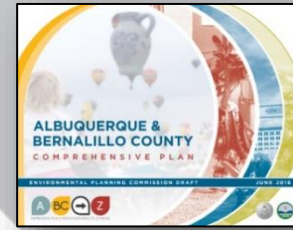


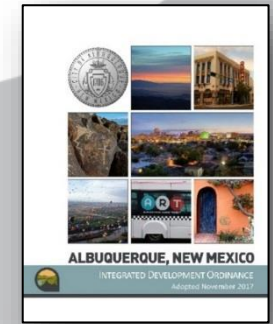
CABQ PLANNING



Albuquerque
Bernalillo County
County

Comprehensive Plan

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



Integrated
Development
Ordinance

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

Planning + Zoning

City Leaders

Spring 2024

Mikaela Renz-Whitmore

UDD Division Manager

mrenz@cabq.gov

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PLANNING + ZONING

ABC COMPREHENSIVE PLAN

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

Shoulds

INTEGRATED DEVELOPMENT ORDINANCE

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

Shalls

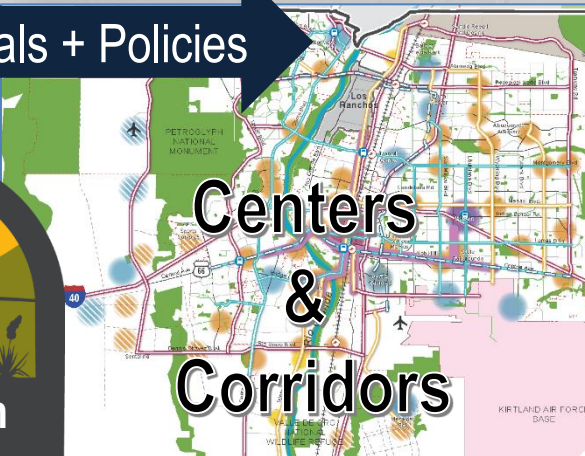


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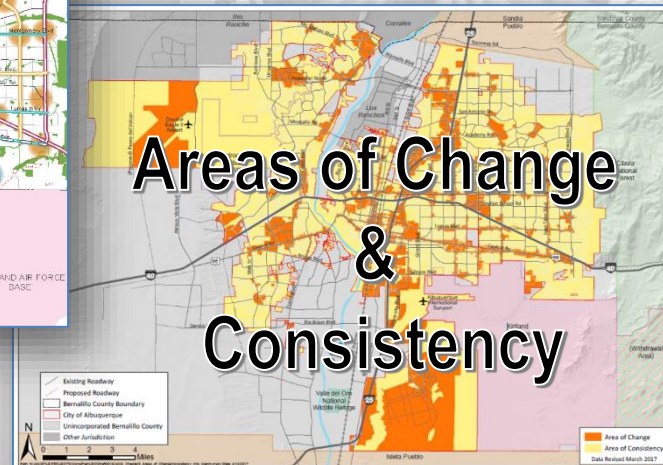
Goals + Policies



Vision

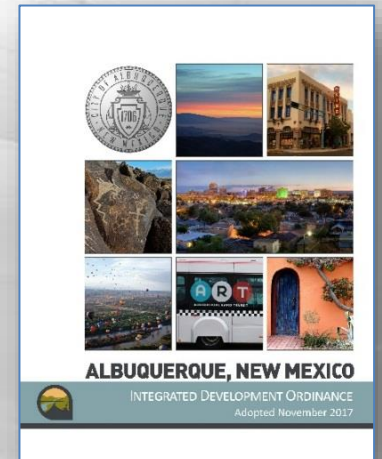


Centers
&
Corridors



Areas of Change
&
Consistency

Regulations



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

ELEMENTS





Community Identity



compplan.abc-zone.com

Goal 4.1 Character

Enhance, protect, and preserve distinct communities.

POLICY 4.1.1

Distinct Communities: Encourage quality development that is consistent with the distinct character of communities. [ABC]

POLICY 4.1.4

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

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. [ABC]

POLICY 4.1.3

Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

POLICY 4.1.5

Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions. [ABC]



Heritage Conservation



compplan.abc-zone.com

Goal 11.1 Traditional, Rural & Agricultural Heritage

Preserve and enhance farmland, the acequia system, and traditional communities.

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.

Goal 11.3 Cultural Landscapes

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

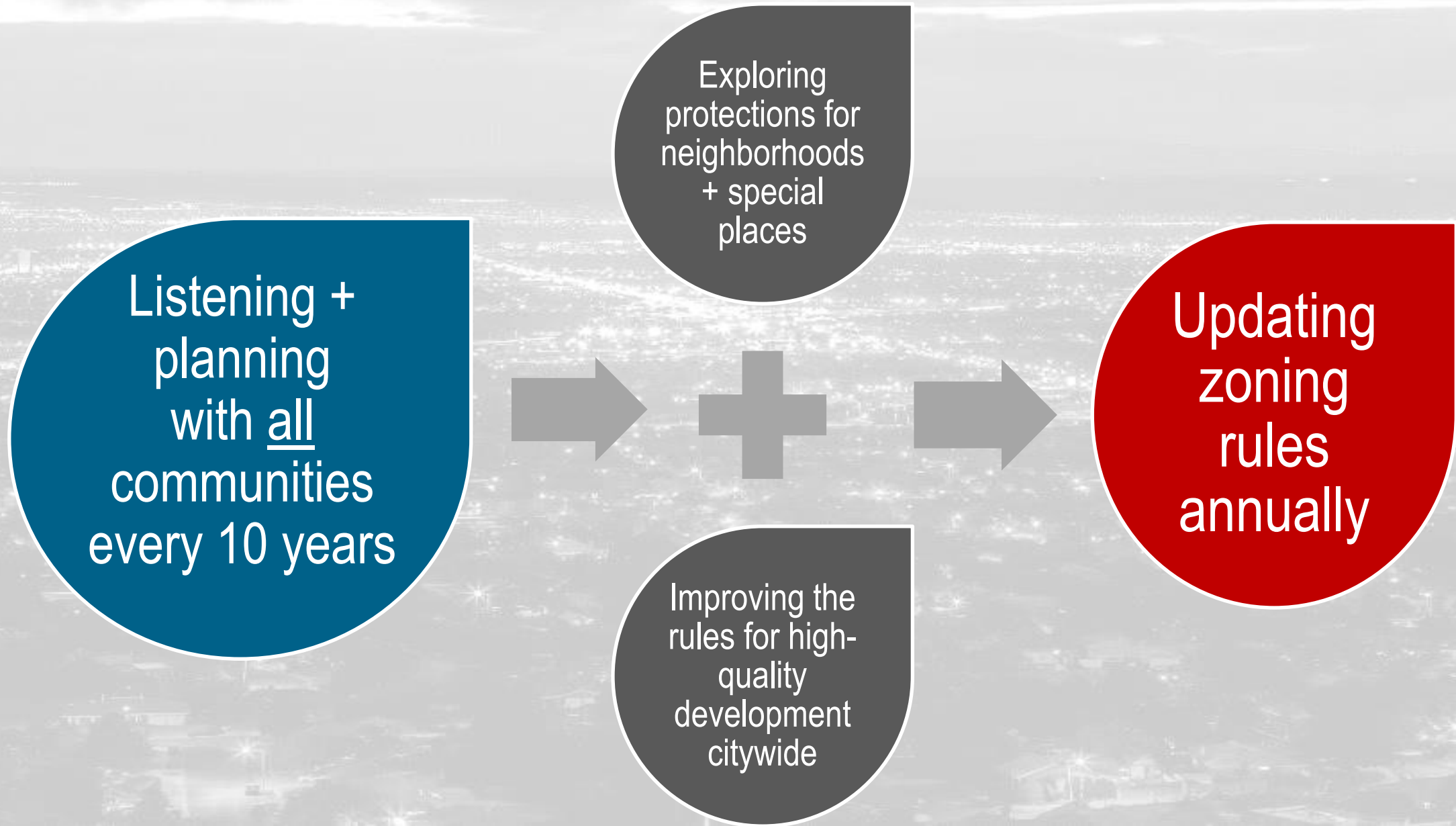
Goal 11.4 Archaeological & Paleontological Resources

Identify, acquire, and manage significant archaeological and paleontological sites for research, education, tourism, and recreational use.

Goal 11.5 Cultural Traditions & the Arts

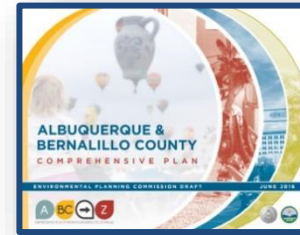
Emphasize and support cultural traditions and arts as vital components of the community's identities and well-being.

PLANNING

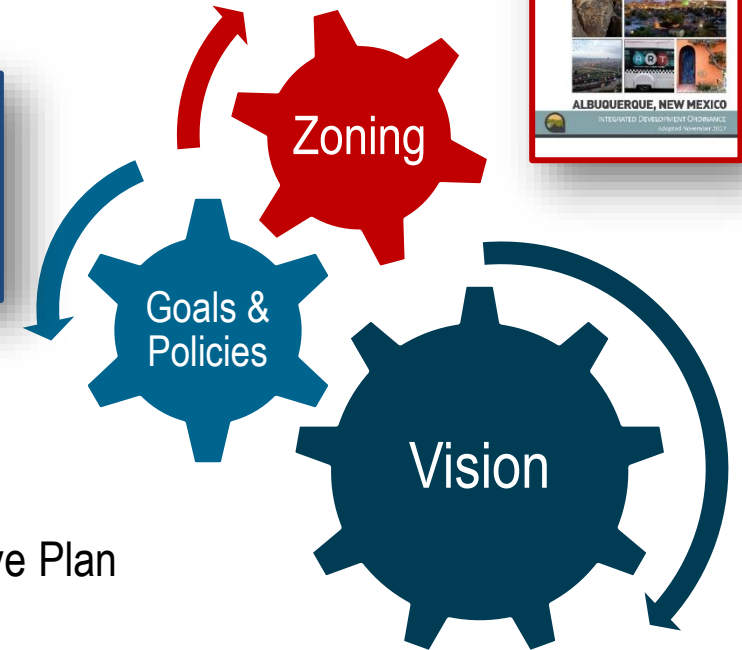
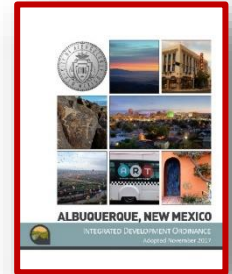


ZONING

a system of laws that establishes rights and limits on property



Albuquerque
Bernalillo
County
Comprehensive Plan



U.S. Constitution

5th Amendment: Property Rights

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



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

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

FINDING THE BALANCE

Strategy

- Ensure that rules for development in special places protect / reinforce what needs to be protected
- Encourage development in Centers & Corridors to relieve market pressures on neighborhoods, special places, and open space

Protecting

Neighborhoods,
special places,
& City open space

Incentivizing

High-quality
development
in appropriate areas

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FINDING THE BALANCE

Strategy

Right rules for the places you want

Tailored

Rules for small areas

- Additional complexity
- Harder to enforce

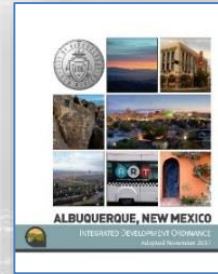
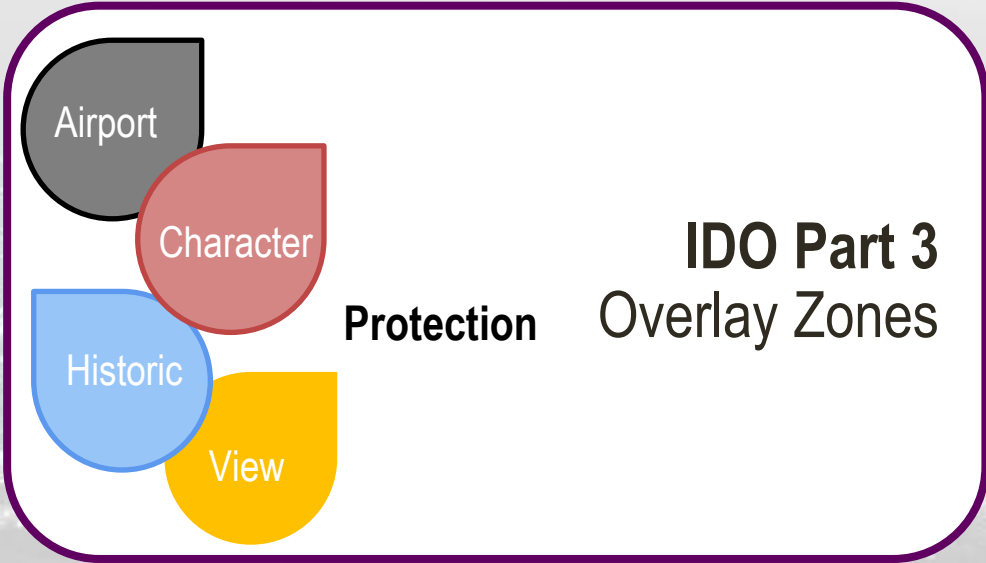
Citywide

Standardized rules

- Less complexity
- Easier to enforce

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TAILORED PROTECTIONS



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

Table I
Small Area Indexes

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IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

IDO Part 4
Allowable Uses

Use-specific Standards

IDO Part 5
Development Standards

Small Area Standards

IDO Part 6
Admin & Enforcement

Review Procedures

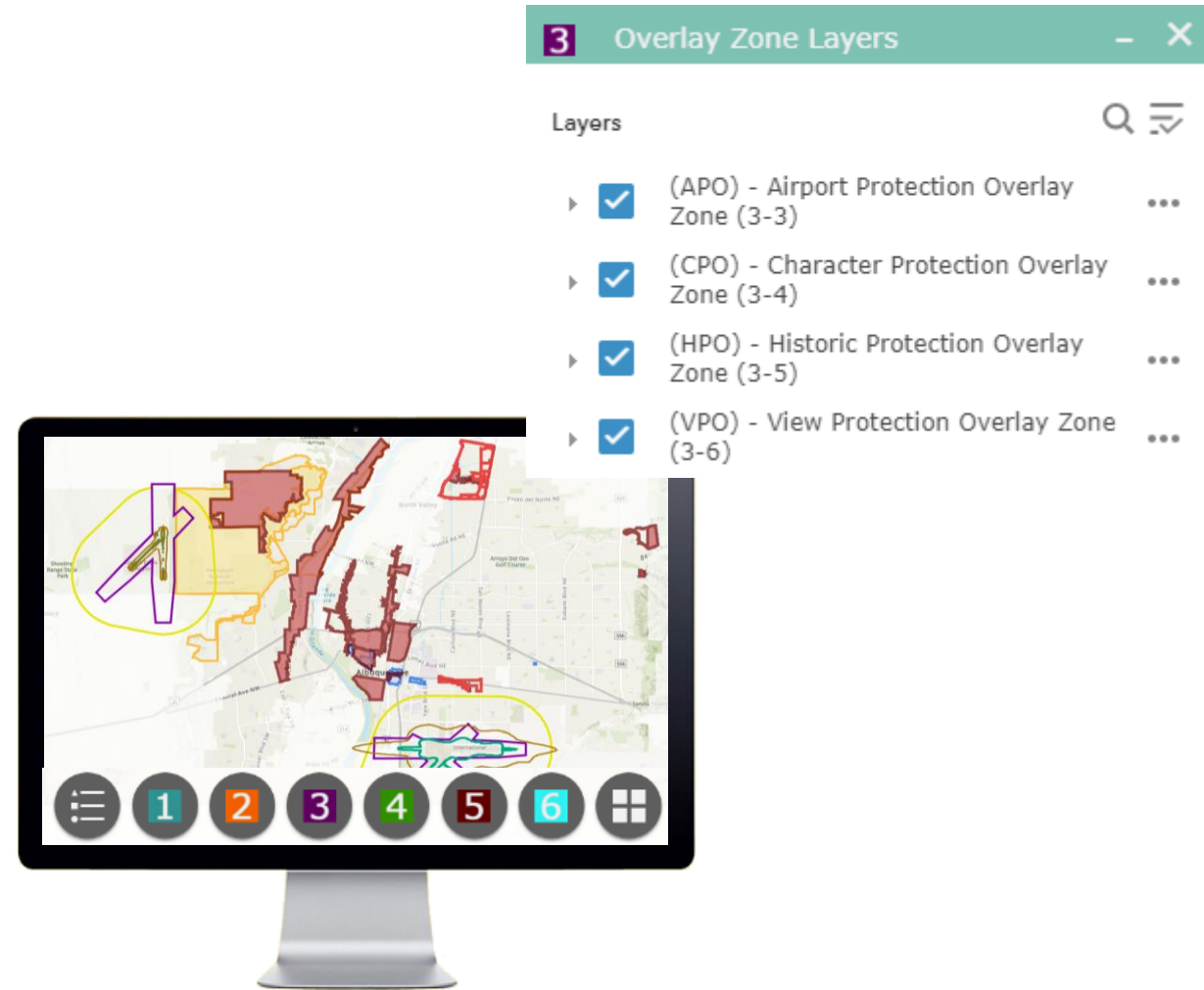
OVERLAY ZONES

WHAT THEY ARE

Collections of development standards that apply in a specific small area

WHAT THEY DO

Create rules for a built environment different from rules that apply citywide



LEVERS FOR REGULATIONS

Overlay Zones

- Character, Historic, View Protections

Context

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

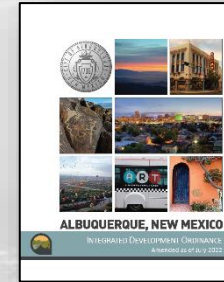
Centers & Corridors

- Incentives
- Building design standards
- Edge buffers

Zoning

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

Hierarchy of Rules



1-8

<https://tinyurl.com/CABQ-IDO-12-2022>

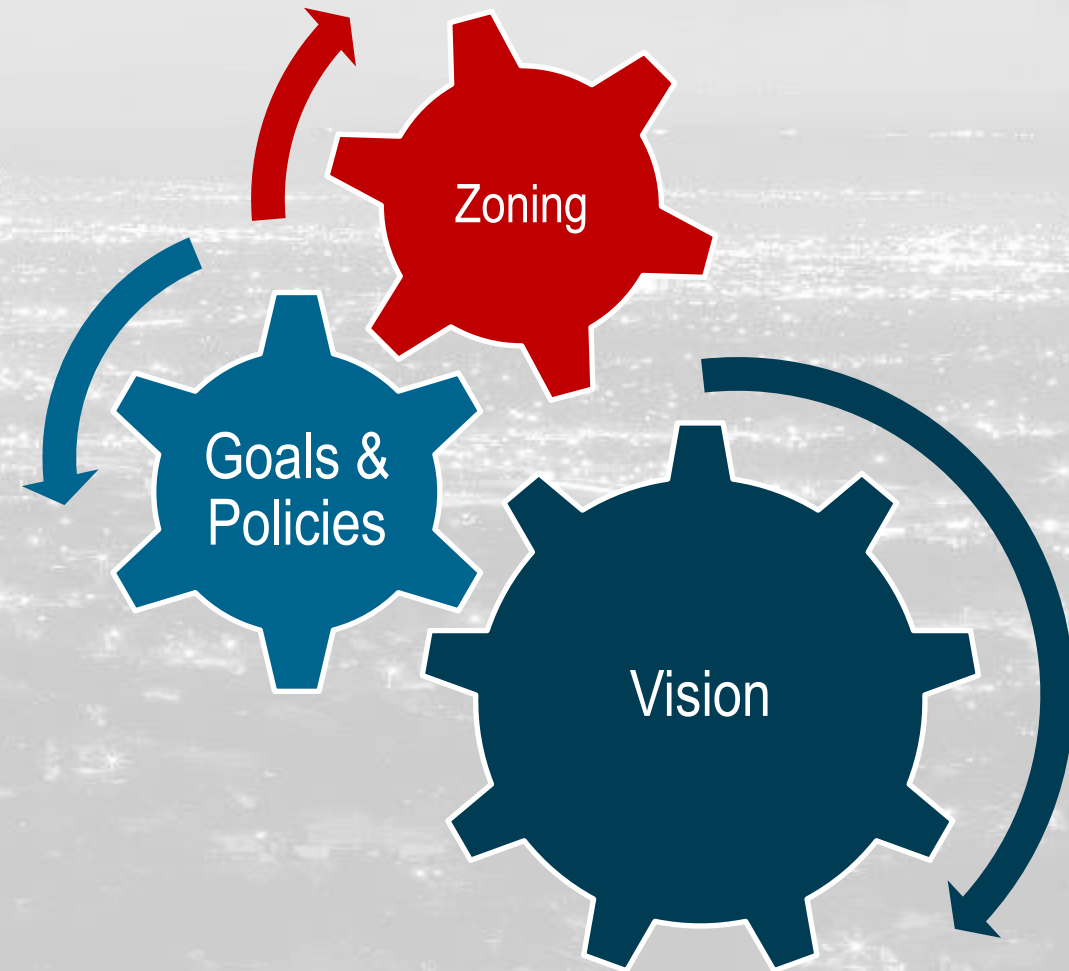
IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

A ZONING SYSTEM WORKS WELL WHEN...

- It's clear what rules apply.
- It's easy to understand the rules.
- Rules implement the Comp Plan.
- Rules ensure high-quality development citywide.
- **Rules protect special places and open space.**
- Rules make it easier to develop where appropriate.
- People have input about development that will affect them.
- There's appropriate flexibility case-by-case.



ZONING

Levers & Constraints

WHAT ZONING DOES WELL...

- Prohibit uses / allow uses
- Set minimum standards for development, redevelopment, and maintenance

WHAT ZONING DOESN'T DO WELL...

- Make uses / development projects happen
- Create good design / nice places

HOW ZONING CAN HELP PROTECT SPECIAL PLACES

THREATS

- Not having the right zoning regulations
- Not applying the regs correctly
- Development pressure
- Racial and economic segregation

PROTECTIONS

- ➔ Make sure you have the right zoning regulations.
- ➔ Make it easy to find and apply the regs correctly.
- ➔ Make it easier to develop where it's appropriate.
- ➔ Ensure appropriate transitions.
- ➔ Ensure housing options / affordability.
- ➔ Ensure options for jobs / services / transportation.

STAY INVOLVED

2023 IDO Annual Update

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

Comments

Email Michelle M. Montoya, Clerk of the City Council: mmmontoya@cabq.gov

Addressed to LUPZ Chair Brooke Bassan

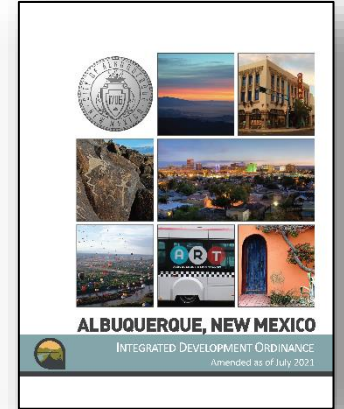
LUPZ Hearing Dates

Wed, April 10, 5 p.m. - *LIKELY*

Council Hearings

June 3 - *LIKELY*

June 17 - *LIKELY*



IDO Online

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

Get to Know Your IDO

- [Handout](#) (PDF)
- [Presentation](#) (PDF)
- [Video](#)

STAY INVOLVED

2023 Comprehensive Plan Update

<https://compplan.abq-zone.com/comp-plan-update-2023>

Comments

Email Michelle M. Montoya, Clerk of the City Council: mmmontoya@cabq.gov

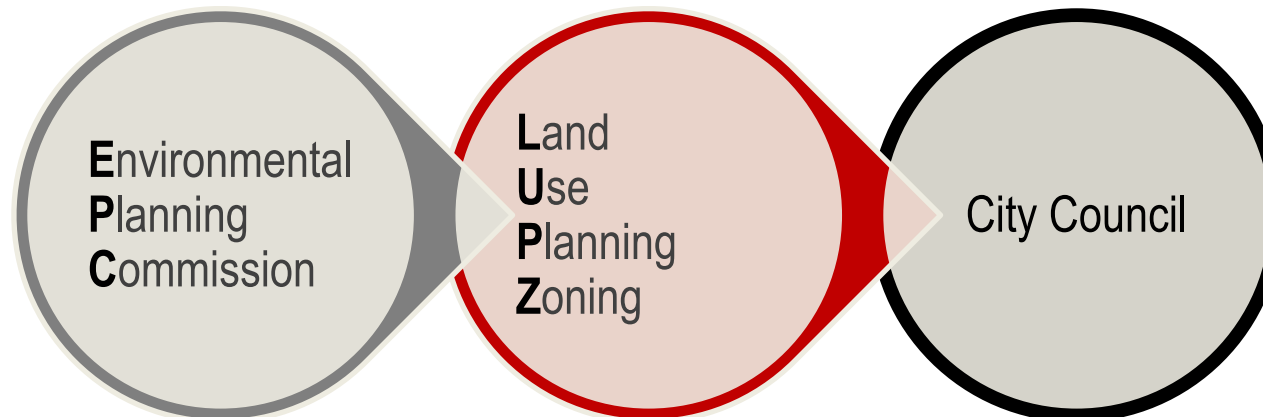
Addressed to LUPZ Chair Brooke Bassan

LUPZ Hearing Dates

April 10 - *LIKELY*

Council Hearing

May 6 - *LIKELY*



Get to Know



Comp Plan Online

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

[2023 Update Presentation \[PDF\]](#)

[2023 Update Summary](#)



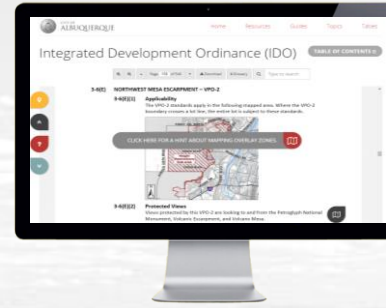
RESOURCES

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Interactive IDO



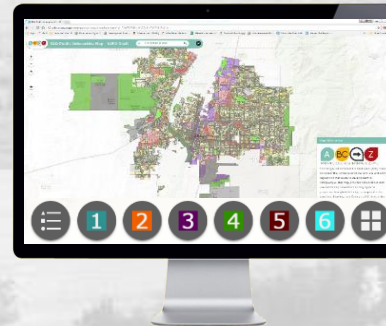
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Project Webpage



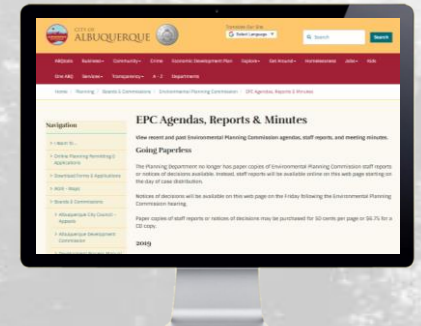
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tinyurl.com/idozoningmap

Planning Webpage



cabq.gov/planning

ABC Comp Plan



compplan.abc-zone.com



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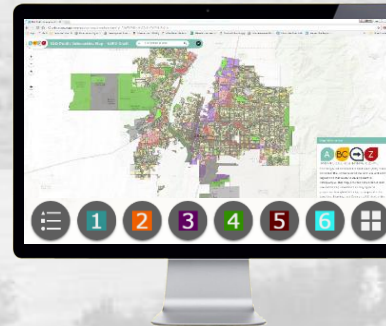
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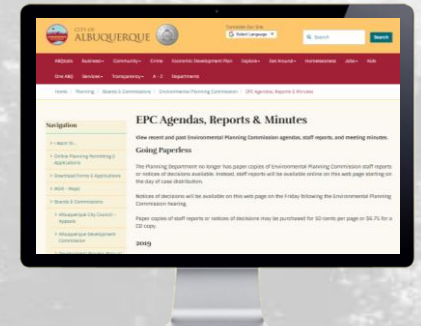
abc-zone.com

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