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1 land uses and provides appropriate transitions and buffers to lower-intensity
2 uses nearby; procedures for review and decision of applications related to
3 land use and development in Part 6; and definitions and acronyms in Part 7;
4 and

5 WHEREAS, the IDO § 14-16-6-3 requires the City to submit proposed
6 changes on a biennial basis to further the implementation of the Comp Plan;
7 and

8 WHEREAS, Planning staff compiled and submitted a request for
9 Amendment to IDO Text – Citywide with proposed amendments that would
10 improve the clarity and implementation of the IDO based on challenges in
11 applying regulations and neighborhood protections in real-world contexts with
12 real-world projects; and

13 WHEREAS, other proposed amendments to IDO text would establish a new
14 regulatory intent responding to changes in demands for housing and business
15 needs as well as other current trends; and

16 WHEREAS, the IDO requires an Amendment to IDO Text – citywide to be
17 reviewed by the Environmental Planning Commission (EPC) and decided as a
18 legislative action by City Council as the City’s zoning authority in § 14-16-6-
19 3(D) and § 14-16-6-7(D)(2)(c) and (d); and

20 WHEREAS, the EPC found that the proposed amendments are consistent
21 with the spirit and intent of the ABC Comp Plan, including applicable goals
22 and policies relating to community identity, land use, urban design, economic
23 development, housing, and heritage conservation; and

24 WHEREAS, the City provided all required notice for an Amendment to IDO
25 Text – Citywide, including publishing a legal ad in the Albuquerque Journal,
26 emailing two representatives of each neighborhood organization registered
27 with the Office of Neighborhood Coordination (ONC), and posting notice on
28 the Planning Department website and on the project website; and

29 WHEREAS, the City provided additional notice with announcements on the
30 Planning Department webpage, and email notice sent to approximately 9,200
31 subscribers to the ABC-Z project update email list on July 11, 2025, September
32 16, 2025, October 3, 2025, and October 17, 2025, and

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1 WHEREAS, though a neighborhood meeting is not required for an
2 Amendment to IDO Text – Citywide, Planning staff held six pre-EPC submittal
3 public review meetings in July and August 2025, two post-submittal public
4 review meetings in October 2025, to present and discuss the proposed
5 changes for the 2025 IDO Biennial Update, respond to questions, and gather
6 feedback, and one public study session in October 2025, to focus solely on
7 questions and answers; and

8 WHEREAS, the EPC held a study session for the 2025 IDO Biennial Update
9 on October 16, 2025, and considered this request at two public hearings on
10 October 28, 2025, and November 20, 2025, prior to making a recommendation
11 on the proposed text amendments; and

12 WHEREAS, the EPC, following study and consideration, found that the
13 proposed amendments satisfy the review and decision criteria for an
14 Amendment to IDO Text – Citywide in § 14-16-6-7(D)(3) and forwarded to the
15 city Council a recommendation of approval subject to findings and
16 recommended conditions in the record; and

17 WHEREAS, Planning staff has incorporated the proposed amendments
18 along with the EPC recommended conditions of approval into a redline draft
19 for review by City Council.

20 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
21 ALBUQUERQUE:

22 SECTION 1. The IDO text is amended as shown in Exhibit 1 (Post-EPC
23 Redline Draft) as recommended by the EPC, except as modified by
24 amendments adopted subsequently in Section 2 and/or Section 3 below.

25 SECTION 2. The IDO text is amended from Exhibit 1 (Post-EPC Redline
26 Draft) by Committee Amendments approved by the City Council’s Land Use,
27 Planning, and Zoning (LUPZ) Committee, as shown in Exhibit 2 (LUPZ
28 Committee Amendments).

29 SECTION 3. The IDO text is amended from Exhibit 1 (Post-EPC Redline
30 Draft) and/or from Exhibit 2 (LUPZ Committee Amendments), as relevant, by
31 Floor Amendments approved by the City Council, as shown in Exhibit 3
32 (Council Floor Amendments).

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1 SECTION 4. ZONING CONVERSIONS FOR PROPERTIES ZONED R-1, R-T,
2 OR R-ML IN MAJOR TRANSIT CORRIDOR AREAS OR ACTIVITY CENTERS AS
3 DESIGNATED IN THE COMPREHENSIVE PLAN AND DEFINED IN IDO § 14-16-
4 7-1. The Official Zoning Map is amended to convert the following zone districts
5 in Major Transit Corridor Areas and Activity Centers:

- 6 A. Properties zoned R-1 convert to R-T.
- 7 B. Properties zoned R-T convert to MX-T.
- 8 C. Properties zoned R-ML convert to MX-L.

9 SECTION 5. ZONING CONVERSIONS FOR CITY POLICE STATIONS AND
10 CITY FIRE STATIONS ZONED NR-SU. The Official Zoning Map is amended to
11 convert properties zoned NR-SU that are City-owned police stations or fire
12 stations to the following zone districts:

- 13 A. Properties east of the Rio Grande convert to MX-M.
- 14 B. Properties west of the Rio Grande convert to NR-C.

15 SECTION 6. FINDINGS. The City Council adopts the following findings of
16 fact;

17 1. The request is for various citywide, legislative amendments to the text of
18 the Integrated Development Ordinance (IDO) for the Biennial Update required
19 by IDO Subsection 14-16-6-3(D). The proposed citywide amendments, when
20 combined with the proposed small area amendments, are collectively known
21 as the 2025 IDO Biennial Update.

22 2. These citywide text amendments are accompanied by a proposed text
23 amendment to a small area (Martineztown/Santa Barbara Character Protection
24 Overlay Zone [CPO-7]) in the City, which was submitted separately pursuant to
25 IDO Subsection 14-16-6-7(E) and is the subject of a separate staff report and a
26 quasi-judicial action by the EPC.

27 3. The EPC’s task is to make a recommendation to the City Council
28 regarding the proposed amendments to IDO text. As the City’s Planning and
29 Zoning Authority, the City Council will make the final decision. The EPC is a
30 recommending body to the Council and has important review authority. This
31 request is a legislative matter.

32 4. Since the 2023 update, Planning Staff identified amendments to the IDO
33 that could be made to improve the clarity, enforcement, and effectiveness of

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1 existing regulations. Changes were also collected from the public, the Mayor,
2 and City Councilors. Collectively, approximately 150 amendments have been
3 gathered.

4 5. The citywide text amendments are presented and explained in a
5 spreadsheet “IDO Update 2025 – EPC Review – Spreadsheet of Proposed
6 Changes – Citywide,” which provides the following information: item number
7 for tracking purposes, the page and section of the IDO that would be modified,
8 the text proposed to change, an explanation of the purpose and/or intent of
9 the change, and its source.

10 6. The City Charter, the Albuquerque/Bernalillo County Comprehensive
11 Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are
12 incorporated herein by reference and made part of the record for all purposes.

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

19 8. The request is generally consistent with the following, relevant Articles
20 of the City Charter:

21 A. Article I, Incorporation and Powers. Amending the IDO via text
22 amendments is consistent with the purpose of the City Charter to provide for
23 maximum local self-government. The revised regulatory language and
24 processes in the IDO would generally help implement the Comprehensive Plan
25 and help guide future legislation.

26 B. Article IX, Environmental Protection. The proposed citywide text
27 amendments would help ensure that land is developed and used properly and
28 that an aesthetic and humane urban environment is maintained. The IDO is the
29 implementation instrument for the City’s Comprehensive Plan, which protects
30 and promotes health, safety, and welfare in the interest of the public.

31 Commissions, Boards, and Committees would have updated and clarified
32 regulations to help facilitate effective administration of City policy in this area.

33 C. Article XVII, Planning.

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1 i. Section 1. Amending the IDO through the biennial update
2 process is an instance of the Council exercising its role as the City’s ultimate
3 planning and zoning authority. The IDO will help implement the
4 Comprehensive Plan and ensure that development in the City is consistent
5 with the intent of any other plans and ordinances that the Council adopts.

6 ii. Section 2. Amending the IDO through the biennial update
7 process will help the Administration to implement the Comprehensive Plan
8 vision for future growth and development and will help with the enforcement
9 and administration of land use plans.

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

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

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

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

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

27 The proposed amendments allow a broader range of residential
28 development options such as duplexes, townhouses, multi-family, and cottage
29 developments at a scale that protects the identity and cohesiveness of
30 existing neighborhoods. Updated dimensional standards, use specific
31 standards, and articulation requirements ensure that new development is
32 compatible in form and character. The proposed zoning map conversions

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1 focus growth near Major Transit areas and Activity Centers, helping to
2 minimize development pressure on neighborhoods.

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

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

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

24 A. Goal 5.1 Centers & Corridors: Grow as a community of strong
25 Centers connected by a multimodal network of Corridors.

26 The proposed amendments focus growth in Centers and Corridors through
27 zoning map conversions and increased development potential in transit-
28 served areas and areas with existing infrastructure. Height bonuses,
29 elimination of parking minimums, and establishment of parking maximums in
30 Urban Centers, Premium Transit, and Main Street areas incentivize higher
31 density, walkable development in the places designated by the
32 Comprehensive Plan as the most appropriate to absorb growth, increase
33 density, and develop in a transit-oriented, walkable pattern. Expanded housing

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1 options at a neighborhood scale, combined with targeted zoning strategies,
2 help reinforce a connected network of vibrant, multi-modal places that support
3 both local character and citywide mobility.

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

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

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

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

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

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

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

15 **The proposed amendments prioritize pedestrian-oriented, transit-**
16 **supportive development along Major Transit corridors. Legislative zoning**
17 **conversions expand residential and mixed-use options within Major Transit**
18 **corridors, focusing growth in areas most accessible to frequent transit**
19 **service. Height bonuses, reduced parking requirements, and new parking**
20 **maximums for non-residential development incentivize denser, walkable**
21 **development patterns that shift emphasis away from auto-oriented design and**
22 **toward pedestrian comfort and connectivity. Together, these changes help**
23 **strengthen Major Transit Corridors as vibrant, mixed-use places that support**
24 **high-frequency transit and active pedestrian activity.**

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

27 **The proposed amendments enable a broader mix of housing types such as**
28 **duplexes, townhouses, multi-family, and cottage developments in Major**
29 **Transit areas and Activity Centers, connecting residential opportunities to**
30 **areas with essential non-residential uses like grocery stores and medical**
31 **offices. Other amendments that would make it easier to build casitas, expand**
32 **housing options to reflect changing household needs and lifestyles. Together,**
33 **these changes build on Center and Corridor policies to foster more complete,**

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1 resilient communities where residents can access housing, jobs, and services
2 in the same area.

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

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

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

18 i. Within designated Centers and Corridors;

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

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

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

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

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

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

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

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

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

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

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

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

28 The proposed amendments encourage more efficient use of land through
29 expanded housing options that can make better use of underutilized lots
30 without requiring new infrastructure. Changes to dimensional standards,
31 parking requirements, and building heights in key growth areas help maximize
32 development potential in places already served by transit, utilities, and public

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1 services. These updates support infill and redevelopment that leverages
2 existing investments to benefit the broader community.

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

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

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

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

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

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

10 **N. Policy 5.4.2 West Side Jobs: Foster employment opportunities on the**
11 **West Side.**

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

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

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

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

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1 balances growth with preservation to support a more intentional development
2 pattern citywide.

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

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

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

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

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

27 The proposed amendments strengthen standards that ensure appropriate
28 transitions between more intensive development in Areas of Change and
29 established neighborhoods in Areas of Consistency. Additional contextual
30 design standards, such as façade articulation requirements for multi-family
31 development, further reinforce compatibility by breaking up building mass and
32 ensuring that larger projects respond to surrounding neighborhood character.
33 Together, these amendments help balance the need for growth in designated

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1 Centers and Corridors with the protection of nearby established
2 neighborhoods, creating a more intentional and context sensitive transition.

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

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

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

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

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

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

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

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

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

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

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

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

28 The proposed amendments expand infill opportunities that correlate to
29 neighborhood form and scale. Allowing cottage development on more parcels
30 throughout the city encourages context sensitive housing that fits within lots
31 on existing blocks. Revised building height and footprint limits for accessory
32 dwelling units also make it easier to build modest infill that complements
33 existing homes. Paired with targeted zoning conversions near Centers and

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1 Corridors, these changes enable more flexible housing types without
2 disrupting the visual character of established neighborhoods.

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

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

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

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

14 The proposed amendments adjust parking requirements based on their
15 context, aligning parking requirements with the form and function of different
16 areas across the City. In Centers and Corridors, where infrastructure, transit
17 access, and planning policy support more intensive development, new parking
18 maximums would be established for non-residential uses to discourage
19 oversized surface parking lots and support walkable, mixed-use development.
20 At the same time, minimum parking requirements would be eliminated in
21 Centers and Corridors, allowing developers to tailor parking supply to the
22 demand of the specific project, reducing barriers to infill, lowering
23 development costs, and avoiding overbuilt parking lots to support more
24 walkable, mixed-use environments. In addition, parking calculations for multi-
25 family housing, EV charging, and self-storage have been refined to reflect
26 development trends and ensure that parking requirements better match the
27 operations of these uses. Together, these changes support more human-
28 focused design and help reduce the dominance of parking in areas intended
29 for higher-intensity, transit-oriented growth.

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

32 The proposed amendments reduce the likelihood of overbuilt, visually
33 dominant parking lots in Centers and Corridors. New parking maximums for

1 non-residential uses in Centers and Corridors help prevent excessive parking
2 that detracts from the built environment and undermines walkability. Where
3 additional parking is proposed, incentives are provided for higher-quality
4 design: shade structures, permeable paving, bioswales, larger trees, and EV
5 infrastructure can all exempt parking spaces from counting toward the
6 maximum. Overall, the amendments support more efficient, sustainable, and
7 attractive parking facilities that align with the context of compact, human-
8 scaled development.

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

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

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

27 The proposed amendments encourage landscape treatments that are
28 adapted to Albuquerque’s high desert climate while also enhancing ecological
29 function and design flexibility. Updates to the purpose statement for
30 landscaping requirements expand the intent to include climate resilience and
31 public health benefits, such as stormwater retention, air purification, and
32 mitigation of the urban heat island effect. Edits related to the use of the
33 Official Albuquerque Plant Palette, minimum soil depth, and required

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1 tree/shrub placement reinforce climate appropriate planting strategies and
2 long-term vegetation health. By clarifying the use of overlapping vegetative
3 coverage and expanding acceptable groundcover and buffer materials, the
4 amendments support sustainable, water-wise landscaping without sacrificing
5 visual quality or coverage requirements. Flexibility to use alternative plant
6 species (if they meet City and Water Authority criteria) further enables creative
7 site design that still respects the regional landscape. Together, these changes
8 promote a consistent desert-appropriate aesthetic while reinforcing
9 Albuquerque’s identity and sense of place through intentional, context-
10 sensitive landscaping.

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

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

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

30 The proposed amendments tailor stormwater treatment practices to the
31 scale and intensity of development. References to the Bernalillo County Green
32 Stormwater Infrastructure (GSI) standards ensure that techniques such as
33 permeable surfaces, vegetated areas, and decentralized retention systems are

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1 integrated into new projects in ways that match their context. Updates to
2 landscaping, soil depth requirements, and parking regulations reinforce on-
3 site stormwater management, reducing runoff and aligning stormwater
4 practices with the density and design of each development type, consistent
5 with Policy 7.6.1 Stormwater Treatments.

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

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

21 13. The request is generally consistent with the following, applicable Goals
22 and Policies in Chapter 8: Economic Development:

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

25 The proposed amendments are intended to foster vibrant, enduring places
26 where both residents and businesses can thrive. Expanded housing options,
27 including duplexes, townhouses, cottage developments, and accessory
28 dwelling units, provide choices at densities that support households across
29 all life stages while reinforcing mixed-use activity in Centers and Corridors.
30 Administrative updates streamline development procedures, while
31 refinements to use-specific standards to allow more permissive uses such as
32 bodegas helps sustain local enterprise. Updates to landscaping and required

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1 parking further enhance the public realm, supporting placemaking that
2 attracts talent, investment, and long-term community vitality.

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

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

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

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

25 14. The request is generally consistent with the following, applicable Goals
26 and Policies in Chapter 9: Housing:

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

30 The proposed amendments expand the types of housing allowed
31 throughout the city and reducing barriers to their development. Cottage
32 development would be allowed on smaller sites, and barriers to constructing
33 accessory dwelling units are reduced by allowing more flexibility in height and

1 footprint. Zoning map conversions in Activity Centers and Major Transit areas
2 create more opportunities for housing types beyond single-family detached
3 units. Reductions in parking requirements help lower development costs.
4 Together, these changes make it easier to deliver a broader mix of housing
5 types at a variety of price points.

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

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

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

21 The proposed amendments encourage mixed-income housing through infill
22 development and strategic up-zoning. Zoning conversions in Activity Centers
23 and Major Transit areas allow a broader range of housing types, such as
24 duplexes, townhouses, and multi-family, in areas with access to transit,
25 infrastructure, and daily services. These changes support mixed-use and
26 higher density projects that can include units at different sizes, ownership
27 options, and price points. By expanding where these options are allowed, the
28 amendments help integrate affordable housing into more neighborhoods and
29 reduce segregation by income, consistent with Policy 9.1.2 Affordability.

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

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

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

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

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

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

31 G. Policy 9.6.2 Incentives: Provide incentives for developing affordable
32 housing for low- and moderate-income households, by aligning development

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1 regulations, infrastructure requirements, and fee structures with the priorities
2 of City and County affordable housing programs.

3 The proposed amendments align development standards with the goals of
4 local affordable housing initiatives. Reduced parking requirements for
5 workforce housing units help lower upfront construction costs and ongoing
6 maintenance expenses, making affordable projects more feasible. Updates to
7 allow smaller-scale housing types, such as duplexes, casitas, and cottage
8 developments, in more zone districts also increase the range of affordable
9 housing options that can be pursued without the need for discretionary
10 approvals. These regulatory adjustments function as incentives by removing
11 barriers and increasing predictability for affordable housing providers.

12 15. The request is generally consistent with Goal 11.2 Historic Assets:
13 Preserve and enhance significant historic districts and buildings to reflect our
14 past as we move into the future and to strengthen our sense of identity, from
15 Chapter 11: Heritage Conservation.

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

27 16. The request is generally consistent with the following Goal and Policy
28 in Chapter 13: Resilience and Sustainability.

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

32 The proposed amendments promote more compact, resource-efficient
33 development patterns. Allowing more infill development in Centers and

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1 Corridors helps reduce sprawl and vehicle miles traveled. Eliminating parking
2 minimums and introducing parking maximums for on residential uses in these
3 areas also reduces impervious surface and encourages alternative
4 transportation. In addition, new requirements to use Bernalillo County’s Green
5 Stormwater Infrastructure standards support climate adaptation by improving
6 water quality and promoting on-site infiltration. In addition, composting is
7 introduced and regulated as a defined use, providing a framework to support
8 waste reduction and more sustainable resource management. Together, these
9 changes help lower emissions and make the built environment more resilient
10 to climate impacts.

11 **B. Policy 13.1.1 Resource-Efficient Development: Promote development**
12 **in the City and County that works with nature to slow global climate change.**

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

22 17. In addition to the general Goals and Policies noted above, Key
23 substantive changes were analyzed further. These amendments include:
24 Housing Changes to Allow More Options; Housing Changes to Lower Costs
25 and Remove Barriers; Motor Vehicle-related Uses; Food System; Other
26 Changes Related to Uses; Changes Related to Parking and Transportation;
27 Landscaping; Signs; Streets, Lots, and Lighting; Walls and Fences; Historic
28 Resources Infrastructure and Stormwater Management; Negotiable Zone
29 Districts; and Procedures. These changes were analyzed further and a
30 discussion is provided in the October 28, 2025, Staff Report.

31 18. The amendments regarding Housing Changes are consistent with the
32 following Goals and Polices from the Comp Plan:

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

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

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

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

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

28 **The proposed housing amendments convert lower-density residential**
29 **zones to mixed-use and higher-intensity zone districts within Major Transit**
30 **areas and Activity Centers, ensuring that appropriately zoned land is available**
31 **to accommodate employment growth. By allowing a broader range of non-**
32 **residential and mixed-use development in these strategic locations, the**
33 **amendments help maintain land capacity for future job centers while**

1 balancing housing needs. This approach directs employment opportunities to
2 areas with transit access and existing infrastructure, supporting long-term
3 economic vitality and sustainable growth.

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

6 i. The proposed amendments generally allow increased housing
7 density in Major Transit and Activity Center areas, where infrastructure is
8 already in place. Revisions to use-specific standards for residential uses
9 expand opportunities for a mix of housing types as infill development in areas
10 near services and amenities. Concentrating additional housing in these
11 locations reinforces compact, mixed-use development patterns and ensures
12 efficient use of existing infrastructure.

13 ii. The proposed amendment in Item #C-9 would remove contextual
14 lot size standards that can prevent subdivision on infill sites, particularly in
15 older neighborhoods with irregular lot patterns. By allowing subdivisions to
16 default to the base zone district minimums, the amendment enables additional
17 housing opportunities in areas that are already served by infrastructure and
18 services. This approach supports increased density in appropriate locations
19 while maintaining access requirements and utility easements to ensure new
20 development can be adequately supported.

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

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

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

32 The proposed amendments update standards for overnight shelters and
33 Safe Outdoor Spaces (SOS) to expand access to services for people

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1 experiencing homelessness while ensuring compatibility with surrounding
2 neighborhoods. Smaller-scale shelters have been allowed more permissively
3 to reduce barriers to entry. Proposed revisions to SOS standards provide
4 more flexibility in operations and management while requiring access to
5 supportive services. Together, these amendments balance neighborhood
6 compatibility with the City’s commitment to making homelessness rare, brief,
7 and non-recurring.

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

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

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

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

29 19. The amendments regarding Motor Vehicle Related Uses are consistent
30 with the following Goals and Policies within the Comp Plan:

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

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

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

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

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

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

25 **D. Policy 13.5.1 Land Use Impacts: Prevent environmental hazards**
26 **related to land uses.**

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

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1 **20. The amendments regarding Food Systems are consistent with the**
2 **following Goal and Polices within the Comp Plan:**

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

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

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

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

23 **The proposed amendments expand opportunities for small-scale**
24 **entrepreneurship in food systems. Allowing neighborhood-serving bodegas,**
25 **grocery, and food-based live-work uses in residential and mixed-use districts**
26 **provides more accessible paths for local business creation. Clarifying**
27 **standards for catering services to align with the New Mexico Homemade Food**
28 **Act reduces regulatory barriers for home-based entrepreneurs and supports**
29 **small food businesses. Together, these changes encourage creative,**
30 **community-serving enterprises and provide more flexible opportunities for**
31 **private businesses to grow.**

32 **D. Policy 8.2.1 Local Business: Local Business: Emphasize local**
33 **business development.**

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

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

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

22 21. The amendments regarding Changes to Related Uses are consistent
23 with the following Goal and Polices within the Comp Plan:

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

26 The proposed amendments simplify the approval process for Family Home
27 Day Care facilities. Changing the use from Conditional Accessory to
28 Permissive Accessory in residential zones removes an unnecessary
29 procedural step, since these applications are routinely approved by the
30 Zoning Hearing Examiner. This update reduces barriers for providers,
31 increases predictability for applicants, and streamlines the review process,
32 reinforcing transparent and efficient permitting while supporting access to
33 community-serving child care. In addition, legislative zoning conversions for

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1 police and fire stations align zoning with recent IDO text changes, ensuring
2 that these essential public facilities can continue to function without requiring
3 unnecessary approvals. Together, these changes streamline processes for
4 both small-scale community services and critical civic infrastructure.

5 B. Goal 12.3 Public Services: Plan, coordinate, and provide efficient,
6 equitable, and environmentally sound services to best serve residents and
7 protect their health, safety, and wellbeing.

8 The proposed amendments update zoning to better facilitate essential
9 services and community needs. Legislative zoning conversions for police and
10 fire stations align zoning with current IDO provisions, ensuring that critical
11 public safety facilities can continue to operate efficiently and predictably.
12 Streamlined approvals for Family Home Day Care reduce barriers to child care,
13 expanding access to an important community service. Updates to use-specific
14 standards for veterinary hospitals, campgrounds, nicotine retail, and outdoor
15 dining clarify requirements and improve consistency, reducing ambiguity for
16 both applicants and staff. Together, these changes enhance the City’s ability
17 to deliver efficient, equitable, and environmentally sound services that protect
18 residents’ health, safety, and well-being.

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

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

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

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

9 22. The amendments regarding Changes Related to Parking and
10 Transportation are consistent with the following Goal and Policy within the
11 Comp Plan:

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

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

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

28 The proposed amendments reinforce bicycle and pedestrian connectivity in
29 areas planned for higher-intensity development. Eliminating vehicle parking
30 minimums in MX-FB while requiring baseline bicycle parking ensures that
31 projects remain accessible to cyclists and pedestrians even when no off-street
32 vehicle parking is provided. These changes prioritize active transportation

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1 infrastructure in urban contexts, supporting circulation within Centers and
2 Corridors and strengthening access to jobs, housing, and services.

3 23. The amendments to Landscaping are consistent with the following
4 Goals and Policies within the Comp Plan:

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

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

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

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

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

32 The proposed amendments refine landscaping and site design standards
33 to reduce water demand and improve long-term efficiency. Clarifications

1 around plant selection, soil preparation, and irrigation encourage the use of
2 climate-appropriate vegetation and healthier planting conditions that minimize
3 water loss. These changes promote a built environment that balances growth
4 with conservation of Albuquerque’s limited water resources.

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

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

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

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

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

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

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

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

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

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

21 **24. The amendments to Signs are consistent with the following Policies**
22 **within the Comp Plan:**

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

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

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

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

8 **C. Policy 7.3.3 Placemaking: Placemaking: Encourage efforts to**
9 **establish and strengthen district identity within Centers, business districts,**
10 **and neighborhoods.**

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

19 **25. The amendments to Streets, lots and Lighting are consistent with the**
20 **following Policies within the Comp Plan:**

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

23 The proposed amendments clarify definitions for lots, setbacks, and
24 lighting to ensure development review is applied consistently across all
25 contexts. Updates such as distinguishing “light trespass” from outdated
26 terminology and refining how interior lots are defined help avoid ambiguity
27 and ensure projects are reviewed in a way that respects neighborhood form
28 and character. By providing clearer standards, these changes encourage
29 quality development that better aligns with the distinct identities of
30 Albuquerque’s communities.

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

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

7 26. The amendments to Walls and Fences are consistent with the following
8 Goals and Policies within the Comp Plan:

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

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

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

23 The proposed amendments ensure that walls used for screening between
24 industrial and nonindustrial areas meet consistent opacity standards,
25 reducing gaps or visual barriers that can disrupt the pedestrian or bicycle
26 experience. Clarifying regulations for barbed wire also helps ensure that
27 street-facing edges of non-residential sites remain safer and more welcoming.
28 Together, these updates reinforce the intent of maintaining pedestrian- and
29 bicycle-friendly environments around commercial, community, and residential
30 areas.

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

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

8 **D. Policy 7.2.1 Walkability: Ensure convenient and comfortable**
9 **pedestrian travel.**

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

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

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

20 **27. The amendments regarding Historic Resources are consistent with the**
21 **following Goal and Policies within the Comp Plan:**

22 **A. Policy 11.2.2 Historic Registration: Promote the preservation of**
23 **historic buildings and districts determined to be of significant local, state,**
24 **and/or National historical interest.**

25 The proposed amendments strengthen processes that help identify and
26 preserve historically significant resources. Expanding demolition review to
27 include all structures 50 years or older ensures that buildings with potential
28 local, state, or national significance are evaluated before being lost, creating
29 opportunities for documentation or registration when appropriate. In addition,
30 the new Historic Protection Overlay provides a flexible tool to preserve
31 defining architectural features, such as façades, which may contribute to
32 eligibility for historic designation. These changes improve the City’s ability to

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1 recognize and protect resources of historical interest while supporting
2 continued investment in existing neighborhoods.

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

6 The proposed amendments expand the City’s ability to protect architectural
7 features and structures that shape community identity. The new Historic
8 Protection Overlay allows preservation of prominent façades and other visible
9 elements that contribute to neighborhood character, even outside formally
10 designated districts. Updated demolition review for buildings 50 years or older
11 also ensures that culturally and historically significant resources are
12 evaluated before removal, creating space to consider alternatives and
13 preserve defining features. Together, these tools help safeguard the social
14 and cultural landscapes that anchor community identity while still allowing
15 compatible reinvestment and development.

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

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

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

32 The proposed amendments expand the City’s ability to preserve cultural
33 and architectural features that define community identity. The new Historic

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1 Protection Overlay allows for the protection of significant façades and
2 streetscape elements without overly restricting redevelopment behind them,
3 ensuring that visible features remain part of neighborhood character. Updates
4 to demolition review for older structures also help identify and preserve
5 buildings with cultural or historical significance, including mid-century and
6 post-war architecture that contributes to Albuquerque’s evolving identity.

7 28. The amendments regarding Infrastructure and Stormwater Management
8 are consistent with the following Goals and Policies within the Comp Plan:

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

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

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

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

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

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

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

16 **The proposed amendments align City stormwater and drainage**
17 **requirements with updated County green stormwater infrastructure standards,**
18 **which emphasize infiltration, on-site water retention, and conservation**
19 **practices. Clarifying definitions for floodplain management further**
20 **strengthens the City’s ability to protect water resources and safeguard public**
21 **safety. By modernizing standards and coordinating across jurisdictions, these**
22 **changes ensure that new development contributes to long-term water quality**
23 **protection and more sustainable use of limited regional water supplies.**

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

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

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1 **29. The amendments to Negotiable Zone Districts are consistent with the**
2 **following Goal and Policy within the Comp Plan:**

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

5 **The proposed amendments clarify how negotiable zone districts such as**
6 **NR-SU, NR-PO, PD, and PC are administered, ensuring that changes to**
7 **allowable uses are reviewed through the Zoning Map Amendment process.**
8 **These updates improve predictability and transparency by requiring public**
9 **notice and quasi-judicial review, reinforcing due process and consistency**
10 **across sites. Additional clarifications to the treatment of unlisted uses, the**
11 **distinction between minor and major amendments, and the handling of pre-**
12 **IDO Framework Plans further strengthen accountability and streamline**
13 **administration, resulting in a more reliable and accessible permitting process**
14 **for applicants and the public.**

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

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

28 **30. The amendments regarding Procedures are consistent with Policy 5.7.6**
29 **Development Services: Provide high-quality customer service with transparent**
30 **approval and permitting processes within the Comp Plan:**

31 **The proposed amendments improve clarity, consistency, and transparency**
32 **in development review procedures. Updates to requirements for Tribal**
33 **Meetings, referrals to commenting agencies, and mailed notice for certain**

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1 waivers ensure earlier and more meaningful public input. Clarifications to
2 Subdivision, Site Plan, and annexation processes reinforce predictable
3 sequencing and align procedures with current City practice, while changes to
4 appeals, enforcement, and definitional standards make review more
5 transparent and easier to apply. Together, these refinements simplify how
6 applicants and the public navigate the IDO, ensuring permitting processes are
7 clearer, more efficient, and more accessible.

8 **31. For cases in which a proposed text amendment would conflict with**
9 **applicable Comprehensive Plan Goals and/or policies, conditions for**
10 **recommendation of approval are provided, which address conflicts and**
11 **provide clarification.**

12 **32. The amendments regarding Contextual Residential Development**
13 **Standards conflict with the following Comprehensive Plan Goals and Policies:**

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

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

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

27 The proposed amendment may conflict with Policy 4.1.2 by removing
28 contextual lot size standards in Areas of Consistency that help ensure the
29 scale of new subdivisions aligns with the surrounding development pattern.
30 Without these requirements, smaller lots could be introduced on blocks with
31 larger established lots, potentially disrupting neighborhood cohesiveness and
32 altering the perceived character of the area. While the change promotes

1 consistency in zoning standards, it may reduce protections that currently help
2 preserve neighborhood identity.

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

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

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

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

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

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

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

31 The proposed amendment may conflict with Policy 11.2.3 by allowing
32 subdivisions that reduce lot sizes in established neighborhoods where larger
33 lot patterns contribute to a distinct built environment. In areas with historic or

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1 culturally significant development patterns, the introduction of smaller lots
2 could erode the social and physical features that help define community
3 identity.

4 33. An application for an Amendment to IDO Text – Citywide may be
5 approved if it meets all of the criteria in IDO Subsection 14-16-6-7(D)(3)(a-c).
6 The request generally meets all of the Review and Decision criteria, as follows:

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

17 B. Criterion b: The proposed amendment does not apply to only one lot
18 or development project.

19 The proposed citywide text amendments would apply throughout the City
20 and not to only one lot or development project. The changes would apply
21 across a particular zone district, in all similarly situated properties in a
22 designated Comprehensive Plan area, or for all applications of a designated
23 type; therefore, the proposed citywide amendments are broad and legislative
24 in nature. Proposed changes to specific zone districts (ex. Residential, Mixed-
25 use, Non-residential, and Planned Development zone districts) would apply
26 equally in all areas with the same Comp Plan designation and are not directed
27 toward any specific lot or project. Procedural changes would apply to all
28 applications of a certain type.

29 C. Criterion c: The proposed amendment promotes public health, safety,
30 and welfare.

31 The request generally promotes the public health, safety, and welfare of the
32 City because overall the proposed text amendments are consistent with a
33 preponderance of applicable Comprehensive Plan Goals and Policies, as

1 demonstrated in Staff’s policy analysis. The proposed amendments are
2 intended to address community-wide issues related to housing, food systems,
3 infrastructure, parking, and landscaping and clarify regulatory procedures,
4 while balancing the Comprehensive Plan Goal of protecting and enhancing
5 existing neighborhoods.

6 34. For an Amendment to IDO Text-Citywide, the required notice must be
7 published, mailed, and posted on the web [IDO Table 6-1-1]. A neighborhood
8 meeting is not required. The City published notice of the EPC hearing as a
9 legal ad in the ABQ Journal newspaper. Emailed notice was sent to two
10 representatives of each Neighborhood Association and Coalition registered
11 with the Office of Neighborhood Coordination (ONC) as required by IDO
12 Subsection 14-16-6-4(K)(2)(a) and 14-16-6-4(K)(3)(b). Mailed notice was sent via
13 First Class mail to those representatives without an email address on file with
14 the City. Notice was posted on the Planning Department website and on the
15 project website.

16 35. In addition to the required notice, one e-mail notice was sent to the
17 approximately 9,200 subscribers on the ABC-Z project update email list on
18 July 11, 2025. An email notice announcing submittal of the EPC application
19 was sent on September 16, 2025. That email also communicated the October 6,
20 2025, and October 14, 2025, public review meetings, October 16, 2025, EPC
21 study session, and October 28, 2025, special EPC hearing. Additional reminder
22 emails were sent on October 3, 2025, and October 17, 2025.

23 36. The proposed 2025 IDO Biennial Updates were reviewed at six online
24 public study sessions in July and August 2025, via Zoom, prior to application
25 submittal for the EPC process. Planning Staff presented the proposed text
26 amendments and answered questions. The presentations, in .pdf format and in
27 video format, are posted on the project webpage at: <https://abq-zone.com/pre-epc-submittalido-updates-2025#paragraphs-item-434>.

28
29 37. Two additional public meetings were held on October 6, 2025, and
30 October 14, 2025, after the EPC application was submitted. A separate public
31 study session focused solely on questions and answers and was held on
32 October 8, 2025. A link to the presentation, in .pdf format and video format, is
33 here: <https://abq-zone.com/ido-updates-2025>

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1 **38. The EPC held a study session regarding the proposed 2025 IDO**
2 **Biennial Update on October 16, 2025. This meeting was publicly noticed,**
3 **although no public input is received during Study Sessions [EPC Rules of**
4 **Practice and Procedure, Article II, Section V].**

5 **39. Agency comments were received from the following entities:**
6 **Albuquerque Metropolitan Arroyo Flood Control District, Bernalillo County**
7 **Planning and Development Services Department, Mid-Region Metropolitan**
8 **Planning Organization (MRMPO), Albuquerque Public Schools (APS), City of**
9 **Albuquerque Health, Housing, and Homelessness Department, City of**
10 **Albuquerque Parks and Recreation Department, City of Albuquerque Senior**
11 **Affairs Department, City of Albuquerque Sustainability Office, City of**
12 **Albuquerque Transit Department.**

13 **40. As of this writing, Staff has received 7 written comments regarding the**
14 **proposed citywide text amendments. The comments are from Spruce Park NA**
15 **and from various individuals. In general, these public comments express**
16 **concerns about ad hoc approvals, reduced public notice, and administrative**
17 **decisions replacing public hearings. Others emphasized that zoning changes**
18 **should not be treated as one-size-fits-all solutions for complex issues like**
19 **housing affordability or homelessness. Multiple letters questioned the long-**
20 **term implications of densification, citing impacts on infrastructure,**
21 **neighborhood character, traffic, and public health, particularly in historically**
22 **designated areas like Spruce Park.**

23 **41. As of this writing, Staff has received approximately 275 comments**
24 **directly on the IDO Update Spreadsheet, Council Memos, and Exhibits, which**
25 **were posted on the IDO project website. Topics generating the most interest**
26 **and/or concern were bodegas and increasing housing options. Some**
27 **commenters expressed concern about the IDO update process and have**
28 **questions about some of the proposed text amendments.**

29 **42. Though some comments oppose individual proposed amendments,**
30 **there is general support for the request as a whole, and particularly strong**
31 **support for amendments that would increase housing supply and lower**
32 **housing costs. The Conditions for Recommendation of Approval address**
33 **some issues raised in the comments.**

1 SECTION 7. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
2 clause, word or phrase of this Ordinance is for any reason held to be invalid or
3 unenforceable by any court of competent jurisdiction, such decision shall not
4 affect the validity of the remaining provisions of this Ordinance and each
5 section, paragraph, sentence, clause, word, or phrase thereof irrespective of
6 any provision being declared unconstitutional or otherwise invalid.

7 SECTION 8. COMPILATION. Sections 1, 2, and 3 of this Ordinance shall be
8 incorporated in and made part of the Revised Ordinances of Albuquerque,
9 New Mexico, 1994.

10 SECTION 9. EFFECTIVE DATE AND PUBLICATION. This Ordinance shall
11 take effect one month after publication by title and general summary.

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[Bracketed/Underscored Material] - New
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