

1. What items were not carried over from the North Valley Area Plan and the Rio Grande Sector plan into the Comp Plan/IDO?

- NV Area Plan summary handout: <https://abc-zone.com/sites/abc-zone.com/files/document/pdf/North%20Valley%20Area%20Plan.pdf>
 - The Rank 2 NVAP adopted in 1993 contains policies only.
 - In the handout, see the lines with pink in the Totals column for items that were not carried over into the Comp Plan. The Notes column indicates why, mostly because they were accomplished or are handled through other means (e.g. in the Metropolitan Transportation Plan (MTP) by MRCOG). Also, because NVAP is a joint City-County plan, several of its policies apply only or more to the County.
 - NVAP policies refer to Comp Plan development areas (e.g. Semi-urban, Rural). In the City, these development areas are now Areas of Consistency or Areas of Change. The Rio Grande Blvd. corridor and adjacent neighborhoods are Areas of Consistency, except along the segment of Multi-Modal Corridor between I-40 and Indian School. Previously, they were mostly Established Urban, with a little Semi-Urban near the river and Central Urban east of Rio Grande Blvd. along I-40.
 - Zoning and Land Use policy (g. on Line 675) and Housing policy (c. on Line 654) encourage rezoning properties to their present use or for residential use. The IDO effort includes converting today's zones to a new set of zones, but not rezoning properties. However, Resolution R-17-240 that is before the Council as part of the IDO request would direct the Planning Department to conduct a follow-up process of discretionary (i.e. property-specific) zone changes. See #10 below for details.
- Rio Grande sector plan summary handout: <https://abc-zone.com/document/sdp-summary-rio-grande-blvd>
 - This Rank 3 plan includes both policies and regulations. It did not establish zone districts. Although it was adopted jointly by the City-County, there are just a few lots within the sector plan area that are outside the city.
 - In the handout, see the lines with pink in the Totals column for policies that were not carried over into the Comp Plan. The Notes column indicates they are handled through other means, mostly through regulations.
 - Regulations governing adjacent properties in the Design Overlay Zone of the Rank 3 plan were carried over into the IDO as the Rio Grande Boulevard Character Protection Overlay (CPO-7) (see p. 100).
 - Some regulations were not carried over because:
 - The IDO has the same or stronger regulations, such as for landscaping and screening;
 - They were not enforceable and/or legal, such as requiring plazas to be publicly accessible.
 - See footnotes in this CPO section for information.
 - The prohibition on off-premises signs (p. 56 of the sector plan) is being added to the IDO, as one of the Technical Edits to be approved as a Council Amendment.

- Regulations governing the Rio Grande Blvd. right-of-way in the sector plan may still be relevant to capital improvements, but are outside the scope of the IDO.
2. *When and why was the zoning for cottage/cluster housing development from 2 acres to 1 acre? Who sought the change?*
 - North Valley Area Plan (1993) housing policy 4. says:

“The County and City shall remove disincentives, provide incentives, and/ or require housing development that meets the Cluster Housing Principles of preserving open land, providing new housing at appropriate densities, lower infrastructure costs, and design flexibility and creativity.”

 - Other NVAP policies (Agriculture & Rural Character on Line 612, Community Design on Line 629) also encourage cluster housing.
 - Housing policy 4.a. says: “Amend the City Zoning Ordinance to add cluster principles and reduce the cluster housing district ‘minimum district size’ in RA-2 to two acres.” [In 1993, the intent was to reduce the minimum acreage required and 2 acres was lower than the existing requirement.]
 - In 1995, Council adopted the addition of Private Commons Development regulations to the Zoning Code, thereby achieving Policy 4.a within the City.
 - In 2012 Council adopted the Los Duranes sector plan, which promotes retention of open space in the neighborhood, in part through Private Commons Development on 1 acre in the City sector plan zones that are equivalent to RA-1, RA-2, and R-1.
 - In 2013 Council approved O-13-49. This was an amendment to the Zoning Code that allowed commons areas associated with a Private Commons Development to be dedicated to the City. The minimum required lot size was changed from 2 acres to 1 acre in the Private Commons Development General Regulations, §14-1-3-18.
 - In 2016 Council approved O-16-23. This was an amendment that changed the minimum lot sizes for Private Commons Development from 2 acres to 1 acre in the RO-1, RA-1, and RA-2 zones, to track with amendment O-13-49 in 2013.
 3. *Why is cottage development a permissive use and not a conditional use?*
 - Mid-region Council of Governments Travel Survey in 2013 found more people want to live in urban or rural areas in the future. If more people choose rural areas in the future, more housing will be needed to accommodate the market, particularly to keep housing affordable for all. Appropriate options are needed.
 - Boomers are aging, and more want housing options that allow “aging in place” and intentional living communities.
 - Co-housing and cottage housing are housing options that are appropriate in a range of areas to accommodate more households while minimizing impact on surrounding properties. The Use-specific Standards are requirements to minimize impact. The use is permissive; standards are required.
 4. *What is the difference between co-housing, cottage development and cluster development?*
 - Co-housing: Shared facility
 - Cottage: Maximum unit size of 1,000 SF
 - Cluster: Shared open space (Common Open Space)
 5. *What is project development?*
 - More information is needed. See Section 14-16-6 of the IDO for information on land development review and approval processes, including review bodies, notice requirements, and decision criteria for each type of request.
 6. *How many 2+ acre plots are in the North Valley? How many 1-2 acre plots are in the North Valley? (Separate map)*

- There are ~ 1,185 acres of R-A between I-40 on the south to City limits on the north, 2nd street on the east to the Rio Grande on the west.
 - 2+ acres: 19 parcels (blue)
 - 1-2 acres: 90 parcels (orange)
 - < 1 acre: 3,074 parcels (purple)
7. *When does the IDO become effective?*
 - Council is considering making the IDO effective 6 months after adoption.
 8. *What sorts of zoning changes can be made in the 6 month period before the IDO becomes effective?*
 - Any zone changes. New zones not available until the IDO is effective. Any zone changes approved before the effective date would be converted according to the base zone, the SU-2, or SU-1 conversion rules, as applicable to each change.
 9. *What is the process for those changes?*
 - EPC or Council based on size.
 - Council sees 10+ acres in SDP areas. EPC decides everything else.
 10. *What happens during the time after the IDO becomes effective and before the CPA process takes place?*
 - Voluntary, discretionary zone changes - within 1 year of the IDO becoming effective, property owners can opt-in to City-sponsored zone changes:
 - To address nonconforming uses, whether pre-existing the IDO or made nonconforming by the IDO
 - Voluntary downzoning, if property is in an Area of Consistency
 - Re-zoning of former SU-1, SU-2, or SU-3 zones
 - Nonconforming lot size for PD or NR-BP zones
 - Long-range Planning staff begins pulling together the information and resources, and programming the first cycle of the Community Planning Area assessments, as described in Appendix E of the Comp Plan. How to engage with neighborhood associations and other local organizations will be part of this preparatory phase.

ABC-Z information at <https://abc-zone.com>

- Comprehensive Plan at <http://www.cabq.gov/planning/urban-design-development/publications>
- LUPZ IDO at <https://abc-zone.com/document/abq-ido-lupz-draft> (searchable and hyperlinked)
- Council IDO Amendments and Legislation at <https://abc-zone.com/document/abq-ido-council-review>
- Next Council hearing - Monday, November 6th, 5 p.m., Vincent E. Griego Chambers, City Hall
- Email comments on the IDO to Crystal Ortega, Clerk of the Council, cortega@cabq.gov
- Frequently Asked Questions at <https://abc-zone.com/abc-z-frequently-asked-questions>
- Are you on our email list? Sign up at abcto@cabq.gov
- Contact City Staff: Petra Morris (Council) pmorris@cabq.gov, Russell Brito (Planning) rbrito@cabq.gov, Mikaela Renz-Whitmore (Planning) mrenz@cabq.gov