirements for window sill height consistent with building code standards. A 36-inch maximum for residential uses reflects common practice and supports interior layout and safety, while retaining the 30-inch standard for non-residential uses to ensure visibility.	Public	
108	359	377	5-11(E)(2)(b) 2.	Multi-Family Residential Development - UC-AC-MS-PT - Transparency for Workforce Housing Insert a new subsection with text as follows: " <u>For workforce housing, notwithstanding Subsection 2 above, each ground floor of a street-facing façade shall contain a minimum of 20 percent of its surfaces in transparent windows and/or doors.</u> "	Reduces the ground-floor transparency requirement for workforce housing provided as multi-family dwelling units to better support affordability and provide privacy for residents.	Public	
108	360	379	5-11(E)(2)(b) 3.a	Multi-Family Residential Development - UC-AC-MS-PT - Window Sills Revise text as follows: Transparent windows and/or doors that constitute a minimum of 50 percent of 1 ground floor street-facing façade, with the lower edge of window sills no higher than 30 inches above the finished floor <u>for non-residential uses and 36 inches for residential uses.</u>	Provides consistent guidance and aligns window sill height requirements with building code standards. A 36-inch maximum for residential uses reflects common practice and supports interior layout and safety, while retaining the 30-inch standard for non-residential design visibility.	Public	

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45	356	374	5-11(D)(2)(b)	Multi-family Residential Development Outside of UC-MS-PT Areas - Articulation Revise the second sentence as follows: "Facades shall change in massing and form as specified below to visually break up the building. Each front and street-facing side façade shall meet all of the following requirements or provide justification that the intent of this section is achieved by an alternative design approach."	Requires articulation on street-facing façades rather than side façades.	Staff	Housing
109	372	392	Table 5-12-3	Canopy Signs Revise text as follows: Number, maximum : 1 / 50 ft. of frontage ± / establishment frontage Height of message surface, maximum : Letters and images must be located on vertical surfaces, which may not exceed 24 18 in. height.	Based on feedback received from Code Enforcement, this change was made to allow multiple canopy signs if the building has a long enough frontage, and slightly increases the permitted height of canopy signs, to accommodate common signage requests.	Staff	Signs
110	372	392	Table 5-12-3	Marquee Signs Revise text as follows: "Number, maximum : A marquee sign is allowed in lieu of not in addition to an allowable wall sign. 1 per façade theater or performance venue frontage. Area, maximum : Same as allowable maximum area of wall	Based on feedback received from Code Enforcement, this change was made to allow both marquee signs and wall signs, (with the maximum size of permitted signage inclusive of both types of signs), to accommodate common signage requests.	Staff	Signs
46	373	393	Table 5-12-3	Rooftop Signs Revise with text as follows. Number, maximum : 1 / building in UC-MS-PT areas pursuant to Subsection 14-16-5-12(F)(4)(a) or Subsection 14-16-5-12(F)(4)(c) and Rooftop signs are only allowed in small areas pursuant to Subsection 14-16-5-12(F)(3) (Standards Applicable in Small Areas).	Allows rooftop signs in UC-MS-PT areas. See related proposed change for 5-12(F)(4)(c) [new].	Staff	Signs
46	376	397	5-12(F)(4)(a)	Neon Signs Change the header to "Neon Signs along Main Street areas." Revise 1. Applicability to read as follows: Add a new subsection 1.a with text as follows and renumber subsequent subsections accordingly: "The following additional regulations apply to <u>signs on lots in Main Street areas.</u> " Delete existing Subsection a-c as unnecessary.	Extends incentives for neon signs to all Main Street areas, which include Central, portions of 4th Street, portions of San Pedro, portions of Bridge Blvd., and portions of Broadway. Main Street areas are defined as 660 feet from the centerline of the roadway, so this change would overlap with the existing provision for lots within 300 feet of intersections, which is proposed to be deleted.	Staff	Signs

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46	378	399	5-12(F)(4)(a)3	<p>Neon Signs [cont'd] Revise text as follows: "a. Sign area for a freestanding, or projecting, or rooftop sign may be up to 50 percent larger than the sign area allowed in the underlying zone district, up to a maximum of 250 square feet after the bonus is applied. Lettering is allowed a proportionate size bonus. b. Sign area for a building-mounted sign, except projecting signs or rooftop signs, may be up to 25 percent larger than the sign area allowed in the underlying zone district. Lettering is allowed a proportionate size bonus."</p>	Increases the incentive for neon rooftop signs, which are defined as a type of building-mounted sign. See related proposed change for Table 5-12-3.	Public	Signs
46	379	399	5-12(F)(4)(a)3.e [new]	<p>Neon Signs along Central Avenue [cont'd] Add a new Subsection with text as follows: <u>"A historic sign that is being refurbished and relocated on-site for preservation purposes may be installed in any Mixed-use zone district, regardless of the dimensional standards otherwise applicable, provided that the sign retains its original design, size, and materials to the maximum extent practicable, subject to approval of a Historic Certificate of Appropriateness – Major, pursuant to IDO Subsection 14-16-6-6(D)."</u></p>	Allows historic signs that do not meet size limits or other development standards to be refurbished and relocated if approved by the Landmarks Commission. See related proposed change for 6-6(D).	Public	Signs
46	380	401	5-12(F)(4)(c) [new]:	<p>Rooftop Signs Add Subsections with text as follows: <u>"1. Solid panels or cabinets are prohibited.</u> <u>2. At least 70 percent of the sign area shall consist of open space, through which the structural framework may be viewed.</u> <u>3. The remaining portion of the sign area may consist of channel letters, channel graphics, or open lighting elements.</u> <u>4. Illuminated elements may be channel letters, channel graphics, or open lighting elements, pursuant to Subsection 14-16-5-12(E)(5) (Illumination and Motion)."</u></p>	Allows rooftop signs in DT-UC-MS-PT areas. See related proposed changes for Table 5-12-3.	Staff	Signs

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47	380	401	5-12(F)(5)	Alternative Signage Plan Revise text as follows: <u>"The Planning Director may approve an Alternative Signage Plan in conjunction with a Site Plan if the Planning Director determines the Alternative Signage Plan meets all of the following requirements. If approved, the Alternative Signage Plan shall be binding on the subject property until amended through the Site Plan, pursuant to Subsection 14-16-6-4(X). An Alternative Signage Plan is allowed pursuant to all of the provisions in this Subsection 14-16-5-12(F)(5) and shall be reviewed and decided pursuant to Subsection 14-16-6-5(C)(2)(c) (Alternative Signage Plan)."</u>	Revises alternative signage plans to be consistent with current practice for Alternative Landscape Plans. Both are done as part of a Site Plan, so there is no need for separate notice. Any appeal would appeal the Site Plan, not the Alternative Signage Plan. See related change below, in Table 6-1-1, Table 6-4-2, and 6-5(C)(2).	Staff	Alternative Signage Plan
47	380	401	5-12(F)(5)(b) [new]	Alternative Signage Plan [cont'd] Add a new Subsection (b) with text as follows and renumber subsequent subsections accordingly: <u>"The alternative signage plan shall be consistent with the purposes of Section 14-16-5-12."</u>	See above.	Staff	Alternative Signage Plan
47	380	402	5-12(F)(5)(b)	Alternative Signage Plan [cont'd] Add new Subsections with text as follows: <u>"5. The Alternative Signage Plan reflects a distribution of available sign area on the site that will promote equal or greater public safety both on-site and when viewed from any adjacent public rights-of-way, when compared to the location and distribution of signs and sign area allowed under this Section 14-16-5-12.</u> <u>6. No Alternative Signage Plan may create levels of glare or adverse impacts on surrounding properties greater than those that would occur from the location and distribution of signs and sign area allowed under this Section 14-16-5-12."</u>	See above. Moves decision criteria from Subsection 6-5(C)(2).	Staff	Alternative Signage Plan
48	397	420	Table 6-1-1	Alternative Signage Plan Delete Alternative Signage Plan from table.	Revises alternative signage plans to be consistent with current practice for alternative landscape plans. Both are done as part of a Site Plan, so there is no need for separate notice. Any appeal would appeal the Site Plan, not the Alternative Signage Plan. See related changes for 5-12(F)(5), Table 6-4-2, and 6-5(C)(2).	Staff	Alternative Signage Plan

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49	397	421	Table 6-1-1	Pre-submittal Tribal Meeting Add an X in Site Plan - EPC with a note that requires the tribal meeting only for development that requires a Site Plan approval prior to subdivision. Renumber subsequent notes appropriately.	Fixes an oversight when tribal meeting requirement was added to the IDO. Tribal Meetings are to be offered for the first review/decision process for larger developments, which is typically subdivision. Some zone districts and thresholds require a Site Plan approval before subdivision, so this would move the requirement to Site Plan. Subsection 6-4(B) specifies the geography where the tribal meeting would be required (within 660 feet of Major Public Open Space or tribal land).	Staff	
50	399	421	Table 6-1-1	Bulk Land Subdivision Remove Tribal Meeting requirement.	Bulk land subdivisions are used primarily to transfer ownership of large parcels. Because Tribal Meetings are only required for 1 step in the development process, it is more appropriate to require the Tribal Meeting for Subdivision - Major, when a development proposal will have more detail.	Staff	
51	399	422	Table 6-1-1	Minor Subdivision / Waiver - DHO Add the City Staff meeting requirement.	Makes these applications consistent with other DHO applications.	Staff	
52	399	422	Table 6-1-1	Vacation of Public Right-of-Way - Council Delete Vacation of Public Right-of-Way - Council and Revise Vacation of Public Right-of-Way - DHO to remove "DHO".	Allows DHO to decide on all vacation requests of public right-of-way regardless of size. Appeals would be decided by Council. See related change in 6-6(M)(1).	Staff	
M-3	417	439	6-4(D)(1)	Who Can Submit CPO/HPO Applications Revise and move (d) and (e) to a new Subsection (c) under 6-4(D)(3). See Redline Exhibit for proposed text.	Moves existing language about how property owners can request a new small area with area-specific regulations (which is an Amendment of IDO Text - Small Area) to the section about who can submit text amendments. Revises who can request an HPO from all property owners to 51% of property owners, consistent with State Historic Preservation Office procedures and the existing requirement for new small area text amendments. Clarifies that 51% of property owners who agree can request a new CPO/HPO zone.	Mayor	CPO/HPO
53	422	445	6-4(I)(9)	Referrals to Commenting Agencies - Development within 660 feet of Major Public Open Space Add new a subsection: "6-4(I)(9)(c) Open Space Division of the City Parks and Recreation Department."	Ensures that the City's Open Space Division is informed of development within 660 feet of Major Public Open Space.	Staff	

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54	444	468	6-4(U)(2)(a)5.b	Who May Appeal - Standing Revise text as follows: "Additionally, for standing to appeal, a Neighborhood Association must submit a petition in support of the appeal, signed by a majority of all property owners or tenants of a majority of Bernalillo County Assessors' lots located within 660 feet of the subject property application site, inclusive of all rights-of-way."	Changes the threshold to be the majority of Assessors' lots (not property owner/tenants) to be measurable. The City does not have data for all tenants.	Staff	
55	444	468	Table 6-4-2	Alternative Signage Plan Delete "Alternative Signage Plan" row from Table 6-4-2.	Consolidates Alternative Signage Plan requirements to 5-12(F)(5). Since Alternative Signage Plans are approved in conjunction with Site Plans, they would expire in 7 years with the Site Plan. See related changes for 5-12(F)(5), Table 6-1-1, Table 6-4-3, and 6-5(C)(2).	Staff	Alternative Signage Plan
56	453	477	Table 6-4-3	Archaeological Certificate Revise text as follows: "Expires if with associated development approval expires"	Clarifies that Archaeological Certificates are tied to an associated Site Plan or Subdivision of Land application and remain valid for the duration of those associated approvals.	Staff	
57	453	477	Table 6-4-3	Alternative Signage Plan Delete "Alternative Signage Plan" from Permit - Sign in Table 6-4-3.	Consolidates Alternative Signage Plan requirements to 5-12(F)(5). Since Alternative Signage Plans are approved in conjunction with Site Plans, they would expire in 7 years with the Site Plan. See related changes for 5-12(F)(5), Table 6-1-1, Table 6-4-2, and 6-5(C)(2).	Staff	Alternative Signage Plan
58	456	480	6-4(X)(2)(a)5	Minor Amendments Delete subsection 5 and renumber subsequent sections accordingly.	Allows projects that increase/decrease the number of residential dwelling units to be reviewed/decided as minor amendments. Receiving a major amendment for change in housing units is a barrier to constructing housing in the City.	Staff	
58	458	482	Table 6-4-4	Minor Amendments - Dwelling Units Add row with text as follows: <u>Number of dwelling units in a project site: 10% or 5 units, whichever is higher</u>	Allows a change to the number of approved dwelling units with a threshold of 10% or up to 5 units, whichever is higher. Above that threshold, a major amendment would be required. Table 4-2-1: Allowable Uses would control which zone districts allow multiple housing units on a lot.	Staff	Housing
59	460	484	6-4(Y)(1)(a)1.	Minor Amendments Add a new Subsection a with text as follows and renumber subsequent subsections accordingly: "The proposed amendment does not change allowable uses in the original approval." See Redline Exhibit.	Requires amendments to change allowable uses to be reviewed/decided as Major Amendments. See related change for 6-4(Y)(1)(b).	Staff	Negotiable Zone Districts

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60	460	485	6-4(Y)(1)(b)2.	Major Amendments Add a new Subsection a with text as follows and renumber subsequent subsections accordingly: "Any amendment to change allowable uses shall be reviewed and decided as a Zoning Map Amendment pursuant to Subsection 14-16-6-7(G) (Zoning Map Amendment – EPC) or Subsection 14-16-6-7(H) (Zoning Map Amendment – Council), as applicable." See Redline Exhibit.	Requires amendments to change allowable uses to be reviewed/decided as Major Amendments. See related change for 6-4(Y)(1)(a)1.	Staff	Negotiable Zone Districts
61	461	485	6-4(Y)(3)(b)	Master Plans / Framework Plans Revise text as follows: "Master Plans for private property, <u>including but not limited to Master Development Plans and Framework Plans adopted as Master Plans</u> , be amended as site development plans pursuant to Subsection 14-16-6-4(Y)(1) (Site Development Plans) above."	Specifies that Framework Plans follow the amendment procedures for pre-IDO Site Development Plans. Minor amendments can be reviewed/decided by staff, but major amendments go back to the original decision-maker. See related change in 2-6(B)(3)(b) for PC. See related change in 6-4(Y)(1) for minor/major amendments.	Staff	Negotiable Zone Districts
62	469	492	6-5(C)	Alternative Signage Plan Delete Subsection 6-5(C)(2)(c) and Subsection 6-5(C)(3)(b).	Consolidates Alternative Signage Plan requirements to 5-12(F)(5). See related changes for 5-12(F)(5), Table 6-1-1, and Table 6-4-2.	Staff	Alternative Signage Plan
63	483	507	6-6(B)(1)	Demolition Outside of an HPO See Redline Exhibit for proposed amendments.	Adds demolition review for all structures 50+ years old in the city. This review is predominantly administrative by Historic Preservation staff, often a 1-day turnaround. Only buildings with historic significance or significant historic character would be referred to the Landmarks Commission to request 120-day review period to negotiate with the property owner about alternatives to demolition or to document the building before demolition proceeds. Removes small areas as an editorial edit, since those areas established 50 years as the review threshold.	Staff	Demolition
46	489	513	6-6(D)	Historic Signs Revise Applicability and Review and Decision Criteria to include relocation of historic signs that are neon in Main Street areas. See Redline Exhibit for proposed changes.	Requires Landmarks Commission review for relocation of historic signs that are neon in Main Street areas if the signs cannot meet limits for neon signs or other applicable development standards. See related proposed changes for 5-12(F)(4)(a)3.e [new].	Staff	Signs

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
64	500	525	6-6(I)(1)(a)	Site Plan - EPC Revise text as follows: "A Site Plan – EPC may only be approved for legally platted or nonconforming lots, and may not be approved on unsubdivided property, except for development in the PD or NR-SU zone districts and any development on a <u>project</u> site 5 acres or greater adjacent to Major Public Open Space, in which case a Site Plan approval is required prior to a <u>Subdivision of Land - Major</u> any platting action. "	Revises for consistency with Subdivision of Land - Major and Subdivision - Bulk Land. Bulk land subdivisions are used primarily to transfer ownership of large parcels. Site Plan - EPC would be required when a development proposal will have more detail.	Staff	
65	504	529	6-6(J)(2)(b)	Bulk Land Subdivision Revise text as follows: The <u>bulk land</u> plat shall reflect the applicant’s agreement that building permits shall not be issued for any area within the Bulk Land Subdivision before a Preliminary Plat and Final Plat have been <u>Site Plan is approved or a Major Subdivision has been approved</u> and the Final Plat for the <u>subject property has been recorded.</u>	Clarifies timing of when a bulk land plat can be issued in relation to the Site Plan/Subdivision of the subject property.	Staff	
66	511	539	6-6(M)(1)	Vacation of Public Right-of-Way - Council Revise text to read as follows: "This Subsection 14-16-6-6(M) applies to all applications for vacation of any public or private easement or private way shown on a recorded plat or any public right-of-way." Delete Subsections (a) through (c).	Allows DHO to decide on all vacation requests regardless of size. Appeals would be decided by Council. See related change in Table 6-1-1.	Staff	
67	520	549	6-6(P)	Waiver - DHO Revise text as follows: "This Subsection 14-16-6-6(P) applies to any application for a deviation <u>from DPM standards or the following IDO</u> standards beyond the thresholds established by Table 6-4-1: (1) Section 14-16-5-3 (Access and Connectivity). (2) Section 14-16-5-4 (Subdivision of Land). (3) Section 14-16-5-5 (Parking and Loading) , except the following:"	Follows current practice and clarifies that a Waiver - DHO may be used to request a deviation from DPM standards.	Staff	

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Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
68	521	551	6-6(P)(3)(a)10	Waiver - DHO Revise text as follows: 10. If the Any request is a for a Waiver to IDO sidewalk requirements <u>shall comply with all of the following requirements.</u> b. [new] <u>The City's right-of-way is insufficient in width to allow the construction of a sidewalk of standard dimension and placement, but there is sufficient right-of-way to meet minimum ADA or PROWAG guidance.</u> c. [new] <u>The adjoining sidewalks are non-standard as to</u>	Makes IDO sidewalk waiver criteria consistent with the DPM.	Staff	
69	533	565	6-7(F)(3)	Annexation Revise text as follows: "The City Council shall consider the following criteria and may approve an application to annex land into the City at its legislative discretion. "	Annexations are a quasi-judicial decision, so this revision removes reference to the Council's legislative discretion.	Staff	
70	Multiple	Multiple	6-9	Administrative Civil Enforcement Procedures Update Administrative Civil Enforcement procedures as requested by City Legal staff. See Redline Exhibit.	Clarifies procedures to match current practice and to address steps if a property owner fails to attend a hearing for an appeal of a Notice of Administrative Civil Enforcement.	Staff	
71	Multiple	Multiple	6	Waiver - DHO In Table 6-1-1, add mailed notice requirement for underground utilities as a note. In 6-4(J), add "unless specified otherwise" in Mailed Notice.	Requires mailed notice to abutting property owners for requested Waivers involving underground utilities.	Staff	
M-3	Multiple	Multiple	6	Amendment to IDO Text - Small Area In Table 6-1-1, change decision maker from Council to EPC and add Council as deciding appeals. In 6-7(E), change Subsection (2) and the decision diagram accordingly. See Redline Exhibit.	This change would delegate legislative power to the EPC to create zoning regulations for existing and new small areas.	Mayor	
M-3	Multiple	Multiple	6	Adoption or Amendment of Historic Designation In Table 6-1-1, change decision-maker from Council to LC and add Council as deciding appeals. In 6-7(C), change Subsection (2) and the decision diagram accordingly.	This change would delegate legislative power to the LC to create new historic designations or amend existing designations.	Mayor	
72	561	593	7-1	Abut Revise as follows: To touch or share a property line <u>for more than one point. For example, property lines that touch only on a corner are not considered abutting.</u>	Revises the definition to be consistent with "adjacent," so that a single touch (such as properties that are diagonal properties and only touch at their corners) does not make properties abutting.	Staff	Adjacent

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Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
73	570	602	7-1	<p>Catering Service Revise text as follows: <u>"1. As a primary use, an establishment whose primary business is to prepare food on-site, then to transport and serve the food off-site. No retail sale of food or beverages for consumption on the premises is allowed.</u> <u>2. As a home occupation, catering services are limited to those that meet the definition and criteria of the state Homemade Food Act. "</u></p>	<p>Adds language connecting catering services done as a home occupation to the state requirements in the Homemade Food Act, which allows them to operate without an NMED food permit: "Food produced must be non-time/temperature control for safety (Non-TCS). Food that meets this definition only requires simple production steps and does not require refrigeration when complete."</p>	Staff	
74	573	605	7-1	<p>Community Garden See Redline Exhibit for proposed amendment.</p>	<p>Revised to include composting as an incidental activity. See related changes for Composting Facility, Small/Medium/Large in Table 4-2-1; use-specific standards in 4-3; garden definition in 7-1; and composting definitions in 7-1.</p>	Staff	Compost
75	573	605	7-1	<p>Composting [new] Add "Composting" as a new category of definitions and add definitions for Composting Facility, Small/Medium/Large See Redline Exhibit for proposed amendment.</p>	<p>Regulates community composting and commercial composting. Defined to exclude backyard composting by 1 household. Defined by size as a primary use. Requested by the Office of Sustainability. See related changes for Composting Facility, Small/Medium/Large in Table 4-2-1 and use-specific standards in 4-3.</p>	Staff	Compost
76	576	608	7-1	<p>Development Definitions Industrial Development Revise the definition to read: "Properties with <u>any allowable primary use</u> uses in the Industrial use category in Table 4-2-1." Low-density Residential Development Revise the first sentence of the definition to read: "Properties with residential development of any allowable primary land use in the Household Living category in Table 4-2-1 other than multi-family dwellings." Residential Development "Development of any allowable <u>primary land</u> land use from the Residential category in Table 4-2-1..."</p>	<p>Clarifies that development definitions are based on primary uses, not accessory uses. Revises text for consistency across definitions and IDO terms.</p>	Staff	

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
10	577	610	7-1	Dormitory Revise text as follows: "A residence hall providing rooms for individuals or groups, with common spaces for living and cooking. Individual bedrooms may have a dedicated bathroom or shared bathrooms. Dormitories are often established with a university or college, vocational school, or sorority or fraternity. <u>Dormitories are sometimes referred to as "co-living" buildings.</u> See also <i>Club or Event Facility, University or College, and Vocational School.</i> "	Adds reference to a common industry term to connect to the IDO term for the use.	Staff	Co-living
77	583	616	7-1	Flood Definitions Floodplain Revise as follows: "Any land area that is subject to a one percent or greater change of flooding in any given year (i.e., a base flood), as defined by the Federal Emergency Management Agency and shown on National Flood Insurance Program maps, from any source. The floodplain includes both the Floodway, and flood fringe, <u>and Special Flood Hazard Area.</u> See also <i>Sensitive Lands Definitions.</i> "	Revised to distinguish the terms Floodplain and Special Flood Hazard Area.	Staff	
78	583	616	7-1	Flood Definitions Special Flood Hazard Area Revise as follows: "The land area covered by <u>high-risk</u> floodwaters of the base flood, as defined by the Federal Emergency Management Agency and shown on National Flood Insurance Program maps. See also <i>Sensitive Lands Definitions.</i> "	Revised to distinguish the terms Floodplain and Special Flood Hazard Area.	Staff	
79	584	617	7-1	Garden Revise to include composting as an incidental activity. See Redline Exhibit for proposed amendment.	Allows composting as an incidental activity to a garden. See related changes for Composting Facility, Small/Medium/Large in Table 4-2-1; use-specific standards in 4-3; community garden definition in 7-1; and composting definitions in 7-1.	Staff	Compost

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
80	585	618	7-1	<p>Golf Course Revise text as follows: "A tract of land laid out with a course for playing the game of golf, including any accessory clubhouse, driving range, office, restaurant, concession stand, picnic tables, pro shop, maintenance building, shelters, restroom facility, or similar accessory use or structure. The facility may also include public trails private trails, and golf cart paths. <u>A golf course is regulated as Other Outdoor Entertainment for the purposes of this IDO. See also <i>Outdoor Entertainment</i> ."</u></p>	Specifies that golf courses are regulated as other outdoor entertainment.	Staff	
81	585	618	7-1	<p>Grocery Store Revise text as follows: "An establishment that <u>offers</u> sells a wide variety of goods organized in departments, including but not limited to fresh produce, meat and dairy, canned and packaged food items, small household goods, and similar items <u>to the general public</u>, with more than 50 percent of the gross floor area devoted to the sale of food products for home preparation and consumption."</p>	Removes the purchase requirement from grocery stores to include food bank donation stores as part of this use to ensure that food banks are not inadvertently prohibited.	Staff	
82	590	625	7-1	<p>Light Spillover / Light Trespass Delete "Light Spillover" term and definition and replace the term where it appears in the IDO with "Light Trespass." Revise "Light Trespass" definition as follows: "Light traveling past property lines and illuminating properties without approval (i.e., "light spillover")."</p>	Consistency edit to use the term "light trespass" as the defined IDO term instead of "light spillover."	Staff	Lighting
83	591	627	7-1 [new]	<p>Lot Definitions Interior Lot Add new term with text as follows: "<u>A lot that does not abut a street that is public right-of-way. See also <i>Setback</i> ."</u></p>	Not all streets are public right-of-way. Streets that are not dedicated to the City as public right-of-way are considered private ways. The result of this language would be to require interior lots with frontage on a private way to follow side setbacks. See related change for Setback.	Staff	

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
84	594	630	7-1	<p>Manufacturing Definitions Light Manufacturing Revise the first sentence as follows: "The assembly, fabrication, or processing of goods and materials; including but not limited to, machine shop, filming, and growing food or plants in fully enclosed portions of a building; using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed <u>the use takes place</u> primarily within the fully enclosed portions of a building.</p>	Clarifies that indoor filming is considered light manufacturing in the IDO Allowable Use Table.	Staff	
85	595	630	7-1	<p>Master Development Plan Revise text as follows: "A plan created by an applicant and approved by the City to achieve a coordinated private development, such as a business or industrial park, on larger sites that <u>often</u> comprise more than one lot and building. A Master Development Plan may include standards that implement a cohesive design on the site."</p>	Clarifies that master development plans can be for more than one lot and one owner.	Staff	
86	595	630	7-1	<p>Master Plan Make existing definition #1 and #2 and add a new #3 with text as follows: "A term used prior to the effective date of the IDO for Framework Plans associated with the Planned Community zone district. Planned Communities required a Level A and a Level B Plan. The former Comprehensive Zoning Code considered Level A Plans a Rank 2 Area Plan, which was a policy document that established the development vision and goals for the entire community as well as planned areas with different land use categories. Level B Plans were considered Rank 3 Sector Development Plans that established allowable uses and development standards in each land use category." See Redline Exhibit.</p>	Differentiates between pre-IDO master plan types and clarifies their amendment process.	Staff	Negotiable Zone Districts

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
87	599	635	7-1	<p>Measurement Definitions Story [new] Insert new definition with text as follows: <u>"The portion of a building included between the upper surface of any floor and the upper surface of the floor or roof next above, provided that the entire level is located fully above finished grade at the building façade. Any portion of a building that is partially or fully below finished grade shall not be considered a story. See also <i>Measurement Definitions for Building Height</i>."</u></p>	Addresses ambiguity whether a partially underground portion of a building counts as a story. This new definition would only affect development in Nob Hill CPO-8, which regulates building height by both story and feet. This story definition would exempt any portion of the building below-ground from the story limit, but the building height in feet would still limit the maximum height. Building height is generally measured from finished grade (i.e. above-ground portions of the building).	Staff	Grade
88	616	651	7-1	<p>Setback Revise the text as follows: 2. On an interior lot not abutting a street, side setbacks shall be followed for all lot lines.</p>	See related change for a new defined term for Interior Lot. Removes unnecessary language.	Staff	Streets
3	631	667	7-1	<p>Wall and Fence Definitions Green Wall [new] Add a definition with text as follows: <u>"A wall with at least 75 percent of the vertical surface intentionally planted with vegetation using a built-in or mounted planting system, which may include integrated irrigation or structural support components. Plant material may include vines, small shrubs, foliage plants, xeric species, or other vegetation, as long as they otherwise meet standards in this IDO."</u></p>	Adds a new definition for green walls requiring at least 75% of the wall surface to be planted with living vegetation. The standard ensures that green walls provide meaningful visual and environmental benefits rather than token plant coverage. See related proposed change in Subsection 2-4(E)(3)(e).	Staff	
89	632	668	7-1	<p>Warehousing Revise text as follows: "The use of a building primarily for the holding or storage of goods, including cold storage, and merchandise for onward transportation, or for distribution to retailers, or delivery to the final customer, but not for sale to the general public, and not including self-storage. Loading and unloading from rail spurs is incidental to this use.</p>	Removes the purchase reference from warehouses to ensure that large scale food banks are not inadvertently prohibited. Specifies that warehousing includes storage of items for delivery to the final customer.	Staff	
90	632	668	7-1	<p>Wholesaling and Distribution Revise text as follows: "A facility for the storage of products, supplies, and equipment offered for wholesale distribution, and not for direct sale to the general public."</p>	Removes the purchase reference from warehouses to ensure that large scale food banks are not inadvertently prohibited.	Staff	

IDO Update 2025 - EPC Review - Spreadsheet of Proposed Changes - Citywide

Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
91	Multiple	Multiple	Multiple	<p>NR-SU / Use Table and Use-specific Standards Revise to require a change of use to be reviewed and decided as a Zoning Map Amendment. Revise to allow any use listed in Table 4-2-1. Revise to specify that Conditional Use approvals are not required. Move relevant use-specific standards from 4-3 and parking requirements from 5-5. See Redline Exhibit for proposed changes.</p> <p>Remove NR-SU column, Sensitive Uses that require NR-SU zoning, and related use-specific standards in 4-3.</p>	<p>Requires changes in allowable uses to be reviewed/decided as zone changes, as opposed to Site Plan - EPC. See related row for proposed changes to 4-1(A)(4)(b). Projects that require use changes and modifications to IDO development standards would require a 2-part request for a Zoning Map Amendment and a Site Plan - EPC. Clarifies that any use can be allowed if found to be compatible with or complementary to the NR-SU use. Establishes that Conditional Use approvals are not required for NR-SU zone districts because all uses are approved through the required Site Plan that is approved by the EPC, which can establish conditions of approval to mitigate potential impacts. See related changes in 4-1(A)(4)(b) for NR-SU and 2-6(A)(4)(b) for PD.</p> <p>Leaves allowable uses in NR-SU subject to 2-5(E)(3). See related changes in 2-5(E)(3)(b)2 and 4-1(A)(4)(b) for NR-SU and 4-1(B) for Unlisted Uses.</p>	Staff	Negotiable Zone Districts
92	Multiple	Multiple	Multiple	<p>R-1 Dimensional Standards Remove R-1 subzones, replace with R-1 throughout the IDO, and keep R-1A standards. Table 2-3-3 3-4(D)(3)(b) Downtown Neighborhood Area CPO-3 4-3(B)(4)(c)1.a Cottage Development Table 5-1-1 5-8(G)(1) Lumen Allowance See Redline Exhibit.</p>	<p>Removes larger minimum lot sizes and setbacks that raise the cost of housing and exclude lower-income households. Contextual standards would still limit changes to lot sizes and setbacks to require new development and redevelopment to match the character of the built environment. See related change in 5-1(C)(2).</p>	Staff	Housing
93	Multiple	Multiple	Multiple	<p>Infrastructure Improvement Agreement (IIA) -Move IIA definition out of Subdivision Definitions and into alphabetical order. Include cross-reference to IIA in Subdivision definitions. -Add cross-reference to 6-4(P) in Site Plan procedures (Admin and EPC). -Revise 6-4(P)(2) to refer to Site Plan and Subdivision. See Redline Exhibit for proposed amendment.</p>	<p>Revised to indicate that Infrastructure Improvement Agreements can be made during Site Plans or Subdivisions.</p>	Staff	

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Item #	IDO Effective Page	IDO Redline Exhibit Page	IDO Section	Change / Discussion	Explanation	Source	Area / Topic
94	Multiple	Multiple	Multiple	<p>Subdivision - Major Preliminary Plat / Final Plat In 6-6(L): Move Sketch Plat subsection to 6-4(C) Pre-application Review by Staff Remove "preliminary plat" to make DHO decision the plat. Revise language about final plat to be administrative sign-off to check for compliance with standards and conditions of approval. See associated changes in Exhibit for 5-2(D), 5-4(N), Table 6-4-2, Table 6-4-3, 6-4(C)(2)[new], 6-4(P)(2), 6-4(P)(3), 6-4(T), 6-4(W)(4), 6-5(A), 6-6(J), 6-9(B)(7), 7-1</p>	Clarifies that public notice, public hearing, and appeal happen for the DHO decision of the plat. Final plat is checked for compliance and signed off by staff from commenting agencies. Makes Subdivision - Major consistent with procedures for Site Plan - EPC, which also involves sign-off step after EPC approves.	Staff	
ZC-3	Zoning Map	Zoning Map	Zoning Map	<p>Legislative Zoning Conversion in MT Areas Convert R-1 --> R-T in Major Transit Areas Convert R-T--> MX-T in Major Transit Areas Convert R-ML --> MX-L in Major Transit Areas See Exhibit for a map of affected properties.</p>	This conversion would allow more housing options and services within Major Transit corridors (i.e., within 660 feet of the centerline of the right-of-way) and in Activity Centers, where additional growth and development is appropriate. Additional density would support businesses and transit service, and additional housing in Major Transit corridors would benefit more households with good services and transit service.	Staff	Zoning Conversion
ZC-4	Zoning Map	Zoning Map	Zoning Map	<p>Legislative Zoning Conversion in AC Areas Convert R-1 --> R-T in Activity Centers Convert R-T--> MX-T in Activity Centers Convert R-ML --> MX-L in Activity Centers See Exhibit for a map of affected properties.</p>	This conversion would allow more housing options and services within Activity Centers, where additional growth and development is appropriate. Additional density would support businesses and transit service, and additional housing in Activity Centers would benefit more households with good services and transit service.	Staff	Zoning Conversion
ZC-5	Zoning Map	Zoning Map	Zoning Map	<p>Legislative Zoning Conversion for Fire and Police Stations Legislative conversion for fire and police stations from NR-SU to MX-M or NR-C depending on surrounding zoning. See Exhibit for conversion rules and a map of affected properties.</p>	Matches the zoning map to IDO changes made in 2023 moving fire and police stations from the NR-SU zone district. Fire and police stations with existing site plans approved by the EPC would need to return to EPC for major amendments or request a new Site Plan - Administrative that complies with IDO standards.	Staff	Zoning Conversion

B) PUBLIC NOTICE



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type:
Decision-making Body:
Pre-Application meeting required: [] Yes [] No
Neighborhood meeting required: [] Yes [] No
Mailed Notice required: [] Yes [] No
Electronic Mail required: [] Yes [] No
Is this a Site Plan Application: [] Yes [] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application:
Name of property owner:
Name of applicant:
Date, time, and place of public meeting or hearing, if applicable:
Address, phone number, or website for additional information:
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[] Zone Atlas page indicating subject property.
[] Drawings, elevations, or other illustrations of this request.
[] Summary of pre-submittal neighborhood meeting, if applicable.
[] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT:
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

_____ (Applicant signature) _____ (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

From: [Flores, Suzanna A.](#)
To: [Clark, Kate](#)
Subject: FW: Public Notice Inquiry Sheet Submission
Date: Monday, August 11, 2025 10:45:30 AM
Attachments: [Master List Export - 2025-08-11.xlsx](#)
[image001.png](#)

Good morning,

Please see the attached list of City wide neighborhood associations.

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Monday, August 11, 2025 9:08 AM
To: Clark, Kate <kclark@cabq.gov>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

This Message Is From an External Sender
This message came from outside your organization.

[Report Suspicious](#)

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Kate Clark

Telephone Number

505-924-3940

Email Address

kclark@cabq.gov

Company Name

City of Albuquerque - Planning

Company Address

600 2nd St NW

City

Albuquerque

State

NM

ZIP

87102

Subject Site Information

Legal description of the subject site for this project:

Physical address of subject site:

N/A - This is for a citywide IDO update

Subject site cross streets:

N/A - This is for a citywide IDO update

Other subject site identifiers:

This site is located on the following zone atlas page:

N/A - This is for a citywide IDO update

Link for map

Please attach a Zone Atlas Map that clearly indicates where the subject site is located.

No file

Captcha

Association Name	Association Email	First Name	Last Name	Email	Alternative Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
ABQ Park NA		Shirley	Lockyer	shirleylockyer@gmail.com		7501 Sky Court Circle NE		Albuquerque	NM	87110	5057107314	
ABQ Park NA		Matt	Mirarchi	mattmirarchi@gmail.com		7620 Leah NE		Albuquerque	NM	87110	9193570548	
ABQCore Neighborhood Association	abqcorena@gmail.com	Ken	Sears	ken@cbm-wellness.com		400 Gold Ave SW, Ste 130		Albuquerque	NM	87102		5056606670
ABQCore Neighborhood Association	abqcorena@gmail.com	Pam	Candelaria	pcandelaria@gmail.com		PO Box 1674		Albuquerque	NM	87103		2678089164
Academy Estates East NA		Larry	Pope	lepope@msn.com		9000 Galaxia Way NE		Albuquerque	NM	87111		5058213077
Academy Estates East NA		James	Santestevan	dukecity777@yahoo.com		5609 Cometa Court NE		Albuquerque	NM	87111		5054508385
Academy Hills Park NA	academyhillsparkna@gmail.com	Walter	Olson	Chipolson44@gmail.com		6019 Los Hermanos Ct NE		Albuquerque	NM	87111	5052282165	
Academy Hills Park NA	academyhillsparkna@gmail.com	Nadine	Waslosky	nwaslosky@comcast.net		9816 Compadre Lane NE		Albuquerque	NM	87111		5053621808
Academy North NA	annapresident505@gmail.com	Therry	Kuchar	lestah24@mac.com		8409 Racheleigh St NE		Albuquerque	NM	87109		3039050327
Academy North NA	annapresident505@gmail.com	Vanessa	Stranski	vstrans1@yahoo.com		7109 Hollis ST NE		Albuquerque	NM	87109		5056970472
Academy Ridge East NA	arena87111@gmail.com	Tom	Arnold	arnoldtom@yahoo.com		10901 Academy Ridge Road NE		Albuquerque	NM	87111	5055730535	
Academy Ridge East NA	arena87111@gmail.com	Mary Ann	Dix	dix.mary.ann@gmail.com		11312 Malguena Lane NE		Albuquerque	NM	87111	5057159197	5052710548
Alamosa NA		Jeanette	Baca	jeanettebaca973@gmail.com		901 Field SW		Albuquerque	NM	87121	5053792976	5058362976
Alamosa NA		Jerry	Gallegos	jgallegosccd@gmail.com		5921 Central Avenue NW		Albuquerque	NM	87105	5053855809	5058362976
Altura Addition NA	alturaadditionna@gmail.com	Griffin	Hardy	ghardy090@gmail.com		1615 Aliso Dr NE		Albuquerque	NM	87110		5053771632
Altura Addition NA	alturaadditionna@gmail.com	Donna	Thomas	ttoad30@gmail.com		1526 Hermosa Dr NE		Albuquerque	NM	87110		9045350065
Altura Park NA	alturapark@gmail.com	Neal	Spers	sumrunn@yahoo.com		4205 Hannett NE		Albuquerque	NM	87110	7346585577	
Altura Park NA	alturapark@gmail.com	Charles	Bachechi	cabachechi@gmail.com		1308 Avenida Manana NE		Albuquerque	NM	87110		5059182280
Alvarado Gardens NA		Diana	Strans	president@alvaradoneighborhood.com		2820 Candelaria Road NW		Albuquerque	NM	87107	5053635913	
Alvarado Gardens NA		Michael	Dexter	medexter49@gmail.com		3015 Calle San Ysidro NW		Albuquerque	NM	87107	5052897648	
Alvarado Park NA	apna87110@gmail.com	Darcy	Bushnell	dmc793@gmail.com		2017 Alvarado Drive NE		Albuquerque	NM	87110	5053795335	
Alvarado Park NA	apna87110@gmail.com	Elissa	Dente	elissa.dente@gmail.com		PO Box 35704		Albuquerque	NM	87176	5055733387	
Antelope Run NA	antelope.run.abq@gmail.com	Alex	Robinson	alexlrnm@comcast.net		12033 Ibox Avenue NE		Albuquerque	NM	87111	5056109561	5052940473
Antelope Run NA	antelope.run.abq@gmail.com	Kenneth	Fabiszak	kfabiszak@sbcglobal.net		12021 Ibox Ave NE		Albuquerque	NM	87111		7732515893
Arroyo Del Oso North NA	adonneighborhood@gmail.com	Willie	Orr	willieorr1@msn.com		7930 Academy Trail NE		Albuquerque	NM	87109	3039105707	
Arroyo Del Oso North NA	adonneighborhood@gmail.com	Samantha	Darling	sdarling8713@gmail.com		7819 Academy Trail		Albuquerque	NM	87109		5054536508
Barelas NA		JoAnn	Garcia	jtgba@gmail.com		305 Santa Fe Ave SW		Albuquerque	NM	87102		5052037613
Barelas NA		Crystal	Garcia	crysti0910@gmail.com		305 Santa Fe Ave SW		Albuquerque	NM	87102		0
Bear Canyon NA		Brian	Stone	bstone@yahoo.com		5800 La Madera NE		Albuquerque	NM	87109	5052715356	
Bear Canyon NA		Patsy	Beck	patsybeck@aol.com		7518 Bear Canyon Road NE		Albuquerque	NM	87109		5052397897
BelAir NA	board@bananm.org	Barb	Johnson	flops2@juno.com		2700 Hermosa Drive NE		Albuquerque	NM	87110	5053796187	
BelAir NA	board@bananm.org	Seth	Arseneau	ions82@hotmail.com		2838 Manzano Street NE		Albuquerque	NM	87110	5059078314	
Campus NA	campus.neighborhood.assoc@gmail.com	Calvin	Martin	calmartin93@gmail.com		411 Girard Boulevard NE		Albuquerque	NM	87106		5054127669
Campus NA	campus.neighborhood.assoc@gmail.com	Kenny	Stansbury	kenny.stansbury@gmail.com		615 Vassar NE		Albuquerque	NM	87106		5054634276
Cherry Hills Civic Association		Roger	Vaughn	rvvaughn.rv@gmail.com		6912 Red Sky Road NE		Albuquerque	NM	87111	5056882313	
Cherry Hills Civic Association		Kent	Riley	kzriley@msn.com		6815 Red Sky Road NE		Albuquerque	NM	87111	5053014994	
Cibola Loop NA	cibolaloopna@gmail.com	Julie	Rael	jlarrae@aol.com		10700 Del Sol Park Drive NW		Albuquerque	NM	87114	5052358189	
Cibola Loop NA	cibolaloopna@gmail.com	Ginny	Forrest	gforrest47@comcast.net		1413 Logan Road NW		Albuquerque	NM	87114	5054170373	
Cibola NA		Joseph	Freeze	jfreeze@yahoo.com		13316 Tierra Montanosa Drive NE		Albuquerque	NM	87112	7033077929	
Cibola NA		Vicki	Farrar	vicki_farrar@comcast.net		2941 Vista Del Rey		Albuquerque	NM	87112		5052641368
Cielito Lindo NA	clna87111@gmail.com	Karl	Hattler	khattler@aol.com		3705 Camino Capistrano NE		Albuquerque	NM	87111	5052989928	
Cielito Lindo NA	clna87111@gmail.com	Patricia	Duda	pat.duda.52@gmail.com		3720 Camino Capistrano NE		Albuquerque	NM	87111	5054403735	5052922015
Citizens Information Committee of Martineztown	cicofmartineztown@proton.me	Renee	Martinez	martinez.renee@gmail.com		515 Edith Boulevard NE		Albuquerque	NM	87102	5054108122	5052474605
Citizens Information Committee of Martineztown	cicofmartineztown@proton.me	Jess	Martinez	jessmartinez@comcast.net		501 Edith Blvd NE		Albuquerque	NM	87102		5052280102
Clayton Heights Lomas del Cielo NA		Isabel	Cabrera	boyster2018@gmail.com		1720 Buena Vista SE		Albuquerque	NM	87106	5056592414	5052424494
Clayton Heights Lomas del Cielo NA		Eloisa	Molina-Dodge	e_molinadodge@yahoo.com		1704 Buena Vista SE		Albuquerque	NM	87106		5052434322
Comanche Foothills NA	alldirectors@comanchefoothills.org	Sarah	Thomas	vicepresident@comanchefoothills.org		3308 Ocotillo Court NE		Albuquerque	NM	87111		5054409083
Comanche Foothills NA	alldirectors@comanchefoothills.org	Olga	Melancon	olgaleise@gmail.com		3305 Ocotillo Court NE		Albuquerque	NM	87111	2394047153	
Crestview Bluff Neighbors Association	crestviewneighbors@outlook.com	Twyla	McComb	mctwyla@msn.com		414 Crestview Drive SW		Albuquerque	NM	87105	5053850265	5053466800
Crestview Bluff Neighbors Association	crestviewneighbors@outlook.com	Alfred	Otero	alotero57@gmail.com		414 Crestview Drive SW		Albuquerque	NM	87105		5057105749
Del Norte NA		Mary	White	white1nk@aol.com		4913 Overland Street NE		Albuquerque	NM	87109	5056201353	
Del Norte NA		Mary	Bernard	fourofseven@comcast.net		6224 Baker Avenue NE		Albuquerque	NM	87109	5053498113	5058865929
Del Webb Mirehaven NA	dwmnanm@dwmnanm.org	Margaret	Nieto Shogry	mnietoshogry@gmail.com		2208 Cebolla Creek Way NW		Albuquerque	NM	87120		5052385033
Del Webb Mirehaven NA	dwmnanm@dwmnanm.org	Alison	Dabney	adabneymmx@gmail.com		2232 Cebolla Creek Way NW		Albuquerque	NM	87120		9163456063
Delamar NA		Gina	Brena	dmmar@gmail.com		5122 Ensenada Place NW		Albuquerque	NM	87107		5055540723
Delamar NA		Susan	Carrroll	susanpatcarrroll@gmail.com		5013 San Luis Place NW		Albuquerque	NM	87107		5055141862
District 4 Coalition of Neighborhood Associations		Ellen	Dueweke	edueweke@juno.com		PO BOX 90986		Albuquerque	NM	87199		5055731537
District 4 Coalition of Neighborhood Associations		Lucy	Murillo	lxbaca@gmail.com		8616 Ashton Place NE		Albuquerque	NM	87122	5053853618	
District 6 Coalition of Neighborhood Associations		Patricia	Willson	info@willsonstudio.com		505 Dartmouth Drive SE		Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations		M. Ryan	Kious	m.ryankious@gmail.com		1108 Georgia SE		Albuquerque	NM	87108		5059804265
District 7 Coalition of Neighborhood Associations		Michael	Kious	miekious@aol.com		7901 Palo Duro Avenue NE		Albuquerque	NM	87110	5059778967	
District 7 Coalition of Neighborhood Associations		Janice	Arnold-Jones	jeanoldjones70@gmail.com		7713 Sierra Azul Avenue NE		Albuquerque	NM	87110		5053790902
District 8 Coalition of Neighborhood Associations	districtcoalition@gmail.com	Bob	Fass	nobullbob1@gmail.com		5226 Edwards Drive NE		Albuquerque	NM	87111	5052394774	5052935457
District 8 Coalition of Neighborhood Associations	district8coalition@gmail.com	Idalia	Lechuga-Tena	idalialt@gmail.com		4405 Prairie Loft Way NE		Albuquerque	NM	87111	5055503868	
District 9 East Gateway Coalition		Michael	Brasher	eastgatewaycoalition@gmail.com		216 Zena Lona NE		Albuquerque	NM	87123	5053822964	5052988312
District 9 East Gateway Coalition		Julie	Dreike	dreikeja@comcast.net		13917 Indian School Road NE		Albuquerque	NM	87112	5053218595	5052996670
Downtown Neighborhoods Association		Eric	Carson	ericcarson@protonmail.com		820 Kent Ave NW		Albuquerque	NM	87102		2069488238
Downtown Neighborhoods Association		Sylvia	Holguin	sylvia4quality@gmail.com		1503 Marble Ave NW		Albuquerque	NM	87104		5168496883
Eastrange Piedra Vista NA	erpaabq@gmail.com	Debra	Cranwell	robertdebra4055@gmail.com		14349 Marquette Drive NE		Albuquerque	NM	87123		5052398245
Eastrange Piedra Vista NA	erpaabq@gmail.com	Joan	Smith	jrsmith1@hotmail.com		1119 Daskalos DR NE		Albuquerque	NM	87123		2679924575
Eastridge NA		Verrity	Gershin	verrityg@yahoo.com		12017 Donna Court NE		Albuquerque	NM	87112		5052280640
Eastridge NA		Cheryl	Armstrong	cherylabq7@gmail.com		12016 Carl Ct NE		Albuquerque	NM	87112		5052592484
Edo NA Incorporated	hello@edoabq.com	David	Tanner	david@edoabq.com		4801 Montano RD NW A-2		Albuquerque	NM	87102		5052059229
Edo NA Incorporated	hello@edoabq.com	Ian	Robertson	irobertson@titan-development.com		6300 Riverside Plaza Drive NW	200	Albuquerque	NM	87120		5059980163
Elder Homestead NA	elderhomesteadna@gmail.com	Sandra	Perera	sp-wonderwoman@comcast.net		800 California Street SE		Albuquerque	NM	87108	5052280918	
Elder Homestead NA	elderhomesteadna@gmail.com	M. Ryan	Kious	m.ryankious@gmail.com		1108 Georgia SE		Albuquerque	NM	87108		5059804265
Embudo Canyon NA	ecnaabq@gmail.com	Julie	Dreike	dreikeja@comcast.net		13917 Indian School Road NE		Albuquerque	NM	87112	5053218595	5052996670
Embudo Canyon NA	ecnaabq@gmail.com	Dan	Troy	dgallagherroy@comcast.net		13224 Bellamah Ave NE		Albuquerque	NM	87112		5054145582
Enchanted Park NA	epnaabq@gmail.com	Angel	Vasquez	legnavasquez@gmail.com		2445 Kirby ST NE		Albuquerque	NM	87112		2089828257
Enchanted Park NA	epnaabq@gmail.com	Joseph	Funes-Clark	jfunescark94@gmail.com		11721 Foxpoint Ave NE		Albuquerque	NM	87112		5059343099

Fair West NA	abqfairwest@gmail.com	Barbara	Hroza	barbara.hroza@gmail.com		405 Laguyra Dr NE		Albuquerque	NM	87108		5034678191
Fair West NA	abqfairwest@gmail.com	Nick	Hamill	nick@fairwestwork.com		800 Madeira DR NE		Albuquerque	NM	87108		7025094740
Four Hills Village Association	PresidentFHVA@gmail.com	Austin	Cummings	AustinC@commercialdoormfg.com		No Address		Albuquerque	NM	87123		5055060240
Four Hills Village Association	PresidentFHVA@gmail.com	Tim	Gallegos	csutimgallegos15@yahoo.com		708 Lamp Post Cir SE		Albuquerque	NM	87123		5057978665
Gavilan Addition NA		Alice	Ernst	slernst@aol.com		5921 Pauline Street NW		Albuquerque	NM	87107		5053444533
Gavilan Addition NA		Michael	Rosenfield	michaelrosenfield1946@gmail.com		5933 Pauline ST NW		Albuquerque	NM	87107	5055530924	
Glenwood Hills NA		Forest	Owens	woody761@yahoo.com		12812 Cedarbrook NE		Albuquerque	NM	87111		5054537728
Glenwood Hills NA		James	Levy	james.levy@gmail.com		12804 Manatoba NE		Albuquerque	NM	87111		5058034040
Greater Gardner & Monkbridge NA	gnaabq@gmail.com	David	Wood	wood_cpa@msn.com		158 Pleasant Avenue NW		Albuquerque	NM	87107	5052212626	
Greater Gardner & Monkbridge NA	gnaabq@gmail.com	Irene	Walkiw	ijwalkiw@hotmail.com		4608 3rd Street NW		Albuquerque	NM	87107		
Heritage East Association of Residents	hear_president@gmail.com	Kathleen	Economy	katecono@gmail.com		No Address		Albuquerque	NM	0		5052397493
Heritage East Association of Residents	hear_president@gmail.com	Marilyn	Padgett	marilynbear007@gmail.com		9124 Freedom Way		Albuquerque	NM	87109		5054637867
Highland Business and NA Incorporated	abqhighland@gmail.com	Omar	Durant	omardurant@yahoo.com		305 Quincy Street NE		Albuquerque	NM	87108		5052654949
Highland Business and NA Incorporated	abqhighland@gmail.com	Hallie	Rosbach	halierosbach@gmail.com		413 Adams ST NE		Albuquerque	NM	87108		5055735415
Highlands North NA		Mark	Reynolds	reynolds@unm.edu		6801 Barber Pl NE		Albuquerque	NM	87109		5053212968
Highlands North NA		Elena	Hernandez	emh@adexec.com		6701 Arroyo del Oso Avenue NE		Albuquerque	NM	87109		505682046
Historic Old Town Association		J.J.	Mancini	president@albuquerqueoldtown.com		400 Romero ST NW, Unit 1		Albuquerque	NM	87104		5053797472
Historic Old Town Association		Historic Old Town	Zoning Group	zoning@albuquerqueoldtown.com		400 Romero ST NW STE 2		Albuquerque	NM	87104		5055730360
Hodgin NA		Pat	Mallory	malloryabq@msn.com		3916 Douglas MacArthur Road NE		Albuquerque	NM	87110	5052211567	
Hodgin NA		Daniel	Jencka	DWJencka@gmail.com		4504 San Andres Ave NE		Albuquerque	NM	87110		5053068155
Hoffmanton NA	hoffmanton.assoc@hotmail.com	Stephanie	O'Guin	smurfmom@comcast.net		2771 Mesa Linda Drive NE		Albuquerque	NM	87112		5058040357
Hoffmanton NA	hoffmanton.assoc@hotmail.com	Bruce	Blowers	bruceblowers@gmail.com		2531 General Bradley St NE		Albuquerque	NM	87112		5052274821
Huning Castle NA	hcnaalert@gmail.com	Brenda	Marks	brenda.marks648@gmail.com		1726 Chacoma Pl. SW		Albuquerque	NM	87104	4692356598	
Huning Castle NA	hcnaalert@gmail.com	Rudy	Garcia	rudy@tandemconsultingteam.com		1607 San Patricio SW		Albuquerque	NM	87104		5053859428
Huning Highland Historic District Association		Ann	Carson	annlouisacarson@gmail.com		416 Walter SE		Albuquerque	NM	87102		5052421143
Huning Highland Historic District Association		Ben	Sturge	bsturge@gmail.com		802 Silver SE		Albuquerque	NM	87102		5053895114
Indian Moon NA		Ronald	Zawistowski	ronzawis@abq.com		8910 Princess Jeanne NE		Albuquerque	NM	87112	5054530905	
Indian Moon NA		Joe	Alfonso	jav1089@gmail.com		9905 Bellamah Ave NE		Albuquerque	NM	87112	9016041298	
Inez NA	inezneighassn@yahoo.com	Donna	Yetter	donna.yetter3@gmail.com		2111 Hoffman Drive NE		Albuquerque	NM	87110	5055004715	
Inez NA	inezneighassn@yahoo.com	Maya	Sutton	ymaya@swcp.com		7718 Cutler Avenue NE		Albuquerque	NM	87110	5054634263	5052478070
Jerry Cline Park NA		Eric	Shirley	erichshirley@comcast.net		900 Grove Street NE		Albuquerque	NM	87110	5052682595	
Jerry Cline Park NA		Danielle	Boardman	bluestealth93@gmail.com		1001 Grove Street NE		Albuquerque	NM	87110	5059805216	
John B Robert NA	jbrobertna@gmail.com	Lars	Wells	larswells@yahoo.com		11208 Overlook Drive NE		Albuquerque	NM	87111		5052930468
John B Robert NA	jbrobertna@gmail.com	Patricia	Wolfe	trishwolfe@hotmail.com		11409 Paseo Del Oso NE		Albuquerque	NM	87111		5053508412
Juan Tabo Hills NA	jthna.board@gmail.com	Levi	Green	levigreen8914@gmail.com		1804 Cam Fella ST SE		Albuquerque	NM	87123		5054109362
Juan Tabo Hills NA	jthna.board@gmail.com	Valerie	Elmore	secretary@jthna.org		11800 Native Dancer Rd. SE		Albuquerque	NM	87123		5055146224
Kirtland Community Association		Kimberly	Brown	kande0@yahoo.com		1533 San Jose SE		Albuquerque	NM	87106		5056103337
Kirtland Community Association		Elizabeth	Aikin	bakieaikin@comcast.net		1524 Alamo Avenue SE		Albuquerque	NM	87106		5052886324
La Mesa Community Improvement Association	lamesainternationaldistrict@gmail.com	Rose	Walker	505804113rw@gmail.com		1033 Utah NE	Apt. D	Albuquerque	NM	87110		5058041133
La Mesa Community Improvement Association	lamesainternationaldistrict@gmail.com	Idaliat	Lechuga-Tena	idalialt@gmail.com		4405 Prairie Loft Way NE		Albuquerque	NM	87111	5055503868	
La Sala Grande NA Incorporated	lsgna67@gmail.com	Natasha	Williams	williamsnkp@gmail.com		8618 La Sala Del Centro NE		Albuquerque	NM	87111	4252051170	
La Sala Grande NA Incorporated	lsgna67@gmail.com	DeeDee	Molina	lsgna67@gmail.com		8600 La Sala Del Centro NE		Albuquerque	NM	87111		5052281918
Ladera West NA	laderawestna@gmail.com	Steven	Collins	slcna1bq@aol.com		7517 Vista Alegre Street		Albuquerque	NM	87120	5052694604	5053441599
Ladera West NA	laderawestna@gmail.com	Hope	Eckert	hope1@swcp.com		6300 Riverside Plaza NW, Suite 100		Albuquerque	NM	87120		5057216279
Las Lomitas NA	laslomitasNA@gmail.com	Nancy	Griego	r_griego04@comcast.net		8024 Corte Del Viento NW		Albuquerque	NM	87120	5052286650	
Las Lomitas NA	laslomitasNA@gmail.com	Connie	Fassier	Fassier@salud.unm.edu		9220 Camino del Venado		Albuquerque	NM	87120		5053061613
Las Terrazas NA	lasterrazasna@yahoo.com	David	Stedley	stedley@centurylink.net		8434 Rio Verde Place NW		Albuquerque	NM	87120	5052496367	
Las Terrazas NA	lasterrazasna@yahoo.com	Donald	Voth	dvoth@uark.edu		4323 Balcon Court NW		Albuquerque	NM	87120		5057920182
Laurelwood NA	laurelwoodna@gmail.com	Igor	Dernov	wiseolga@gmail.com		7417 Sherwood DR NW		Albuquerque	NM	87120		5053531909
Laurelwood NA	laurelwoodna@gmail.com	Matt	Candelaria	mateocandelaria54@gmail.com		1710 Rosewood Ave NW		Albuquerque	NM	87120		5059806454
Lee Acres NA		Nissa	Patterson	nissapatterson@gmail.com		836 Floretta Drive NW		Albuquerque	NM	87107	5052592074	
Lee Acres NA		Carol	Riordan	cgavaldon@aol.com		711 Solar RD NW		Albuquerque	NM	87107		5059483952
Loma Del Rey NA		Jessica	Armijo	armijo12@outlook.com		3701 Erbbe Street NE		Albuquerque	NM	87111		5054001221
Loma Del Rey NA		Carol	Orona	oronacarl@hotmail.com		8416 Palo Duro Avenue NE		Albuquerque	NM	87111		5053632685
Los Alamos Addition NA	laanaboard@gmail.com	Marlene	Randall	samkrandall@gmail.com		309 La Plata RD NW		Albuquerque	NM	87107		5054808274
Los Alamos Addition NA	laanaboard@gmail.com	Brian	Henderson	bghende@gmail.com		297 PLACITAS RD NW		Albuquerque	NM	87107		5054530043
Los Altos Civic Association	losaltosneighborhood.abq@gmail.com	Dominic	Pritzl	dom.pritzl@gmail.com		2803 Los Altos Pl SW		Albuquerque	NM	87105		4145302607
Los Altos Civic Association	losaltosneighborhood.abq@gmail.com	Stephen	Benz	stephennconelybenz@gmail.com		808 Rio Vista Cir SW		Albuquerque	NM	87105		5052490101
Los Duranes NA	losduranesneighborhood@gmail.com	William	Herring	billherring@comcast.net		3104 Coca Road NW		Albuquerque	NM	87104		5053281553
Los Duranes NA	losduranesneighborhood@gmail.com	Lee	Gamsky	lee@lganm.com		3230 Camilo Lane NW		Albuquerque	NM	87104		5053624113
Los Griegos NA	losgriegosna2022@gmail.com	Mary Beth	Thorn	losgriegosna2022@gmail.com	marybethorn@gmail.com	4530 San Isidro Street NW		Albuquerque	NM	87107	2526755366	
Los Griegos NA	losgriegosna2022@gmail.com	Laura	Campbell	la_campbell@comcast.net		4515 Compound North CT NW		Albuquerque	NM	87107		5056886923
Los Poblanos NA	mail@lospoblanosna.com	Karon	Boutz	kjboutz@gmail.com		1007 Sandia Road NW		Albuquerque	NM	87107		5053456002
Los Poblanos NA	mail@lospoblanosna.com	Don	Newman	don.newman@mac.com		5723 Guadalupe Trail NW		Albuquerque	NM	87107		5053443900
Los Volcanes NA		Ted	Trujillo	nedcarla@live.com		6601 Honeylocust Avenue NW		Albuquerque	NM	87121	5058508375	
Los Volcanes NA		Ben	Sandoval	benjsandoval@q.com		6516 Honeylocust Avenue NW		Albuquerque	NM	87121		5058364419
Mark Twain NA		Barbara	Lohbeck	bardean12@comcast.net		1402 California Street NE		Albuquerque	NM	87110	5052591932	5052540285
Mark Twain NA		Michele	Benton	mkbenton@swcp.com		1104 Florida NE		Albuquerque	NM	87110	5052395237	
Matthew Meadow NA Incorporated	board@mmna.us	Henryk	Sloma	henryksloma@gmail.com		1515 Camino Euestre NW		Albuquerque	NM	87107		5053032192
Matthew Meadow NA Incorporated	board@mmna.us	Steve	Smith	smsmith5391@yahoo.com		3413 Mateo Prado NW		Albuquerque	NM	87107		5053459016
McDuffie Twin Parks NA	mtpassociation@gmail.com	Carol	Morris	carolamorris@aol.com		4137 Marble Avenue NE		Albuquerque	NM	87110	5056041013	
McDuffie Twin Parks NA	mtpassociation@gmail.com	Cathy	Drake	drakelavellfamily@gmail.com		4203 Avenida La Resolana NE		Albuquerque	NM	87110	5052350405	
McKinley NA	mckinleyneighbor@gmail.com	Wilfred	Lucero	lucerowilfred@gmail.com		3707 Headingly NE		Albuquerque	NM	87110		5058047141
McKinley NA	mckinleyneighbor@gmail.com	Jesse	Holly	jesselholly@gmail.com		4303 Shepard Road NE		Albuquerque	NM	87110		505998822
Mesa Del Sol NA		David	Holly	dmills544@gmail.com		2400 Cunningham Avenue SE		Albuquerque	NM	87106	5052399052	
Mesa Del Sol NA		Sue	Mauthe	smauthe@gmail.com		6124 Motherwell Drive SE		Albuquerque	NM	87106	9202099575	
Mile Hi NA		Joan	Davis	jbd2946@hotmail.com		1405 Valencia Drive NE		Albuquerque	NM	87110		5054109379
Mile Hi NA		Matt	Carroll	mbcarr92@gmail.com		5317 Summer Avenue NE		Albuquerque	NM	87110	5759106446	
Molten Rock NA	moltenrockna@gmail.com	Jill	Yeagley	jillyeagley@swcp.com	moltenrockna@gmail.com	7936 Victoria Drive NW		Albuquerque	NM	87120		
Molten Rock NA	moltenrockna@gmail.com	Michael	Vigil	vigilm75@hotmail.com		6504 Jade Dr NW		Albuquerque	NM	87120		5052634269
Mossman NA	mossmanneighborhoodassociation@gmail.com	Marya	Hjelling-Sena	maryasena1@gmail.com		3418 Dakota Street NE		Albuquerque	NM	87110		5052613660

Mosman NA	mossmannneighborhoodassociation@gmail.com	Craig	Degenhardt	Mr.CraigDegenhardt@gmail.com		3518 San Pedro Dr NE		Albuquerque	NM	87110		5052345661
Near North Valley NA	nearnorthvalley@gmail.com	Joe	Sabatini	jsabatini423@gmail.com		3514 6th Street NW		Albuquerque	NM	87107	5058507455	5053449212
Near North Valley NA	nearnorthvalley@gmail.com	Marit	Tully	nearnorthvalley@gmail.com		PO Box 6953		Albuquerque	NM	87197		5053857863
Netherwood Park NA	netherwoodpark@gmail.com	Michael	Long	mlong5655@gmail.com		2601 Schell Ct NE		Albuquerque	NM	87106		5052382394
Netherwood Park NA	netherwoodpark@gmail.com	Monica	Mitchell	mmonicatorbert77@hotmail.com	mitchell@cabq.gov	2424 Cutler Ave NE		Albuquerque	NM	87106		5052280236
Nob Hill NA	theboard@nobhill-nm.com	Gary	Eyster	meyster1@me.com		316 Amherst Drive NE		Albuquerque	NM	87106	5059911388	
Nob Hill NA	theboard@nobhill-nm.com	Greg	Weirs	vwgeirs@gmail.com		328 Sierra Place NE		Albuquerque	NM	87108		5055156334
Nor Este NA		Gina	Pioquinto	rpmartinez2003@gmail.com		PO Box 9415		Albuquerque	NM	87199	5052385495	5058560926
Nor Este NA		Uri	Bassan	uri.bassan@noreste.org		9000 Modesto Avenue NE		Albuquerque	NM	87122	5054179990	
North Campus NA	northcampusna@gmail.com	Tim	Davis	tdavisnm@gmail.com		2404 Hannett NE		Albuquerque	NM	87106	5052643524	
North Campus NA	northcampusna@gmail.com	Maia	Mullen	maiamullen@gmail.com		2400 Hannett Ave NE		Albuquerque	NM	87106		5057151160
North Domingo Baca NA		Judie	Pellegrino	judie.pellegrino@gmail.com		8515 Murrelet Drive NE		Albuquerque	NM	87113		5058218516
North Domingo Baca NA		Lorna	Howerton	hhowerton9379@msn.com		7201 Peregrine Road NE		Albuquerque	NM	87113	5057157895	5058283083
North Eastern Association of Residents	near_neighborhood@gmail.com	Andrew	Burnett	Aburnett505@gmail.com		9734 Morrow Ave NE		Albuquerque	NM	87112		5053280953
North Eastern Association of Residents	near_neighborhood@gmail.com	Michael	Mudd	Mmuddpi@gmail.com		1829 Moon St NE		Albuquerque	NM	87112		5057157886
North Valley Coalition	nvcabq@gmail.com	Peggy	Norton	peggy.norton@yahoo.com		3810 11th Street NW		Albuquerque	NM	87107		5053459567
North Valley Coalition	nvcabq@gmail.com	James	Salazar	jasalazarm@gmail.com		5025 Guadalupe Trail NW		Albuquerque	NM	87107	5054895040	
Onate NA	onateneighborhood@gmail.com	Alex	Rahimi	alexanderrahimi@yahoo.com		1816 Paige Place NE		Albuquerque	NM	87112	5053303320	
Onate NA	onateneighborhood@gmail.com	Sharon	Ruiz	sharonr1492@gmail.com		1821 Paige Place Northeast		Albuquerque	NM	87112		5052219565
Oso Grande NA	info@osograndena.org	Bob	Fass	bobulibob1@gmail.com		5226 Edwards Drive NE		Albuquerque	NM	87111	5052394774	5052935457
Oso Grande NA	info@osograndena.org	Janie	McGuigan	janiecm07@gmail.com		4924 Purcell Drive NE		Albuquerque	NM	87111	5059181884	
Paloma Del Sol NA		Roland	Quintana	rq1dd1@gmail.com		10412 Calle Contento NW		Albuquerque	NM	87114	5052637220	
Paloma Del Sol NA		Rick	Shubert	crshubert@me.com		4820 San Timoteo Ave NW		Albuquerque	NM	87124		3155322944
Palomas Park NA	palomaspark@gmail.com	David	Marsh	vdmarshabq@gmail.com		7504 Laster Avenue NE		Albuquerque	NM	87109	5054531644	
Palomas Park NA	palomaspark@gmail.com	Ann	Wagner	anmwagner10@gmail.com		7209 Gallinas Avenue NE		Albuquerque	NM	87109	5053622418	
Paradise Hills Civic Association	phcassoc@gmail.com	Elizabeth	Haley	elizabethkayhaley@gmail.com		6005 Chaparral Circle NW		Albuquerque	NM	87114	5054074381	
Paradise Hills Civic Association	phcassoc@gmail.com	Kym	Fleck	kym.fleck@gmail.com		10216 La Paz Dr NW		Albuquerque	NM	87114		5052708886
Parkland Hills NA	phnacommunications@gmail.com	Janet	Simon	phnacommunications@gmail.com		725 Van Buren Place SE		Albuquerque	NM	87108	5052390229	
Parkland Hills NA	phnacommunications@gmail.com	Leslie	Padilla	lesliepadilla@gmail.com		621 Valverde SE		Albuquerque	NM	87108		5053500514
Parkway NA	parkwaypoint@yahoo.com	V.O. Michael	Shynkar	parkwaypoint@yahoo.com		8023 Waterbury Avenue NW		Albuquerque	NM	87120		5052641631
Parkway NA	parkwaypoint@yahoo.com	Elena	O'Donald			8023 Waterbury AVE NW		Albuquerque	NM	87120		5054921654
Pat Hurlay NA		Barbara	Baca	vicepresident.phna@gmail.com		636 Atrisco Drive NW		Albuquerque	NM	87105	5052696855	
Pat Hurlay NA		Julie	Radoslovich	president.phna@gmail.com		235 Mezcal Circle NW		Albuquerque	NM	87105	5053524440	
Peppertree Royal Oak Residents Association	a.verardo@comcast.net	Holly	Flandermeyer	hawleyq@hotmail.com		5714 Balsa Court NE		Albuquerque	NM	87111	3146918410	
Peppertree Royal Oak Residents Association	a.verardo@comcast.net	Liz	Smith	Lizmatiasmith@gmail.com		5708 Papaya Place NE		Albuquerque	NM	87111		6128454533
Piedras Marcadas NA	pmnaabq@gmail.com	Robert	Sanchez	rvsanch509@gmail.com		8815 Tia Christina Drive NW		Albuquerque	NM	87114	5053216318	
Piedras Marcadas NA	pmnaabq@gmail.com	Deborah	Boberley	debborley@gmail.com		4809 Shelly Rose RD		Albuquerque	NM	87114		6785580926
Pueblo Alto NA	panaabaq@gmail.com	Tyler	Richter	tyler.richter@gmail.com		801 Madison NE		Albuquerque	NM	87110	5052392903	
Pueblo Alto NA	panaabaq@gmail.com	Tina	Valentine	auntiesym@msn.com		916 Madison Street NE		Albuquerque	NM	87110	5059480760	
Quaker Heights NA	quakerheightsabq@googlegroups.com	Orlando	Martinez	lilo2002@yahoo.com		5806 Jones Place NW		Albuquerque	NM	87120	5053605017	5053605038
Quaker Heights NA	quakerheightsabq@googlegroups.com	Elizabeth	Alarid	elarid29@gmail.com		5818 Jones PL NW		Albuquerque	NM	87120		5052708320
Quigley Park NA	quigley.park@gmail.com	Maureen	Maher	mo01llama@gmail.com		2935 Cardenas Drive NE		Albuquerque	NM	87110		5058885181
Quigley Park NA	quigley.park@gmail.com	Cassandra	Porter	prophetesscreative@gmail.com		2800 Madiera NE		Albuquerque	NM	87110		7192916095
Quintessence NA	qna.abq@gmail.com	Andrea	Landaker	president@qna-abq.org		10012 Coronado Avenue NE		Albuquerque	NM	87122	5057972466	
Quintessence NA	qna.abq@gmail.com	QNA	Board	qna.abq@gmail.com		PO Box 22033		Albuquerque	NM	87154	4325285135	
Rancho Sereno NA	board@abarsna.com	Debra	Cox	debracox62@comcast.net		8209 Rancho Paraiso NW		Albuquerque	NM	87120	5052388563	5057920448
Rancho Sereno NA	board@abarsna.com	Alan	Schwartz	aschwartz74@comcast.net		4409 Rancho Centro Court NW		Albuquerque	NM	87120		5058907142
Raynolds Addition NA	raynoldsneighborhood@gmail.com	Janet	Manry	janet.manny@gmail.com		806 Lead Avenue SW		Albuquerque	NM	87102	8327073645	
Raynolds Addition NA	raynoldsneighborhood@gmail.com	Christopher	Frechette	margfish2@aol.com		1315 Gold Ave SW		Albuquerque	NM	87102		5052421478
Rio Grande Boulevard NA		David	Michalski	chowski83@gmail.com		3533 Luke Circle NW		Albuquerque	NM	87107	5054807675	
Rio Grande Boulevard NA		Doyle	Kimbrough	newmexmba@aol.com		2327 Campbell Road NW		Albuquerque	NM	87104	5052490938	
Riverview Heights NA		Cyrus	Toll	tollhouse1@msn.com		1306 Riverview Drive NW		Albuquerque	NM	87105	5052052513	
Riverview Heights NA		Rhonda	Hasse	diamondgr1904@yahoo.com		1408 Crescent Drive NW		Albuquerque	NM	87105	2693398332	
Route 66 West NA		Cherise	Quezada	cherquezada@yahoo.com		10304 Paso Fino Place SW		Albuquerque	NM	87121	5052631178	
Route 66 West NA		Paul	Fava	pauffava@gmail.com		505 Parnelli Drive SW		Albuquerque	NM	87121	5053853202	
Sandia High School Area NA		Michael	Kious	mikekious@aol.com		7901 Palo Duro Avenue NE		Albuquerque	NM	87110	5059778967	
Sandia High School Area NA		Jeff	Hillery	jjhillery2015@gmail.com		7900 Sierra Azul Ave NE		Albuquerque	NM	87110		5059910011
Sandia Ridge NA	sandiaridgena@gmail.com	Johnny	Trust	johnny.trust1984@gmail.com		1828 Truman St NE		Albuquerque	NM	87110		8135798088
Sandia Ridge NA	sandiaridgena@gmail.com	Ron	Gray	grong27@gmail.com		1817 Truman ST NE		Albuquerque	NM	87110		3025938689
Santa Barbara Martineztown NA	sbmartineztown@gmail.com	Andrew	Tafoya Leverett	salamdezia@gmail.com		1529 Edith BLVD NE		Albuquerque	NM	87102		5056152986
Santa Barbara Martineztown NA	sbmartineztown@gmail.com	Loretta	Naranjo Lopez	naranjolopez2010@gmail.com		1127 Walter NE		Albuquerque	NM	87102	5052707716	
Santa Fe Village NA	sfvna2014@gmail.com	Jo Anne	Wright	joannewright1949@gmail.com		6708 Lamar Avenue NW		Albuquerque	NM	87120		5057201949
Santa Fe Village NA	sfvna2014@gmail.com	Dean	Saliani	dean.saliani@gmail.com		7129 Rockcrest Court NW		Albuquerque	NM	87120	4157104736	
Sawmill Area NA	sawmillneighbor@gmail.com	Amanda	Browne	browne.amanda.jane@gmail.com		1314 Claire Court NW		Albuquerque	NM	87104	6097600743	
Sawmill Area NA	sawmillneighbor@gmail.com	David	Stryker	davidwstryker@gmail.com		1500 15th ST NW		Albuquerque	NM	87104		5052502361
Siesta Hills NA	siesta2na.pres@gmail.com	Nick	Franchini	franchini3@gmail.com		2621 Ridgecrest Drive		Albuquerque	NM	87108		5052692420
Siesta Hills NA	siesta2na.pres@gmail.com	Jacquelin	Olsen	jolsen1204@gmail.com		1317 Ridgecrest Loop SE		Albuquerque	NM	87108	5059106725	
Silver Hill NA	silverhillabq@gmail.com	James	Montalbano	ja.montalbano@gmail.com		1409 Silver Avenue SE		Albuquerque	NM	87106	5052430827	
Silver Hill NA	silverhillabq@gmail.com	Eva	Blaylock	evarockstar@msn.com		1920 Gold SE		Albuquerque	NM	87106		5054808598
Singing Arrow NA	abqsana@gmail.com	Sarah	Delgado	sadsdelgado748@gmail.com		12608 Tomlinson DR SE		Albuquerque	NM	87123		9152699221
Singing Arrow NA	abqsana@gmail.com	Mark	Burton	sdg@nmsciencefoundation.org		601 Dorado PI SE		Albuquerque	NM	87123		5056099609
South Broadway NA	abqsbna@gmail.com	Frances	Armijo	fparmijo@gmail.com		915 William SE		Albuquerque	NM	87102	5054003473	5052478798
South Broadway NA	abqsbna@gmail.com	Onastine	Jaramillo	onastine@gmail.com		212 Avenida Cesar Chavez SE		Albuquerque	NM	87102		5052345156
South Guadalupe Trail NA	sgtnaburque@gmail.com	James	Salazar	jasalazarm@gmail.com		5025 Guadalupe Trail NW		Albuquerque	NM	87107	5054895040	
South Guadalupe Trail NA	sgtnaburque@gmail.com	Martha	Lelko	martizlelko@gmail.com		5219 Guadalupe Trl NW		Albuquerque	NM	87107		5052646172
South Los Altos NA	contact@slanm.org	Jim	Ahrend	notices@slanm.org		304 General Bradley NE		Albuquerque	NM	87123	6319874131	
South Los Altos NA	contact@slanm.org	Debbie	Conger	debsla@swcp.com		325 Espejo Street NE		Albuquerque	NM	87123		5053406949
South San Pedro NA		Sarah	Khanlian	sarah.khanlian@gmail.com		601 Cagua Drive SE		Albuquerque	NM	87108	5053637204	
South San Pedro NA		Mullen	Tawnya	tmienterprises1@gmail.com		733 Cardenas Drive SE		Albuquerque	NM	87108		5052275963
South West Alliance of Neighborhoods (SWAN Coalition)		Jerry	Gallejos	jgallejoswcdp@gmail.com		5921 Central Avenue NW		Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)		Lorenzo	Otero	housealochrome@gmail.com		1413 Hilda Ct NW		Albuquerque	NM	87105		5053851251

SouthEast Heights NA	sehna.membership@gmail.com	John	Pate	jipate@molzencorbin.com			1007 Idlewild Lane SE		Albuquerque	NM	87108	5052354193
SouthEast Heights NA	sehna.membership@gmail.com	Pete	Belleto	pmbdoc@yahoo.com			902 Valverde Drive SE		Albuquerque	NM	87108	5052064957
Spruce Park NA	emailbrowns@aol.com	Peter	Swift	prswift@comcast.net			613 Ridge Place NE		Albuquerque	NM	87106	5053793201
Spruce Park NA	emailbrowns@aol.com	Heidi	Brown	emailbrowns@aol.com			1603 Sigma Chi Road NE		Albuquerque	NM	87106	5052641783
Stardust Skies North NA	mtbsh@comcast.net	Karen	Randall	karenrandallcpa@gmail.com			7737 Hermanson PL NE		Albuquerque	NM	87110	5054505757
Stardust Skies North NA	mtbsh@comcast.net	Randy	Rettinger	rettinger@msn.com			7800 Hendrix Ave NE		Albuquerque	NM	87110	5054330586
Stardust Skies Park NA		Kim	Lovely-Peake	lovelypeake@comcast.net			7100 Bellrose NE		Albuquerque	NM	87110	5052687969
Stardust Skies Park NA		Christele	Baird	glassdiva77@gmail.com			7329 Bellrose NE		Albuquerque	NM	87110	5054170004
Stinson Tower NA	stnapres@outlook.com	Bruce	Rizzieri	stnapres@outlook.com		rizzierinm@gmail.com	1225 Rael Street SW		Albuquerque	NM	87121	5055858096
Stinson Tower NA	stnapres@outlook.com	Emilio	Chavez	epchavez49@gmail.com			3670 Tower RD SW		Albuquerque	NM	87121	5056048704
Stronghurst Improvement Association Incorporated		Naomi	Todd	naomitodd@yahoo.com			3006 Franciscan St NE		Albuquerque	NM	87107	5058143327
Stronghurst Improvement Association Incorporated		Mark	Lines	63aberdaber@gmail.com			3010 Arno Street NE		Albuquerque	NM	87107	5052504129
Summit Park NA	summitparkna@gmail.com	Joe	Brooks	joebrooks@homesinabq.com			1418 Wellesley Drive NE		Albuquerque	NM	87106	5059773474
Summit Park NA	summitparkna@gmail.com	Jen	Esquibel	jen.esquibel@gmail.com			1405 Calle del Ranchero NE		Albuquerque	NM	87106	5059773474
Supper Rock NA	admin@supper-rock.org	Kathleen	Schindler-Wright	srock692@comcast.net			407 Monte Largo Drive NE		Albuquerque	NM	87123	5052752710
Supper Rock NA	admin@supper-rock.org	Ken	O'Keefe	kmotheish@gmail.com			600 Vista Abajo Drive NE		Albuquerque	NM	87123	5052969075
Sycamore NA		Mardon	Gardella	mabdowa@gmail.com			411 Maple Street NE		Albuquerque	NM	87106	5058436154
Sycamore NA		Eliberto	Calderon	eiliberto@themaverickscholar.org			1205 Copper Ave NE		Albuquerque	NM	87106	5053711333
Taylor Ranch NA	president@trna.org	Rene	Horvath	aboar111@gmail.com			5515 Palomino Drive NW		Albuquerque	NM	87120	5059852391
Taylor Ranch NA	president@trna.org	Evelyn	Rivera	rrioreal@earthlink.net			4505 Chadwick NW		Albuquerque	NM	87120	5059484099
The Courtyards NA	thecourtyardsabq@gmail.com	Jayne	Aubele	jaubele1012@comcast.net			2919 Monument Drive NW		Albuquerque	NM	87120	5059808703
The Courtyards NA	thecourtyardsabq@gmail.com	Patricia	Duval	cliffvu@gmail.com			8023 Cliffview Ave. NW		Albuquerque	NM	87120	5058392987
The Quail Springs NA		Goldialu	Stone	gstone@swcp.com			7116 Quail Springs Place NE		Albuquerque	NM	87113	5057975597
The Quail Springs NA		Laura	High	laurah067@gmail.com			7135 Quail Springs Place NE		Albuquerque	NM	87113	5054532756
Thomas Village NA		Joan	Wierzba	jiwierzba@comcast.net			2412 Calle De Panza NW		Albuquerque	NM	87104	5054335012
Thomas Village NA		Daniela	Stromberg	daniwammym@gmail.com			2312 Calle de Panza		Albuquerque	NM	87104	5053064763
Tres Volcanes NA	info@tresvolcanesna.org	Thomas	Borst	t0m2pat@yahoo.com			1908 Selway Court NW		Albuquerque	NM	87120	5058034836
Tres Volcanes NA	info@tresvolcanesna.org	Rick	Galagher	randm196@gmail.com			8401 Casa Gris Court NW		Albuquerque	NM	87120	5054048827
Trumbull Village Association	landry54@msn.com	Jennifer	Jones	j504rise@yahoo.com			528 Torrance ST SE		Albuquerque	NM	87108	5059805044
Trumbull Village Association	landry54@msn.com	Bernadette	Hardy	hardy_bernadette@yahoo.com			7512 Dixon ST SE		Albuquerque	NM	87108	9158877140
Tuscany NA	tuscanylandscape@me.com	Harry	Hendriksen	hlhen@comcast.net			10592 Rio Del Sol NW		Albuquerque	NM	87114	5058903481
Tuscany NA	tuscanylandscape@me.com	Janelle	Johnson	vistadelnorte@me.com		tuscanylandscape@me.com	PO Box 6270		Albuquerque	NM	87197	5053440822
University Heights NA	info@uhanm.org	Don	Hancock	sridcon@earthlink.net			105 Stanford SE		Albuquerque	NM	87106	5052622053
University Heights NA	info@uhanm.org	Aaron	Hill	aaronhill15902@gmail.com			202 Cornell Dr. SE, Unit B		Albuquerque	NM	87106	5737772520
Valle Prado NA	valle.prado.na@gmail.com	Marie	Greenspan	valle.prado.na@gmail.com			7316 Redbloom Rd NW		Albuquerque	NM	87114	4068500511
Valle Prado NA	valle.prado.na@gmail.com	Joshua	Beutler	jlbeutler@gmail.com			7316 Two Rock Drive NW		Albuquerque	NM	87114	5055036416
Vecinos Del Bosque NA	vdb87105@gmail.com	Jennifer	Cruz	vdb87105@gmail.com			1512 Cerro Vista Road SW		Albuquerque	NM	87105	5058703297
Vecinos Del Bosque NA	vdb87105@gmail.com	Andrew	Jaramillo	drewjara72@gmail.com			1512 Trujillo Road SW		Albuquerque	NM	87105	5055731557
Victory Hills NA	victoryhills505@gmail.com	Patricia	Willson	info@willsonstudio.com			505 Dartmouth Drive SE		Albuquerque	NM	87106	5059808007
Victory Hills NA	victoryhills505@gmail.com	Althea	Atherton	altheatherton@gmail.com			1107 Vassar Drive SE		Albuquerque	NM	87106	9786609532
Vineyard Estates NA	vineyardestates.na@gmail.com	David	Zarecki	zarecki@aol.com			8405 Vintage Drive NE		Albuquerque	NM	87122	5058048806
Vineyard Estates NA	vineyardestates.na@gmail.com	Elizabeth	Meeck	djesmeek@comcast.net			8301 Mendocino Drive NE		Albuquerque	NM	87122	5055547532
Vista Del Mundo NA	ydma1@gmail.com	Kristin	Flores	kristin0625@yahoo.com			1325 Canyon Hills DR NE		Albuquerque	NM	87112	5052638225
Vista Del Mundo NA	ydma1@gmail.com	Melissa	Hahn	wheniwas8@gmail.com			1135 Titleist DR NE		Albuquerque	NM	87112	5124613277
Vista Del Norte Alliance	vistadelnorte@me.com	Janelle	Johnson	vistadelnorte@me.com		tuscanylandscape@me.com	PO Box 6270		Albuquerque	NM	87197	5053440822
Vista Del Norte Alliance	vistadelnorte@me.com	James	Souter	jamessouter@msn.com			6928 Via del Cerro NE		Albuquerque	NM	87113	5052506366
Vista Grande NA	bradyklovelady@gmail.com	Richard	Schaefer	Schaefer@unm.edu			3579 Sequoia Place NW		Albuquerque	NM	87120	5059179909
Vista Grande NA	bradyklovelady@gmail.com	Brady	Lovelady	bradyklovelady@gmail.com			3508 Sequoia Road NW		Albuquerque	NM	87120	5053792552
Vista Magnifica Association	vista.magnifica@yahoo.com	Anna	Solano	madmiles@msn.com			1616 Bluffside Place NW		Albuquerque	NM	87105	5054532587
Vista Magnifica Association	vista.magnifica@yahoo.com	Joyce	Friedenberg	nadiandkai@yahoo.com			1800 Calle Del Vista NW		Albuquerque	NM	87105	2404010219
Wells Park NA	wellsparkna@gmail.com	Doreen	McKnight	doreenmcknightnm@gmail.com			1426 7th Street NW		Albuquerque	NM	87102	5056152937
Wells Park NA	wellsparkna@gmail.com	Edwina	Kiro	gma.kiro@gmail.com			1015 Lynch Court NW		Albuquerque	NM	87104	5054805925
West Mesa NA		Michael	Quintana	westmesa63@gmail.com			301 63rd Street NW		Albuquerque	NM	87105	5059330277
West Mesa NA		Lorenzo	Otero	housealbcrome@gmail.com			1413 Hilda Ct NW		Albuquerque	NM	87105	5053851251
West Old Town NA	westoldtownna@gmail.com	Neri	Holguin	neriholguin@gmail.com			2523 Carson Road NW		Albuquerque	NM	87104	5052178705
West Old Town NA	westoldtownna@gmail.com	Robert	Norman	rnorman@sunpinehomes.com			2704 Corte Mirabal Rd NW		Albuquerque	NM	87104	9282376610
West Park NA	westparkna@gmail.com	Kelly	White	ceallearch1@gmail.com			2219 New York Avenue SW		Albuquerque	NM	87104	5057101363
West Park NA	westparkna@gmail.com	Melvin	Andrews	melvin.andrewsrn@gmail.com			2219 New York Avenue SW		Albuquerque	NM	87104	5057101363
Westgate Heights NA	westgate9901@gmail.com	Matthew	Archuleta	mattearchuleta1@hotmail.com			1628 Summerfield Place SW		Albuquerque	NM	87121	5054016849
Westgate Heights NA	westgate9901@gmail.com	Mark	Gering	gering.mark@yahoo.com			9309 Rhonda ST SE		Albuquerque	NM	87121	5052089502
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboar111@gmail.com			5515 Palomino Drive NW		Albuquerque	NM	87120	5059852391
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com			7021 Lamar Avenue NW		Albuquerque	NM	87120	5054006516
Wildflower Area NA		Rebecca	Hall	kbhb@hotmail.com			8908 Bluegrass Court NE		Albuquerque	NM	87113	5052502343
Wildflower Area NA		Glenn	Garcia	ggarcia103@comcast.net			4901 Goldenthread NE		Albuquerque	NM	87113	5052697832
Yale Village NA	yalevillage@comcast.net	Kim	Love	klove726@gmail.com			2122 Cornell Drive SE		Albuquerque	NM	87106	5056882162
Yale Village NA	yalevillage@comcast.net	Donald	Love	donaldlove08@comcast.net			2125 Stanford Drive SE		Albuquerque	NM	87106	5054807175

From: [Renz-Whitmore, Mikaela J.](#) on behalf of [City of Albuquerque Planning Department](#)
To: [City of Albuquerque Planning Department](#)
Bcc: ["5058041113rw@gmail.com"](#); ["63aberdaber@gmail.com"](#); ["a.verardo@comcast.net"](#); ["aaronhill15902@gmail.com"](#); ["aboard111@gmail.com"](#); ["abqcorena@gmail.com"](#); ["abqfairwest@gmail.com"](#); ["abqhighland@gmail.com"](#); ["abqsbna@gmail.com"](#); ["Aburnett505@gmail.com"](#); ["academyhillsparkna@gmail.com"](#); ["adabneymmxix@gmail.com"](#); ["admin@supper-rock.org"](#); ["adonneighborhood@gmail.com"](#); ["alexanderrahimi@yahoo.com"](#); ["alexlrnm@comcast.net"](#); ["alldirectors@comanchefoothills.org"](#); ["alotero57@gmail.com"](#); ["altheatherton@gmail.com"](#); ["alturaadditionna@gmail.com"](#); ["alturapark@gmail.com"](#); ["annapresident505@gmail.com"](#); ["annlouisacarson@gmail.com"](#); ["annwagner10@gmail.com"](#); ["antelope.run.abq@gmail.com"](#); ["apna87110@gmail.com"](#); ["arena87111@gmail.com"](#); ["arnoldtom@yahoo.com"](#); ["aschwartz74@comcast.net"](#); ["auntiesym@msn.com"](#); ["AustinC@commercialdoormfg.com"](#); ["bakieaikin@comcast.net"](#); ["barbara.hroza@gmail.com"](#); ["bardean12@comcast.net"](#); ["bensandoval@q.com"](#); ["bqhende@gmail.com"](#); ["billherring@comcast.net"](#); ["bluestealth93@gmail.com"](#); ["board@abqrsna.com"](#); ["board@bananm.org"](#); ["board@mna.us"](#); ["boyster2018@gmail.com"](#); ["bradyklovelady@gmail.com"](#); ["bradyklovelady@gmail.com"](#); ["brenda.marks648@gmail.com"](#); ["browne.amanda.jane@gmail.com"](#); ["bruceblowers@gmail.com"](#); ["bstone@yahoo.com"](#); ["bsturge@gmail.com"](#); ["cabachechi@gmail.com"](#); ["calmartin93@gmail.com"](#); ["campus.neighborhood.assoc@gmail.com"](#); ["carolamorris@aol.com"](#); ["cealleach1@gmail.com"](#); ["CFassier@salud.unm.edu"](#); ["cgavaldon@aol.com"](#); ["cherquezada@yahoo.com"](#); ["cherylabb7@gmail.com"](#); ["Chipolson44@gmail.com"](#); ["chowski83@gmail.com"](#); ["cibolaloopna@gmail.com"](#); ["cicofmartineztown@proton.me"](#); ["cliffvu@gmail.com"](#); ["dna87111@gmail.com"](#); ["contact@slananm.org"](#); ["crestviewneighbors@outlook.com"](#); ["crshubert@me.com"](#); ["crystl0910@gmail.com"](#); ["csutimgallegos15@yahoo.com"](#); ["daniwammy@gmail.com"](#); ["david@edoabq.com"](#); ["davidwstryker@gmail.com"](#); ["dean.saliani@gmail.com"](#); ["debborbely@gmail.com"](#); ["debracox62@comcast.net"](#); ["debsla@swcp.com"](#); ["dgallaghertrov@comcast.net"](#); ["diamondgirl904@yahoo.com"](#); ["district8coalition@gmail.com"](#); ["dix.mary.ann@gmail.com"](#); ["djesmeek@comcast.net"](#); ["dmc793@gmail.com"](#); ["dmills544@gmail.com"](#); ["dmmarz@gmail.com"](#); ["dom.pritzl@gmail.com"](#); ["don.newman@mac.com"](#); ["donaldlove08@comcast.net"](#); ["donna.yetter3@gmail.com"](#); ["doreenmcknightnm@gmail.com"](#); ["drakelavellefamily@gmail.com"](#); ["dgarcia103@comcast.net"](#); ["drewjara72@gmail.com"](#); ["dukecity777@yahoo.com"](#); ["dvoth@uark.edu"](#); ["DWJencka@gmail.com"](#); ["dwmnanm@dwmnanm.org"](#); ["e.molinadodge@yahoo.com"](#); ["ealarid29@gmail.com"](#); ["eastgatewaycoalition@gmail.com"](#); ["ecnainabq@gmail.com"](#); ["edueweke@juno.com"](#); ["elderhomesteadna@gmail.com"](#); ["eliberto@themaverickscholar.org"](#); ["elissa.dente@gmail.com"](#); ["elizabethkayhaley@gmail.com"](#); ["emailbrowns@aol.com"](#); ["emailbrowns@aol.com"](#); ["emh@adexec.com"](#); ["epchavez49@gmail.com"](#); ["epnaabq@gmail.com"](#); ["ericcarson@protonmail.com"](#); ["ericshirley@comcast.net"](#); ["erpvaabq@gmail.com"](#); ["evarockstar@msn.com"](#); ["flops2@juno.com"](#); ["fourofseven@comcast.net"](#); ["fparmijo@gmail.com"](#); ["franchini3@gmail.com"](#); ["gering.mark@yahoo.com"](#); ["gforrest47@comcast.net"](#); ["ggarcia103@comcast.net"](#); ["gqnaabq@gmail.com"](#); ["ghardy090@gmail.com"](#); ["glassdiva77@gmail.com"](#); ["glma.kiro@gmail.com"](#); ["grong27@gmail.com"](#); ["gstone@swcp.com"](#); ["hallierossbach@gmail.com"](#); ["hardy_bernadette@yahoo.com"](#); ["hawleyg@hotmail.com"](#); ["hcaalert@gmail.com"](#); ["hear.president@gmail.com"](#); ["hello@edoabq.com"](#); ["henryksloma@gmail.com"](#); ["hhowerton9379@msn.com"](#); ["hlhen@comcast.net"](#); ["hoffmantown.assoc@hotmail.com"](#); ["hope1@swcp.com"](#); ["housealochrome@gmail.com"](#); ["idalialt@gmail.com"](#); ["ijwalkiw@hotmail.com"](#); ["inezneighassn@yahoo.com"](#); ["info@osograndena.org"](#); ["info@tresvolcanesna.org"](#); ["info@uhanm.org"](#); ["info@willsonstudio.com"](#); ["ions82@hotmail.com"](#); ["i Robertson@titan-development.com"](#); ["j504rise@yahoo.com"](#); ["ja.montalbano@gmail.com"](#); ["james.levy@gmail.com"](#); ["Jim Souter"](#); ["jane.baechle@gmail.com"](#); ["janet.manry@gmail.com"](#); ["janiemc07@gmail.com"](#); ["jarmijo12@outlook.com"](#); ["jasalazarm@gmail.com"](#); ["jaubele1012@comcast.net"](#); ["jbd2946@hotmail.com"](#); ["jbrobertna@gmail.com"](#); ["jeanettebaca973@gmail.com"](#); ["jearnoldjones70@gmail.com"](#); ["jen.esquibel@gmail.com"](#); ["jesselholly@gmail.com"](#); ["jessmartinez@comcast.net"](#); ["jfunesclark94@gmail.com"](#); ["jgallegoswccdg@gmail.com"](#); ["jillyeagley@swcp.com"](#); ["jjhillery2015@gmail.com"](#); ["jlbeutler@gmail.com"](#); ["joannewright1949@gmail.com"](#); ["joebrooks@homesinabq.com"](#); ["johnny.trust1984@gmail.com"](#); ["jolsen1204@gmail.com"](#); ["josefree@yahoo.com"](#); ["jpate@molzencorbin.com"](#); ["jrspil1@hotmail.com"](#); ["jsabatini423@gmail.com"](#); ["jtqbna@gmail.com"](#); ["jthna.board@gmail.com"](#); ["judiepellegrino@gmail.com"](#); ["jv1089@gmail.com"](#); ["jwierzba@comcast.net"](#); ["k2riley@msn.com"](#); ["kande0@yahoo.com"](#); ["karenrandallcpa@gmail.com"](#); ["katecono@gmail.com"](#); ["kbbh@hotmail.com"](#); ["ken@cbm-wellness.com"](#); ["kenny.stansbury@gmail.com"](#); ["kfabizsak@sbcglobal.net"](#); ["khattler@aol.com"](#); ["kjboutz@gmail.com"](#); ["klove726@gmail.com"](#); ["kmotheirish@gmail.com"](#); ["kristin0625@yahoo.com"](#); ["kym.fleck@gmail.com"](#); ["la_campbell@comcast.net"](#); ["laanaboard@gmail.com"](#); ["laderawestna@gmail.com"](#); ["lamesainternationaldistrict@gmail.com"](#); ["landry54@msn.com"](#); ["larswells@yahoo.com"](#); ["laslomasNA@gmail.com"](#); ["lasterrazasna@yahoo.com"](#); ["laurah067@gmail.com"](#); ["laurelwoodna@gmail.com"](#); ["learrael@aol.com"](#); ["lee@lganm.com"](#); ["lenavasquez@gmail.com"](#); ["lelope@msn.com"](#); ["lesliempadilla@gmail.com"](#); ["lestah24@mac.com"](#); ["levigreen8914@gmail.com"](#); ["lilog2002@yahoo.com"](#); ["Lizmiatasmith@gmail.com"](#); ["losaltosneighborhood.abq@gmail.com"](#); ["losduranessneighborhood@gmail.com"](#); ["losgriegosna2022@gmail.com"](#); ["losgriegosna2022@gmail.com"](#); ["lovelypeake@comcast.net"](#); ["lsgna67@gmail.com"](#); ["lsgna67@gmail.com"](#); ["lucerowillfred@gmail.com"](#); ["xbaca@gmail.com"](#); ["m.ryankious@gmail.com"](#); ["mabdowa@gmail.com"](#); ["madmiles@msn.com"](#); ["maiamullen@gmail.com"](#); ["mail@lospoblanosna.com"](#); ["malloryabq@msn.com"](#); ["margfish2@aol.com"](#); ["marilynbear007@gmail.com"](#); ["martinez.renee@gmail.com"](#); ["martizelko@gmail.com"](#); ["maryasena1@gmail.com"](#); ["mateocandelaria54@gmail.com"](#); ["mattearchuleta1@hotmail.com"](#); ["mattmirarchi@gmail.com"](#); ["mbcarr92@gmail.com"](#); ["mckinleyneighbor@gmail.com"](#); ["mctwyla@msn.com"](#); ["medexter49@gmail.com"](#); ["melvin.andrewsrn@gmail.com"](#); ["meyster1@me.com"](#); ["michaelrosenfield1946@gmail.com"](#); ["mikekious@aol.com"](#); ["mkbenton@swcp.com"](#); ["mlong5655@gmail.com"](#); ["MMuddpi@gmail.com"](#); ["mnietoshogry@gmail.com"](#); ["mo01l lama@gmail.com"](#); ["moltenrockna@gmail.com"](#); ["monicatolbert77@hotmail.com"](#); ["mossmanneighborhoodassociation@gmail.com"](#);

"Mr.CraigDegenhardt@gmail.com"; "mtbsh@comcast.net"; "mtpassociation@gmail.com";
"nadiandkai@yahoo.com"; "naomitodd@yahoo.com"; "naranjolopez2010@gmail.com";
"near.neighborhood@gmail.com"; "nearthvalleyyna@gmail.com"; "nearthvalleyyna@gmail.com";
"nedcarla@live.com"; neri.holquin@gmail.com; "netherwoodpark@gmail.com"; "newmexmba@aol.com";
"nick@fairwestwork.com"; "nissapatterson@gmail.com"; "nobullbob1@gmail.com";
"northcampusna@gmail.com"; "notices@slananm.org"; "nvcabq@gmail.com"; "nwaslosky@comcast.net";
"olgaleise@gmail.com"; "omardurant@yahoo.com"; "onastine@gmail.com"; "onateneighborhood@gmail.com";
"oronacarol@hotmail.com"; "palomaspark@gmail.com"; "panaabq@gmail.com"; "parkwaypoint@yahoo.com";
"parkwaypoint@yahoo.com"; "pat.duda.52@gmail.com"; "patsybeck@aol.com"; "paulfava@gmail.com";
"pcandelaria@gmail.com"; "peggynorton@yahoo.com"; "phcassoc@gmail.com";
"phnacommunications@gmail.com"; "phnacommunications@gmail.com"; "pmbdoc"; "pмнаabq@gmail.com";
"pnsswift@comcast.net"; "president.phna@gmail.com"; "president@albuquerqueoldtown.com";
"president@alvaradoneighborhood.com"; "president@qna-abq.org"; "president@trna.org";
"presidentFHVA@gmail.com"; "prophetesscreative@gmail.com"; "qna.abq@gmail.com"; "qna.abq@gmail.com";
"quakerheightsabq@googlegroups.com"; "quigley.park@gmail.com"; "r.griego04@comcast.net";
"randm196@gmail.com"; "raynoldsneighborhood@gmail.com"; "rettingr@msn.com"; "revnolds@unm.edu";
"rioreal@earthlink.net"; "rnorman@sunpinehomes.com"; "robertdebra4055@gmail.com"; "ronzawis@abq.com";
"rpmartinez003@gmail.com"; "rq1dq1@gmail.com"; "rudy@tandemconsultingteam.com";
"rvaughn.rv@gmail.com"; "rvsanch509@gmail.com"; "salamdezia@gmail.com"; "samkrandall@gmail.com";
"sandiariadena@gmail.com"; "sarah.khanlian@gmail.com"; Sarah.Delgado; "sawmillneighbor@gmail.com";
"sbmartineztown@gmail.com"; "Schaefer@unm.edu"; "sdarling8713@gmail.com"; "sdg_nmsciencefoundation";
"secretary@ithna.org"; "sehna.membership@gmail.com"; "sfvna2014@gmail.com"; "sgtnaburque@gmail.com";
"sharonr1492@gmail.com"; "shirleylockyer@gmail.com"; "siesta2na.pres@gmail.com"; "slcnaabq@aol.com";
"slernst@aol.com"; "smmauthe@gmail.com"; "smsmith5391@yahoo.com"; "smurfmom@comcast.net"; "sp-wonderwoman@comcast.net"; "sricdon@earthlink.net"; Kathleen.Schindler-Wright; "steidley@centurylink.net";
"stephenconnelybenz@gmail.com"; "stnapres@outlook.com"; "stnapres@outlook.com";
"summitparkNA@gmail.com"; "sunrun@yahoo.com"; "susanpatcarroll@gmail.com"; "sylvia4quality@gmail.com";
"t0m2pat@yahoo.com"; "tdavisnm@gmail.com"; "theboard@nobhill-nm.com"; "thecourtyardsabq@gmail.com";
"tmienterprises1@gmail.com"; "tollhouse1@msn.com"; "trishwolfe@hotmail.com"; "ttoad30@gmail.com";
"tuscanylandscape@me.com"; "tyler.richter@gmail.com"; "uri.bassan@noreste.org";
"valle.prado.na@gmail.com"; "valle.prado.na@gmail.com"; "vdb87105@gmail.com"; "vdb87105@gmail.com";
"vdmna1@gmail.com"; "verrityg@yahoo.com"; "vgstrans1@yahoo.com"; "vgweirs@gmail.com";
"vicepresident.phna@gmail.com"; "vicepresident@comanchefoothills.org"; Vicki.Farrar;
"victoryhills505@gmail.com"; "vigilm75@hotmail.com"; "vineyardestates.na@gmail.com";
"vista.magnifica@yahoo.com"; "vistadelnorte@me.com"; "vistadelnorte@me.com"; "wdmarshabq@gmail.com";
"wellsarkna@gmail.com"; "wescona0@gmail.com"; "westgate9901@gmail.com"; "westmesa63@gmail.com";
"westoldtownna@gmail.com"; "westparkna@gmail.com"; "wheniwas8@gmail.com"; "white1ink@aol.com";
"williamsnkp@gmail.com"; "willieorr1@msn.com"; "wiseolga@gmail.com"; "wood_cpa@msn.com"; Faith
Willmott; "yalevillage@comcast.net"; "yemaya@swcp.com"; "zarecki@aol.com";
"zoning@albuquerqueoldtown.com"

Subject: IDO Update 2025 - EPC Submittal
Date: Monday, September 15, 2025 5:13:00 PM
Attachments: [04b-CABQ_Public_Notice_Checklist_2025_Biennial_Update-signed.pdf](#)
[04c-Emailed-Mailed-Notice-PolicyDecisions-2025_Biennial_Update.pdf](#)
[04d-IDONeighborhoodNotificationLetter-2025-citywide.pdf](#)

Dear Neighborhood Association Representative,

Planning staff is submitting proposed changes to the [Environmental Planning Commission \(EPC\)](#) for consideration at a special hearing on **Tuesday, October 28, 2025 at 8:40 am.**

Please see the attached documents that serve as public notice of these amendments.

All proposed changes are posted on the project webpage here:

<https://abq-zone.com/ido-updates-2025>

Best,



MIKAELA RENZ-WHITMORE

(she/hers)

o 505.924.3932

e mrenz@cabq.gov

Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN. POSSE and AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan

[Note: Items with an asterisk (*) are required.]

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: _____

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [IDO §14-16-6-4\(K\)](#).¹

- Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.*
- Mailed notice to Property Owners within 100 feet of the Subject Property.

Information Required by [IDO §14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Zoning Map Amendment _____ (EPC or Council)
 - Other: _____

Summary of project/request²*: _____

5. This application will be decided at a public hearing by*:
 - Environmental Planning Commission (EPC) City Council

This application will be first reviewed and recommended by:

 - Environmental Planning Commission (EPC) Landmarks Commission (LC)
 - Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: _____

Location*³: _____

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.
² Attach additional information, as needed to explain the project/request.
³ Physical address or Zoom link

[Note: Items with an asterisk (*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

6. Where more information about the project can be found*:

Preferred project contact name: _____

Email: _____

Phone: _____

Online website or project page: _____

Attachments: _____

Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ _____

2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

[Note: The meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____

2. IDO Zone District _____

3. Overlay Zone(s) [if applicable] _____

4. Center or Corridor Area [if applicable] _____

5. Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the public hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁵ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

September 15, 2025

Neighborhood Association Representative
City of Albuquerque Recognized Neighborhood Association
Re: Application Submittal for Amendment to IDO Text - Citywide



Dear Neighborhood Association Representative,

As required by Integrated Development Ordinance (IDO) § 14-16-6-3(D), the Planning Department is submitting the biennial update to the Environmental Planning Commission (EPC) for review and recommendation to the City Council at a special hearing on **Tuesday, October 28, 2025 at 8:40 am** via Zoom. See details below. This email fulfills the notice requirement in Table 6-1-1 for the Amendment to IDO Text – Citywide application and as specified in IDO § 14-16-6-4(J)(2).

Participation Details

To see the full list of proposed amendments and review presentations and videos from public review meetings in July and August, please visit the project webpage:

<https://abq-zone.com/ido-updates-2025>

Learn more about the proposed amendments at one of the following events:

Open House #1: **Monday, October 6, 2025, 5:30 pm – 7:00 pm** on Zoom:

Zoom link: <https://cabq.zoom.us/j/91371262282>

To dial in by phone: (346) 248-7799, Meeting ID: 913 7126 2282, Passcode: CABQ

Open House #2: **Tuesday, October 14, 2025, 12:00 pm – 1:30 pm** on Zoom:

Zoom link: <https://cabq.zoom.us/j/91371262282>

To dial in by phone: (346) 248-7799, Meeting ID: 913 7126 2282, Passcode: CABQ

EPC Study Session: **Thursday, October 16, 2025, 8:40 am**

Zoom link: <https://cabq.zoom.us/j/2269592859>

To dial in by phone: (346) 248-7799, Meeting ID: 226 959 2859

Listen or give **verbal comments** at the **EPC special hearing for the 2025 IDO Update**:

Tuesday, October 28, 2025, 8:40 am

Zoom link: <https://cabq.zoom.us/j/2269592859>

To dial in by phone: (346) 248-7799, Meeting ID: 226 959 2859

Send **written comments for the record** to the Environmental Planning Commission:

email: EPC Chair Daniel Aragon
c/o Planning Department
abcto@cabq.gov

regular mail: EPC Chair Daniel Aragon
c/o Planning Department
600 Second Street NW, Third Floor
Albuquerque NM 87102

Deadlines:

- To be included in the staff report for EPC consideration, send comments by **9 am on Friday, October 10th**.
- To be included in the packet for EPC consideration, send comments by **9 am on Monday, October 20th**.

Purpose

The IDO is the regulatory tool to implement the “Centers and Corridors” community vision in the Albuquerque-Bernalillo County Comprehensive Plan (“Comp Plan”). The proposed changes are legislative, affecting properties citywide so that existing communities can benefit from appropriate new development, while being protected from potential adverse effects. The IDO regulations coordinate with the City’s Development Areas – Areas of Change and Consistency – to direct growth to appropriate locations and ensure protections for low-density residential neighborhoods, parks, and Major Public Open Space. The IDO implements the Comp Plan through regulations tailored to the City’s designated Centers and Corridors.

In order for the City’s land use, zoning, and development regulations to stay up-to-date, the IDO requires Planning staff to submit proposed changes every 2 years [IDO § 14-16-6-3(D)]. This biennial update process allows a scheduled discussion among residents, City staff, and decision-makers to consider proposed changes. For the 2025 biennial update, staff collected approximately 100 amendments to improve the clarity and implementation of adopted regulations. Amendments were proposed by Planning staff, members of the public, City Councilors, and the Mayor.

Proposed amendments are compiled into a “Spreadsheet of Proposed Changes – Citywide” and corresponding “Redline Exhibit.” Each proposed change in the table provides an item number, the page and section of the IDO that would be modified, the text that is proposed to change, an explanation of the purpose or intent of the change, and the source of the change (i.e. Staff, Public, Mayor, or Council). The Redline Exhibit includes each proposed change from the spreadsheet, with footnotes matching the corresponding item numbers. Together, these documents are the main body of the Amendment to IDO Text – Citywide application.

You can review and/or download the Proposed Amendments and review process online here:

<https://abq-zone.com/ido-updates-2025>

Justification

The EPC will review proposed amendments based on the Review and Decision Criteria in IDO § 14-16-6-7(D)(3), which generally requires that the IDO regulations be consistent with the Comp Plan and promote public health, safety, and welfare.

The proposed amendments are consistent with Comp Plan policies that direct the City to adopt and maintain an effective regulatory system for land use, zoning, and development review. In general, these amendments are consistent with the following applicable Comp Plan goals and policies.

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Policy 5.3.7 Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

Policy 5.4.1 Housing Near Jobs: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas, where change is encouraged.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

Goal 5.7 Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 5.7.4 Streamlined Development: Encourage efficiencies in the development review process.

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

Policy 7.3.5 Development Quality: Encourage innovative and high-quality design in all development.

Goal 7.4 Context-Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

Policy 7.4.2 Parking Requirements: Establish off-street parking requirements based on development context.

Policy 7.4.3 Off-street Parking Design: Encourage well-designed, efficient, safe, and attractive parking facilities.

Goal 7.5 Context-Sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

Policy 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

Policy 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable, and mixed-income housing options throughout the area.

Policy 9.2.3 Cluster Housing: Encourage housing developments that cluster residential units in order to provide community gathering spaces and/or open space.

Goal 9.4 Homelessness: Make homelessness rare, short-term, and non-recurring.

Policy 9.4.2 Services: Provide expanded options for shelters and services for people experiencing temporary homelessness.

Goal 9.6 Development Process: Promote cost-effective housing redevelopment and construction that meets community needs.

Policy 9.6.2 Incentives: Provide incentives for developing affordable housing for low- and moderate-income households, by aligning development regulations, infrastructure requirements, and fee structures with the priorities of City and County affordable housing programs.

The project team would like to thank those of you who have been involved so far and encourage everyone to participate in the Biennial Update process to help improve the IDO and ensure that it provides appropriate regulations to guide development and improve our community. Please contact us if you have any questions.

Sincerely,

Mikaela Renz-Whitmore, AICP
Manager, Urban Design & Development
City of Albuquerque Planning Department
505.924.3860
abcto@cabq.gov

Cc List of Neighborhood Associations

ABQ Park NA	District 8 Coalition of Neighborhood Associations	Las Lomas NA
ABQCore Neighborhood Association	District 9 East Gateway Coalition	Las Terrazas NA
Academy Estates East NA	Downtown Neighborhoods Association	Laurelwood NA
Academy Hills Park NA	Eastrange Piedra Vista NA	Lee Acres NA
Academy North NA	Eastridge NA	Loma Del Rey NA
Academy Park HOA	EDo NA Incorporated	Los Alamos Addition NA
Academy Ridge East NA	Elder Homestead NA	Los Altos Civic Association
Alamosa NA	Embudo Canyon NA	Los Duranes NA
Altura Addition NA	Enchanted Park NA	Los Griegos NA
Altura Park NA	Fair West NA	Los Poblanos NA
Alvarado Gardens NA	Four Hills Village Association	Los Volcanes NA
Alvarado Park NA	Gavilan Addition NA	Mark Twain NA
Anderson Hills NA	Glenwood Hills NA	Matthew Meadow NA Incorporated
Antelope Run NA	Greater Gardner & Monkbridge NA	McDuffie Twin Parks NA
Arroyo Del Oso North NA	Heritage East Association of Residents	McKinley NA
Barelas NA	Highland Business and NA Incorporated	Mesa Del Sol NA
Bear Canyon NA	Highlands North NA	Mile Hi NA
BelAir NA	Historic Old Town Association	Molten Rock NA
Campus NA	Hodgin NA	Mossman NA
Cherry Hills Civic Association	Hoffmantown NA	Near North Valley NA
Cibola Loop NA	Huning Castle NA	Netherwood Park NA
Cibola NA	Huning Highland Historic District Association	Nob Hill NA
Cielito Lindo NA	Indian Moon NA	Nor Este NA
Citizens Information Committee of Martineztown	Inez NA	North Campus NA
Clayton Heights Lomas del Cielo NA	Jerry Cline Park NA	North Domingo Baca NA
Comanche Foothills NA	John B Robert NA	North Eastern Association of Residents
Countrywood Area NA	Juan Tabo Hills NA	North Valley Coalition
Crestview Bluff Neighbors Association	Kirtland Community Association	Ocate NA
Del Norte NA	La Mesa Community Improvement Association	Oso Grande NA
Del Webb Mirehaven NA	La Sala Grande NA Incorporated	Paloma Del Sol NA
Delamar NA	Ladera West NA	Palomas Park NA
District 4 Coalition of Neighborhood Associations		Paradise Hills Civic Association
District 6 Coalition of Neighborhood Associations		Parkland Hills NA
District 7 Coalition of Neighborhood Associations		Parkway NA

Quigley Park NA	Vista Del Mundo NA
Quintessence NA	Vista Del Norte Alliance
Rancho Sereno NA	Vista Grande NA
Raynolds Addition NA	Vista Magnifica Association
Rio Grande Boulevard NA	Wells Park NA
Riverview Heights NA	West Mesa NA
Route 66 West NA	West Old Town NA
Sandia High School Area NA	West Park NA
Sandia Ridge NA	Westgate Heights NA
Santa Barbara	Westside Coalition of
Martineztown NA	Neighborhood Associations
Santa Fe Village NA	Wildflower Area NA
Sawmill Area NA	Yale Village NA
Siesta Hills NA	
Silver Hill NA	
Singing Arrow NA	
South Broadway NA	
South Guadalupe Trail NA	
South Los Altos NA	
South San Pedro NA	
South West Alliance of	
Neighborhoods (SWAN	
Coalition)	
Southeast Heights NA	
Spruce Park NA	
SR Marmon NA	
Stardust Skies North NA	
Stardust Skies Park NA	
Stinson Tower NA	
Stronghurst Improvement	
Association Incorporated	
Summit Park NA	
Supper Rock NA	
Sycamore NA	
Taylor Ranch NA	
The Courtyards NA	
The Quail Springs NA	
Thomas Village NA	
Tres Volcanes NA	
Trumbull Village Association	
Tuscany NA	
University Heights NA	
Valle Prado NA	
Vecinos Del Bosque NA	
Victory Hills NA	
Vineyard Estates NA	

C) PUBLIC COMMENT

See Separate Attachment.

D) EXHIBITS FOR CONDITIONS

Exhibit: Bassan – A – Infrastructure

Note:

- Edits in **red** are proposed by Councilor Bassan.
- Edits in **blue** are revisions proposed by Staff.

1-7(B)(2)(e) All infrastructure improvements, including but not limited to sidewalks, curb and gutter, pavement, storm drain system, water and sewer, and any other improvements required by the City Engineer, have been constructed within easements or in the public right-of-way for have Infrastructure Improvement Agreements infrastructure construction agreements and/or financial guarantees recorded with the Bernalillo County Assessor.

5-3(D)(1) Sidewalks in Residential Development

Perimeter sidewalks shall be provided in accordance with the DPM, except as noted below [in Subsection (b) below].

5-3(D)(1)(a) [Property owners of platted lots zoned R-A or R-1 lots on blocks that meet both of the following conditions may request deferral of are exempt from the construction of sidewalks and curb and gutter during Subdivision or Site Plan review, as relevant.

1. If the lots are located on blocks that meet both of the following conditions, the deferral request may be justified:
 - i. The block has sidewalks and curb and gutter constructed, or have commitments to be constructed, on less than 30 percent of the block perimeter.
 - ii. At least 40 percent of the lots within the block have buildings constructed.]
2. Property owners of lots zoned R-A or R-1 in other locations must provide sufficient alternative justification.
3. If approved, and the property owners shall will have to record an Infrastructure Improvement Agreement agreement with the Bernalillo County Assessor that acknowledges that these lots will be assessed for the cost of sidewalk, curb and gutter improvements when the City constructs these improvements are constructed in the future.

1. The block has sidewalk, curb and gutter constructed or have commitments to be constructed on less than 30 percent of the block perimeter.

2. At least 40 percent of the lots within the block have buildings constructed.]

5-3(D)(1)(b) In the Los Duranes – CPO-6, a sidewalk at least 4 feet wide shall be provided on at least 1 side of new public residential subdivision streets or on residential private ways that have been dedicated as public right-of-way. A sidewalk on such a street that serves 10 or fewer dwelling units may be accommodated within the minimum required roadway width.

5-4(H) STORMWATER MANAGEMENT

5-4(H)(1) The applicant shall install, at his/her own expense, all site features and infrastructure necessary to retain, detain, and/or infiltrate stormwater to ensure that the new subdivision does not result in surface flooding or unnecessary burden on the City's infrastructure [, except as noted in (2) below].

5-4(H)(2) [Property owners of platted lots zoned R-1 or R-A may be allowed to develop prior to underground drainage improvements at their own risk and shall record an Infrastructure Improvement Agreement agreement acknowledging that these lots will be assessed for the cost of underground drainage improvements when the City constructs these improvements are constructed in the future.]

[5-4(H)(3)] Stormwater management for all subdivisions shall comply with all of the following:

5-4(H)(1)(a) Applicable standards in the DPM.

5-4(H)(1)(b) Applicable standards in Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control).

5-4(H)(1)(c) The requirements of AMAFCA.

[5-4(H)(4)] The developer shall incorporate best management practices for low-impact development stormwater management to minimize stormwater runoff and increase on-site infiltration as described in the DPM.

Explanation:

This amendment looks to make exceptions for sidewalk and drainage improvements in R-1 and R-A zone districts where a certain percentage of the block has already been developed without sidewalk or drainage improvements and would be considered an unnecessary addition to the network at the time of permit submittal. There is language in the amendment that still requires a financial agreement in the case that the City, in the future, decides to construct the recommended sidewalk and drainage facilities.

E) IDO REDLINE EXHIBIT

See Separate Attachment