

PHASE II ZONING CONVERSIONS

Greater Albuquerque
Association of Realtors
March 6, 2019

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OVERVIEW

- What is the city's voluntary zoning conversion process?
- How can I find out if a property qualifies?
- Why would I want to participate (or want my client to participate)?
- What are the consequences if a property qualifies but doesn't participate?
- What is the process to get a voluntary zone conversion?

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A BIG SHIFT:

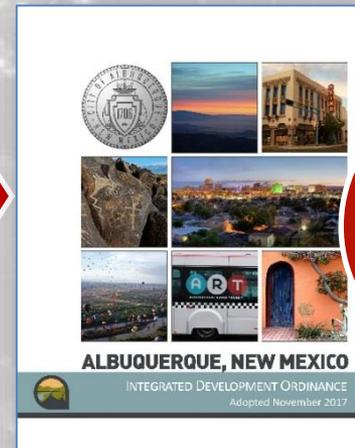
A MORE TRANSPARENT, WORKABLE FRAMEWORK

Standalone Plans & Ordinances:

Documents that mix policies & regulations
No update process or coordination

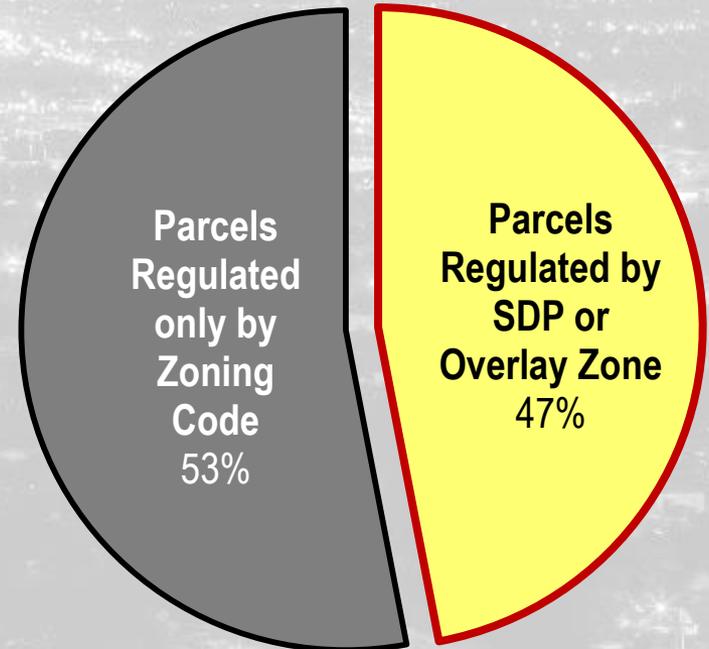
Coordinated System:

Integrated Development Ordinance - 1 year update cycle
ABC Comp Plan - 5 year update cycle



PRE-IDO ZONING

- Zoning Code: ~ 20 base zones
- Sector Plans: ~ 400 SU-2/SU-3 zones
- Site Plans: 770 SU-1 zone designations (23,525 properties or ~25% of the city)



VOLUNTARY ZONING CONVERSIONS

Criteria to opt into free, 1-year process:

1. Nonconforming use
2. Voluntary downzoning in Area of Consistency
3. Floating zone line
4. Undeveloped former Special Use property
5. Nonconforming lot size in PD or NR-BP
 - PD <2 acres or > 20 acres
 - NR-BP < 20 acres

VOLUNTARY PROCESS

PROPERTY OWNERS

- Signed a form with a requested zone conversion
- Can opt-out anytime before final Council action

STAFF REVIEW

- Eligibility per R-18-29 criteria
- Recommended zoning conversion
 - Consistent with ABC Comp Plan
 - Appropriate for surrounding land use & zoning patterns

Phase II IDO Zoning Conversion - June 2018 through May 2019
Request and Agreement Form

City Council adopted [Resolution 18-29](#) directing the Planning Department to provide a process for property owners to opt in to a follow-up, voluntary process for a legislative zoning conversion if their property meets any of the following criteria:

- Nonconforming Use:** The existing use on the property was allowed when the use began but is not allowed in the IDO zone district, and a zoning conversion could remedy the nonconformity by converting to an appropriate zone that allows the use.
- Voluntary Downzone:** The property is in an Area of Consistency, and the zoning conversion would result in a voluntary downzone to a less intense zone (e.g. R-7 to R-1) that allows the existing use and is compatible with the site and the area.
- Floating Zone Use:** The property has two or more zones on one lot, and the zoning conversion would result in selecting the most appropriate single zone to match adjacent lot lines.
- Prior Special Use Zoning:** The property was formerly zoned R-O or a Special Use zone (SU-1, SU-2, or SU-3) and is currently vacant, and the zoning conversion would result in a more appropriate IDO zone district for the site.
- Size Thresholds:** The property is zoned NR-6P but is less than 20 acres or the property is zoned PD but is less than 2 acres or greater than 20 acres (i.e. the property is nonconforming as to lot size), and the zoning conversion would result in a more appropriate IDO zone district that is compatible with the site and the area and meets size thresholds, if applicable.

Request

Owner's First Name: _____ Owner's Last Name: _____
 Owner's Mailing Address (if different from the property below): _____
 Street Address: _____ City: _____ Zip Code: _____
 Owner's Phone: _____ Owner's Email: _____

(If there are multiple owners of the property, please attach a set of all owners and their mailing and email addresses and provide signatures from each owner on separate copies of page 2 of this form.)

Agent (if any): _____
 Agent's Phone: _____ Agent's Email: _____

Street Address for Property to be Converted: _____
 Zip Code: _____
 Legal Description / UPC Code (if known): _____

Current Zone: _____ Requested Zone: _____
 Zoning Conversion Criteria (Use ALL the criteria numbers above that apply): _____
 Existing Land Use(s): _____

Page 1 of 2

Phase II IDO Zoning Conversion - June 2018 through May 2019
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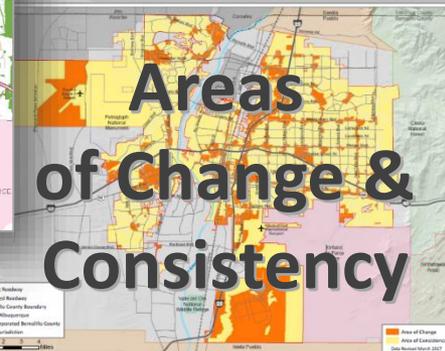
Agreement

By signing below, you are acknowledging ALL of the following:

- You are a legal owner of the property and have the authority to opt in to this zoning conversion process.
- You are voluntarily opting in to the follow-up zoning conversion process specified in Resolution 18-29, and you accept the terms and procedures for this process. You understand that the City will submit your property as part of a package of requested zoning conversions if it meets the criteria in that resolution.
- You understand that changing the zoning designation for your property will impact the allowable uses on the property.
- You understand that this zoning conversion may impact the value of the property and that the City is not responsible for any change in value related to this zoning conversion.
- You understand that the City will analyze the existing use(s), lot size, previous and current zoning, and surrounding zoning to evaluate the requested zoning conversion and that the City may recommend a conversion to a different zone that is more appropriate based on these factors.
- You will receive mailed notice from the City confirming the requested zoning conversion or the recommendation for a different conversion, the criteria for zoning conversion, existing land use on the property, and the likely submit date into the City's review and decision process. You will need to confirm receipt of the letter and your participation in the zoning conversion process within 10 business days by email or mail.
- You understand that the requested zoning conversions will be reviewed by the Environmental Planning Commission and then the City Council's Land Use, Planning, and Zoning Committee, which will each make a recommendation to the City Council, and that the City Council will make the final decision.
- You understand that each of these review and decision steps will include a public hearing, at which you and others can make comments, although your attendance is not required.
- You understand that the City cannot guarantee the outcome of the review and decision process for this legislative zoning conversion.
- You are aware that you have the right to seek counsel or hire an agent to use throughout the review and decision process.
- You are aware that you can withdraw the property from this legislative zoning conversion process at any time before the City Council takes a final action.
- You are aware that you can submit a Zoning Map Amendment for the property at any time through a separate, quasi-judicial process required by the Integrated Development Ordinance, including but not limited to, a full analysis of how the request meets the review and decision criteria in Subsection 6-797(3) or 6-710(3), as applicable.

Date: _____
 Property Owner Name (Please Print): _____
 Property Owner Signature: _____

Page 2 of 2



DOES A PROPERTY QUALIFY?

INTEGRATED DEVELOPMENT ORDINANCE

KNOW YOUR ZONE

LOOK-UP



Go to
tinyurl.com/IDOzoneLookup.

This is the website developed by the CABQ Planning Department to help you find your zone.

SEARCH



Type your address in the search bar and hit enter.

Be sure to include your quadrant (NE, SE, NW, SW).

DISCOVER



Click on your property to see your zone.

You will see a combination of letters or numbers separated by a dash (R-1B or MX-H).

KNOW

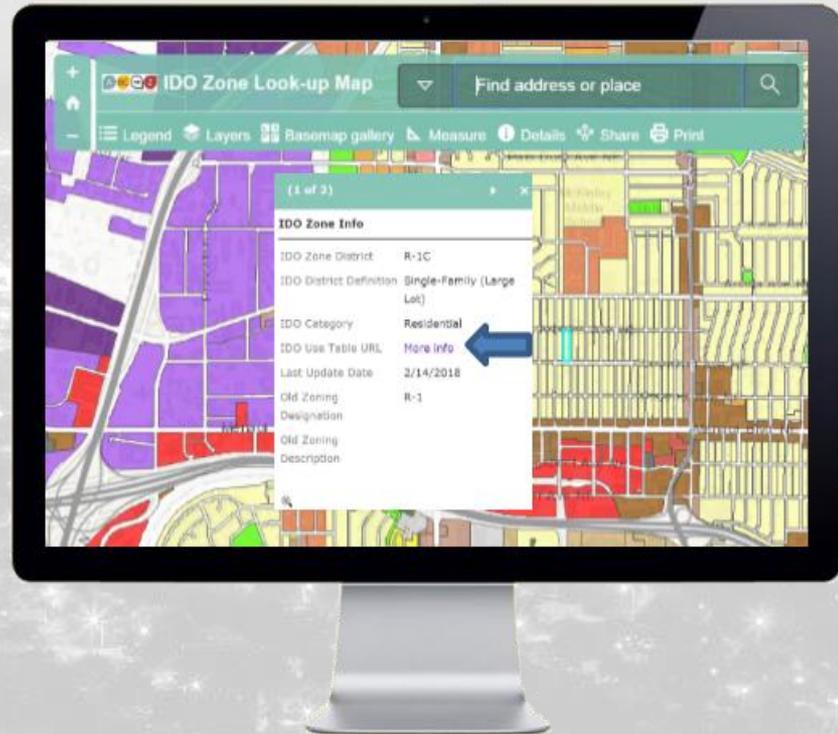


Your zone will be described in the summary table.

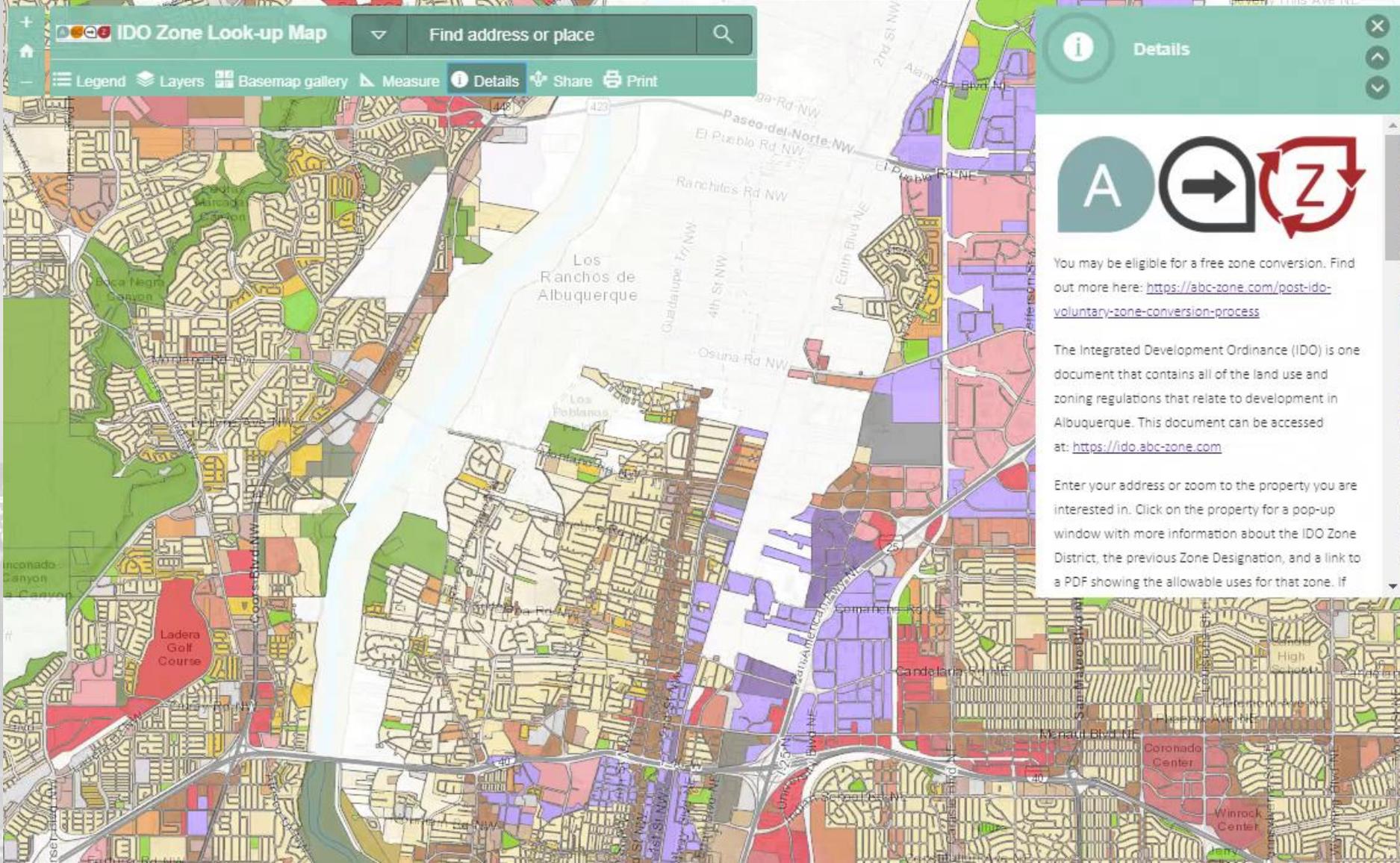
The IDO has 19 zones in 3 categories: Residential, Mixed-use, and Non-residential.

Now you know your zone!

Keep in mind, you may be eligible for a free zone conversion. Learn more at tinyurl.com/IDOzoneconversion.



<https://tinyurl.com/IDOzoneLookup>



IDO Zone Look-up Map

Find address or place



- Legend
- Layers
- Basemap gallery
- Measure
- Details
- Share
- Print



Details



You may be eligible for a free zone conversion. Find out more here: <https://abc-zone.com/post-ido-voluntary-zone-conversion-process>

The Integrated Development Ordinance (IDO) is one document that contains all of the land use and zoning regulations that relate to development in Albuquerque. This document can be accessed at: <https://ido.abc-zone.com>

Enter your address or zoom to the property you are interested in. Click on the property for a pop-up window with more information about the IDO Zone District, the previous Zone Designation, and a link to a PDF showing the allowable uses for that zone. If

Table 4-2-1: Allowable Uses
 P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
 CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

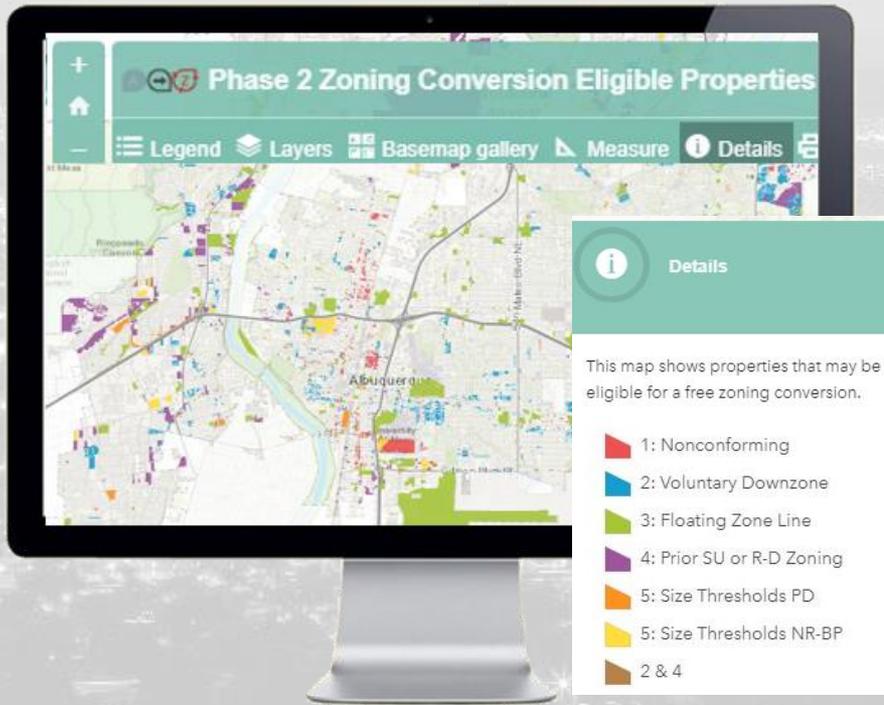
Zone District >>	Residential					Mixed-use				Non-Residential					Use-specific Standards					
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM		NR-SU	A	B	C	
Club or event facility							C	P	P	P	P	P	P	P	CV		P	P	C	4-3(D)(23)
Commercial services								P	P	P	P	P	P	P						
Construction contractor facility and yard										C	C	P	P	P						4-3(D)(24)
Crematorium															P					
Medical or dental clinic							P	P	P	P	P	P	P	P						4-3(D)(25)
Mortuary							C	P	P	P	P	C			A					
Office							P	P	P	P	P	P	P	P						
Personal and business services, small							P	P	P	P	P	P	P	P						4-3(D)(26)
Personal and business services, large								P	P	P	P	P	P	P						4-3(D)(26)
Research or testing facility							P	P	P	P	P	P	P	P						4-3(D)(27)
Self-storage							C	C	P	P	P	P	P	P			A			4-3(D)(28)
Outdoor Recreation and Entertainment																				
Amphitheater										C	C	C	C	C	A	P	A	C		
Balloon Fiesta Park events and activities																P				4-3(D)(29)
Drive-in theater							C	C	C	C	C									4-3(D)(30)
Fairgrounds															P					
Residential community amenity	P	P	P	P	P	P	P	P	P	P									A	
Stadium or racetrack															P	P				
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A	P		P		P	4-3(D)(31)
Retail Sales																				
Adult retail										P	P	P	P	P						4-3(D)(6)
Bakery goods or confectionery shop							CV	P	P	P	P	P	P	P						
Building and home improvement materials store								C	C	P	P	P	C							4-3(D)(32)
Farmers' market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA	4-3(D)(33)	
General retail, small			A			A	A	P	P	P	P	P	P							4-3(D)(34)
General retail, medium								P	P	P	C	C								4-3(D)(34)
General retail, large								C	C	P	P									4-3(D)(34)
Grocery store								P	P	P	P	P	P							4-3(D)(35)
Liquor retail							C	A	P	P	P	C	C	C						4-3(D)(36)
Pawn shop							C	P	P	P	P	P	P							4-3(D)(37)
Transportation																				
Airport															P					4-3(D)(38)
Freight terminal or dispatch center											C	P	P							
Helipad								CA	CA	A	P	P	P	A						4-3(D)(39)
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A				4-3(D)(40)

Looking up Use-specific Standards:

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



DOES A PROPERTY QUALIFY?



<https://tinyurl.com/zc-eligible>

DO YOU NEED A ZONING CONVERSION?



DOES YOUR PROPERTY FALL UNDER ONE OF THESE CATEGORIES?

NONCONFORMING USE:

Is your use not allowed in your zone?

VOLUNTARY DOWNZONE

Do you want a less intense zone category?

FORMER SU OR R-D ZONE:

Do you have an undeveloped property that used to be zoned SU-1, SU-2, SU-3, or R-D?

FLOATING ZONE LINE:

Does your property have more than 1 zone?

SIZE THRESHOLDS FOR PD OR NR-BP:

Is your property zoned PD and less than 2 acres or greater than 20 acres?

Or zoned NR-BP and less than 20 acres?

Learn more at tinyurl.com/IDOzoneconversion

PHASE I ZONING CONVERSIONS

- Matched bundles of **permissive** uses as closely as possible
 - Individual uses may have been “lost” with new IDO zone district
 - Uses that were nonconforming BEFORE the IDO may have remained nonconforming AFTER the IDO

PHASE II ZONING CONVERSIONS

WHAT THIS IS

- Conversions to “fix” an existing nonconforming **use**
 - To the first zone district that allows the use **Permissively**
 - If that zone district is not compatible with surrounding zoning and land use patterns, then to the first zone district that allows the use **Conditionally**

WHAT THIS ISN'T

- Conversions to make an illegal use legal
- Conversions to “fix” a **nonconforming building or site feature**

USE TABLE

Table
4-2-1

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone District >>	Residential						Mixed-use				Non-Residential						Use-specific Standards			
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	A		B	NR-PO	C
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																				
RESIDENTIAL USES																				
Household Living																				
Dwelling, single-family detached	P	P	P	P	P		P													4-3(B)(1)
Dwelling, mobile home			P																	
Dwelling, cluster development	P	P		P	P		P													4-3(B)(2)
Dwelling, cottage development	P	P	P	P	P		P													4-3(B)(3)
Dwelling, two-family detached (duplex)		P		P	P		P													4-3(B)(4)
Dwelling, townhouse				P	P	P	P	P	P											4-3(B)(5)
Dwelling, live-work				C	C	P	P	P	P	CA	CA									4-3(B)(6)

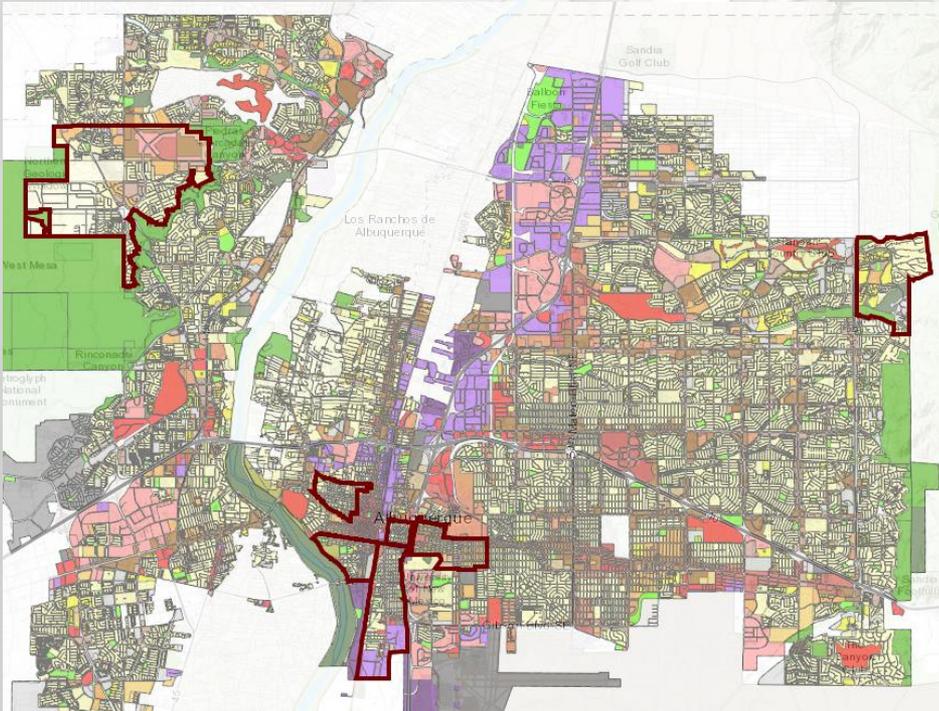
<https://ido.abc-zone.com/>

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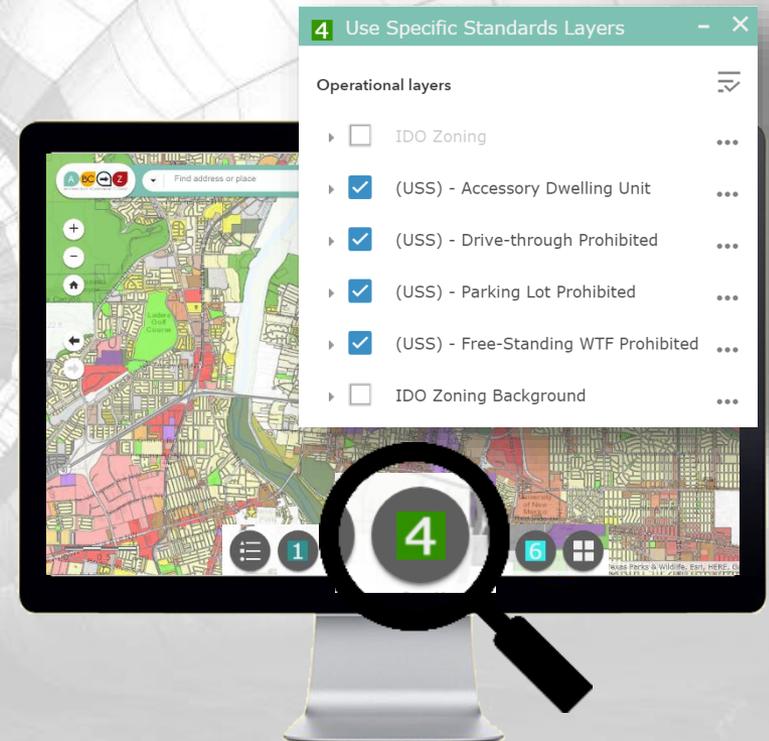
INTERACTIVE MAP: USE-SPECIFIC STANDARDS (USS)

Section
4-3

ACCESSORY DWELLING UNITS



IDO ZONING MAP



<https://tinyurl.com/IDOzoningmap>

1. NONCONFORMING USE

USE TABLE

Table 4-2-1

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	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	A		B	NR-PO	C
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																				
RESIDENTIAL USES																				
Household Living																				
Dwelling, single-family detached	P	P	P	P	P	P														4-3(B)(1)
COMMERCIAL USES																				
Retail Sales																				
General retail, medium																				4-3(D)(34)
INDUSTRIAL USES																				
Manufacturing, Fabrication, and Assembly																				
Light manufacturing																				4-3(E)(2)

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

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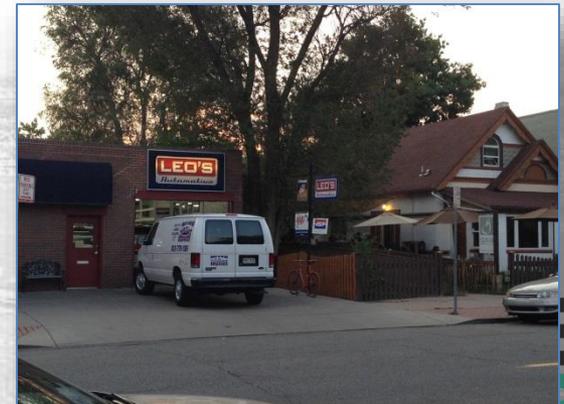
NONCONFORMITIES

IDO
Section
6-8

Buildings or activities that were legal when they were built, but that will not comply with the IDO

- **Types of Nonconformities**

- Use
 - Structure
 - Lots
 - Site features (*e.g. parking, landscaping, etc.*)
 - Signs
- Allowed to continue – regardless of sale or lease to others (*i.e. “grandfathered”*)
 - Compliance triggered by expansion or redevelopment of 25% or more
 - Nonconforming uses/structures “lost” after vacant for 24 months, or 5 years for single-family homes



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PHASE I ZONING CONVERSIONS

- Matched bundles of **permissive uses** as closely as possible
 - Did not match existing **land uses** on the property
 - Prior zone district may have allowed more intense uses than what actually developed
 - **Example:** Single-family house in R-T, R-2, or R-3 → R-T, R-ML, R-MH (respectively)

PHASE II ZONING CONVERSIONS

WHAT THIS IS

- Areas of Consistency
- Zoning conversion to match existing residential uses

WHAT THIS ISN'T

- Areas of Change
- Existing non-residential uses
- Requested zoning conversions
 - From zone districts higher than MX-T
 - (Single-family uses in higher zones would come in under Nonconforming Use category)
 - From R-1 to R-A
 - (Uses increase in R-A)

2. VOLUNTARY DOWNZONE

USE TABLE

Table 4-2-1

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Zone District >>	Residential						Mixed-use				Non-Residential						Use-specific Standards			
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	A		B	NR-PO	C
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																				
RESIDENTIAL USES																				
Household Living																				
Dwelling, single-family detached	P	P	P	P	P	P														4-3(B)(1)
Dwelling, mobile home			P																	
Dwelling, cluster development	P	P		P	P	P														4-3(B)(2)
Dwelling, cottage development	P	P	P	P	P	P														4-3(B)(3)
Dwelling, two-family detached (duplex)		P		P	P	P														4-3(B)(4)
Dwelling, townhouse				P	P	P	P	P	P											4-3(B)(5)
Dwelling, live-work				C	C	P	P	P	P	CA	CA									4-3(B)(6)

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

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VOLUNTARY DOWNZONE

- May result in a “checkerboard” pattern of zoning
- May not gain protections in lower zones
 - Neighborhood Edges, §5-9
 - Solar Access, §5-10

5-9 NEIGHBORHOOD EDGES

5-9(A) PURPOSE

This section is intended to preserve the residential neighborhood character of established low-density homes in any Residential zone district on lots adjacent to any Mixed-use or Non-residential zone district.

5-9(B) APPLICABILITY

5-9(B)(1) Protected Lots

The Neighborhood Edges provisions in this Section 14-16-5-9 are intended to protect lots in any R-A, R-1, R-MC, or R-T zone district that contains low-density residential development.

5-9(B)(2) Regulated Lots

Lots regulated by this Section 14-16-5-9 include all those in any R-ML, R-MH, Mixed-use, or Non-residential zone district that are adjacent to a Protected Lot.

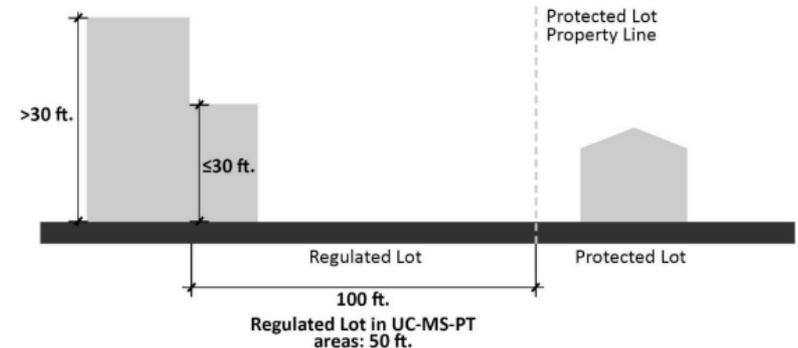
5-9(C) BUILDING HEIGHT STEPDOWN

5-9(C)(1) General Requirement

On Regulated Lots, any portion of a primary or accessory building within 100 feet of any lot line adjacent to a Protected Lot shall step down to a maximum height of 30 feet (see figure below).

5-9(C)(2) Urban Centers and Main Street and Premium Transit Areas

On Regulated Lots in UC-MS-PT areas, any portion of a primary or accessory building within 50 feet of any lot line adjacent to a Protected Lot shall step down to a maximum height of 30 feet (see figure below).



5-10 SOLAR ACCESS

5-10(A) PURPOSE

The standards in this Section 14-16-5-10 are intended to allow for development while ensuring continued access to solar energy.

5-10(B) APPLICABILITY

The standards in this Section 14-16-5-10 apply to development in the R-A, R-1, R-MC, and R-T zone districts.

3. FLOATING ZONE LINE

PHASE I ZONING CONVERSIONS

- Matched zone to zone
 - Used existing zone lines
 - Did not fix where an Assessor's parcel or platted parcel had 2 zone districts

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PHASE II ZONING CONVERSIONS

WHAT THIS IS

- “Fixes” to floating zone line to map either of the zone districts on the property
 - **UNLESS** another criterion also applies (i.e. a 2-step or “rolling” zoning conversion)
- Mapping to platted parcels

WHAT THIS ISN'T

- “Fixes” to floating zone line to a different zone district
- Mapping to Assessor's parcels

EXAMPLE

Staff Notes

A conversion to MX-T would fix the floating zone line on the Bernalillo County Assessor's parcel. MX-T is a transitional zone between MX-M (north) and R-1 (south).



FLOATING LOT LINE

To redevelop or expand existing uses/buildings:

- May be required to replat
- May be required to rezone

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PHASE I ZONING CONVERSIONS

- Matched bundles of **permissive** uses as closely as possible
 - Used title of zone designations
 - Used referenced base zones and uses
 - Unknown or unclear bundles of uses → PD
 - May not have reflected uses or entitlements granted by a site plan
 - Example: SU-1 for C-1 + drive through → C-1 → MX-L

PHASE II ZONING CONVERSIONS

WHAT THIS IS

- Undeveloped property
- Reinstating uses “lost” through Phase I zoning conversion
- Conversion to zone district compatible with surrounding land uses and zoning

WHAT THIS ISN'T

- Developed property
- Conversion to zone district incompatible with surrounding land uses and zoning

PRIOR SU OR R-D ZONING

- May develop according to an approved site plan
 - Required to follow all elements on the site plan
 - Can amend the site plan, but may have to be at EPC
- May lose entitlements if the site plan expires or the owner chooses to adopt a new one
 - Example: SU-1 for C-1 and large retail facility

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PHASE I ZONING CONVERSIONS

- SU-1 with unknown uses → PD
- R-D undeveloped or developed with uses other than single-family or townhouse → PD
 - Some properties <2 acres or >20 acres (now nonconforming to new IDO standard)
 - Some properties already subdivided for single-family
 - Some properties already governed by approved site plan

BEYOND THRESHOLDS
5. PD OR NR-BP

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PHASE I ZONING CONVERSIONS

- IP → NR-BP
 - Some properties <20 acres (nonconforming to IDO)
 - Some properties not within the boundary of an adopted Master Development Plan

BEYOND THRESHOLDS
5. PD OR NR-BP

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PHASE II ZONING CONVERSIONS

5. PD OR NR-BP

BEYOND THRESHOLDS

WHAT THIS IS

- Conversion to zone district that allows the existing use
- Conversion to zone district that allows similar uses as pre-IDO zone
- Conversion to zone district compatible with surrounding land uses and zoning

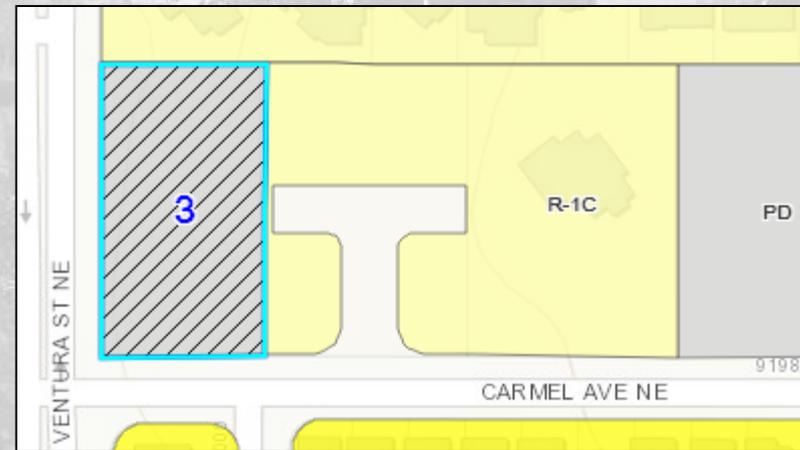
WHAT THIS ISN'T

- Conversion from NR-BP <20 acres within a Master Development Plan area
- Conversion from NR-BP to Mixed-use or Residential zone category
- Conversion from PD to zone district incompatible with surrounding land uses and zoning

EXAMPLE

5. PD BEYOND THRESHOLDS

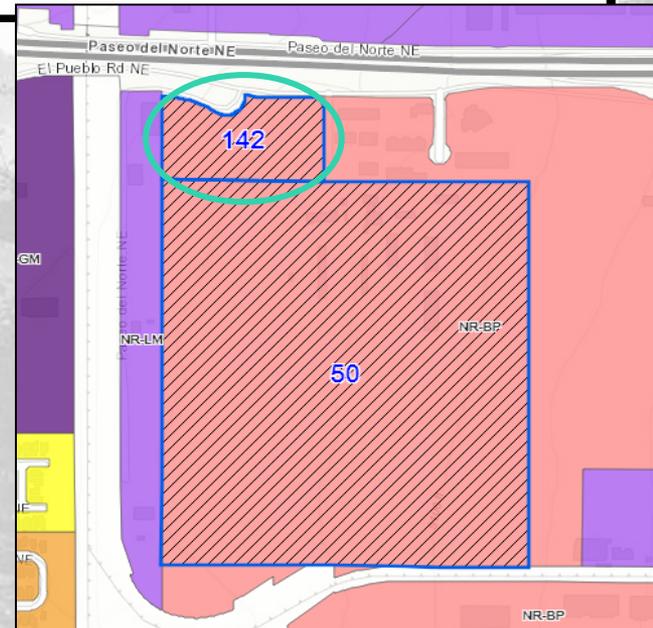
IDO Zone	Requested Zone	Recommended Zone	Staff Notes
PD	R-1C	R-1C	Land is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies.



5. NR-BP BEYOND THRESHOLDS

EXAMPLE

IDO Zone	Requested Zone	Recommended Zone	Staff Notes
NR-BP	NR-GM	NR-GM	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. This lot is part of a premises with the lot to the south, which is proposed to convert to NR-GM due to the nonconforming use on that lot, so NR-GM is an appropriate zone conversion.



VOLUNTARY PROCESS

PROPERTY OWNERS

- Signed a form with a requested zone conversion
- Can opt-out anytime before final Council action

STAFF REVIEW

- Eligibility per R-18-29 criteria
- Recommended zoning conversion
 - Consistent with ABC Comp Plan
 - Appropriate for surrounding land use & zoning patterns

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Request and Agreement Form

City Council adopted [Resolution 18-29](#) directing the Planning Department to provide a process for property owners to opt in to a follow-up, voluntary process for a legislative zoning conversion if their property meets any of the following criteria:

- Nonconforming Use:** The existing use on the property was allowed when the use began but is not allowed in the IDO zone district, and a zoning conversion could remedy the nonconformity by converting to an appropriate zone that allows the use.
- Voluntary Downzone:** The property is in an Area of Consistency, and the zoning conversion would result in a voluntary downzone to a less intense zone (e.g. R-7 to R-1) that allows the existing use and is compatible with the site and the area.
- Floating Zone Use:** The property has two or more zones on one lot, and the zoning conversion would result in selecting the most appropriate single zone to match planned lot lines.
- Prior Special Use Zoning:** The property was formerly zoned R-0 or a Special Use zone (SU-1, SU-2, or SU-3) and is currently vacant, and the zoning conversion would result in a more appropriate IDO zone district for the site.
- Size Thresholds:** The property is zoned NR-8P but is less than 20 acres or the property is zoned PD but is less than 2 acres or greater than 20 acres (i.e. the property is rezoneforming as to lot size), and the zoning conversion would result in a more appropriate IDO zone district that is compatible with the site and the area and meets size thresholds, if applicable.

Request

Owner's First Name: _____ Owner's Last Name: _____
 Owner's Mailing Address (if different from the property below): _____
 Street Address: _____ City: _____ Zip Code: _____
 Owner's Phone: _____ Owner's Email: _____

(If there are multiple owners of the property, please attach a list of all owners and their mailing and email addresses and provide signatures from each owner on separate copies of page 2 of this form.)

Agent (if any): _____
 Agent's Phone: _____ Agent's Email: _____

Street Address for Property to be Converted: _____
 Zip Code: _____
 Legal Description / UPC Code (if known): _____

Current Zone: _____ Requested Zone: _____
 Zoning Conversion Criteria (Use ALL the criteria numbers above that apply): _____
 Existing Land Use(s): _____

Page 1 of 2

Phase II IDO Zoning Conversion – June 2018 through May 2019
Request and Agreement Form

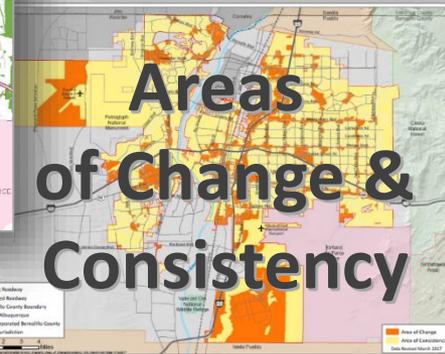
Agreement

By signing below, you are acknowledging ALL of the following:

- You are a legal owner of the property and have the authority to opt in to this zoning conversion process.
- You are voluntarily opting in to the follow-up zoning conversion process specified in Resolution 18-29, and you accept the terms and procedures for this process. You understand that the City will submit your property as part of a package of requested zoning conversions if it meets the criteria in that resolution.
- You understand that changing the zoning designation for your property will impact the allowable uses on the property.
- You understand that this zoning conversion may impact the value of the property and that the City is not responsible for any change in value related to this zoning conversion.
- You understand that the City will analyze the existing use(s), lot size, previous and current zoning, and surrounding zoning to evaluate the requested zoning conversion, existing land use on the property, and the likely substantial date into the City's review and decision process. You will need to confirm receipt of the letter and your participation in the zoning conversion process within 10 business days by email or mail.
- You understand that the requested zoning conversions will be reviewed by the Environmental Planning Commission and then the City Council's Land Use, Planning, and Zoning Committee, which will each make a recommendation to the City Council, and that the City Council will make the final decision.
- You understand that each of these review and decision steps will include a public hearing, at which you and others can make comments, although your attendance is not required.
- You understand that the City cannot guarantee the outcome of the review and decision process for this legislative zoning conversion.
- You are aware that you have the right to seek counsel or hire an agent to use throughout the review and decision process.
- You are aware that you can withdraw the property from this legislative zoning conversion process at any time before the City Council takes a final action.
- You are aware that you can submit a Zoning Map Amendment for the property at any time through a separate, local political process required by the Integrated Development Ordinance, including but not limited to, a full analysis of how the request meets the review and decision criteria in Subsection 6-77(3) or 6-77(3.1), as applicable.

Date: _____
 Property Owner Name (Please Print): _____
 Property Owner Signature: _____

Page 2 of 2



Opt in now by submitting the Request and Agreement Form:

<https://abc-zone.com/document/zoning-conversion-property-owner-form>

 **Phase II IDO Zoning Conversion – June 2018 through May 2019
Request and Agreement Form**

City Council adopted [Resolution 18-29](#) directing the Planning Department to provide a process for property owners to opt in to a follow-up, voluntary process for a legislative zoning conversion if their property meets any of the following criteria:

- Nonconforming Use:** The existing use on the property was allowed when the use began but is not allowed in the IDO zone district, and a zoning conversion could remedy the nonconformity by converting to an appropriate zone that allows the use.
- Voluntary Downzone:** The property is in an Area of Consistency, and the zoning conversion would result in a voluntary downzone to a less intense zone (e.g. R-T to R-1) that allows the existing use and is compatible with the site and the area.
- Floating Zone Line:** The property has two or more zones on one lot, and the zoning conversion would result in selecting the most appropriate single zone to match platted lot lines.
- Prior Special Use Zoning:** The property was formerly zoned R-D or a Special Use zone (SU-1, SU-2, or SU-3) and is currently vacant, and the zoning conversion would result in a more appropriate IDO zone district for the site.
- Size Thresholds:** The property is zoned NR-BP but is less than 20 acres or the property is zoned PD but is less than 2 acres or greater than 20 acres (i.e. the property is nonconforming as to lot size), and the zoning conversion would result in a more appropriate IDO zone district that is compatible with the site and the area and meets size thresholds, if applicable.

Request

Owner's First Name: _____ Owner's Last Name: _____

Owner's Mailing Address (if different from the property below):
Street Address: _____ City: _____ Zip Code: _____

Owner's Phone: _____ Owner's Email: _____

(If there are multiple owners of the property, please attach a list of all owners and their mailing and email addresses and provide signatures from each owner on separate copies of page 2 of this form.)

Agent (if any): _____
Agent's Phone: _____ Agent's Email: _____

Street Address for Property to Be Converted: _____
Zip Code: _____

Legal Description / UPC Code (if known): _____

Current Zone: _____ Requested Zone: _____

Zoning Conversion Criteria (list ALL the criteria numbers above that apply): _____

Existing Land Use(s): _____

Page 1 of 2

 **Phase II IDO Zoning Conversion – June 2018 through May 2019
Request and Agreement Form**

Agreement

By signing below, you are acknowledging ALL of the following:

- You are a legal owner of the property and have the authority to opt in to this zoning conversion process.
- You are voluntarily opting in to the follow-up zoning conversion process specified in Resolution 18-29, and you accept the terms and procedures for this process. You understand that the City will submit your property as part of a package of requested zoning conversions if it meets the criteria in that resolution.
- You understand that changing the zoning designation for your property will impact the allowable uses on the property.
- You understand that this zoning conversion may impact the value of the property and that the City is not responsible for any change in value related to this zoning conversion.
- You understand that the City will analyze the existing use(s), lot size, previous and current zoning, and surrounding zoning to evaluate the requested zoning conversion and that the City may recommend a conversion to a different zone that is more appropriate based on these factors.
- You will receive mailed notice from the City confirming the requested zoning conversion or the recommendation for a different conversion, the criteria for zoning conversion, existing land use on the property, and the likely submittal date into the City's review and decision process. You will need to confirm receipt of the letter and your participation in the zoning conversion process within 10 business days by email or mail.
- You understand that the requested zoning conversions will be reviewed by the Environmental Planning Commission and then the City Council's Land Use, Planning, and Zoning Committee, which will each make a recommendation to the City Council, and that the City Council will make the final decision.
- You understand that each of these review and decision steps will include a public hearing, at which you and others can make comments, although your attendance is not required.
- You understand that the City cannot guarantee the outcome of the review and decision process for this legislative zoning conversion.
- You are aware that you have the right to seek counsel or hire an agent to use throughout the review and decision process.
- You are aware that you can withdraw the property from this legislative zoning conversion process at any time before the City Council takes a final action.
- You are aware that you can submit a Zoning Map Amendment for the property at any time through a separate, quasi-judicial process required by the Integrated Development Ordinance, including but not limited to, a full analysis of how the request meets the review and decision criteria in Subsection 6-7(F)(3) or 6-7(G)(3), as applicable.

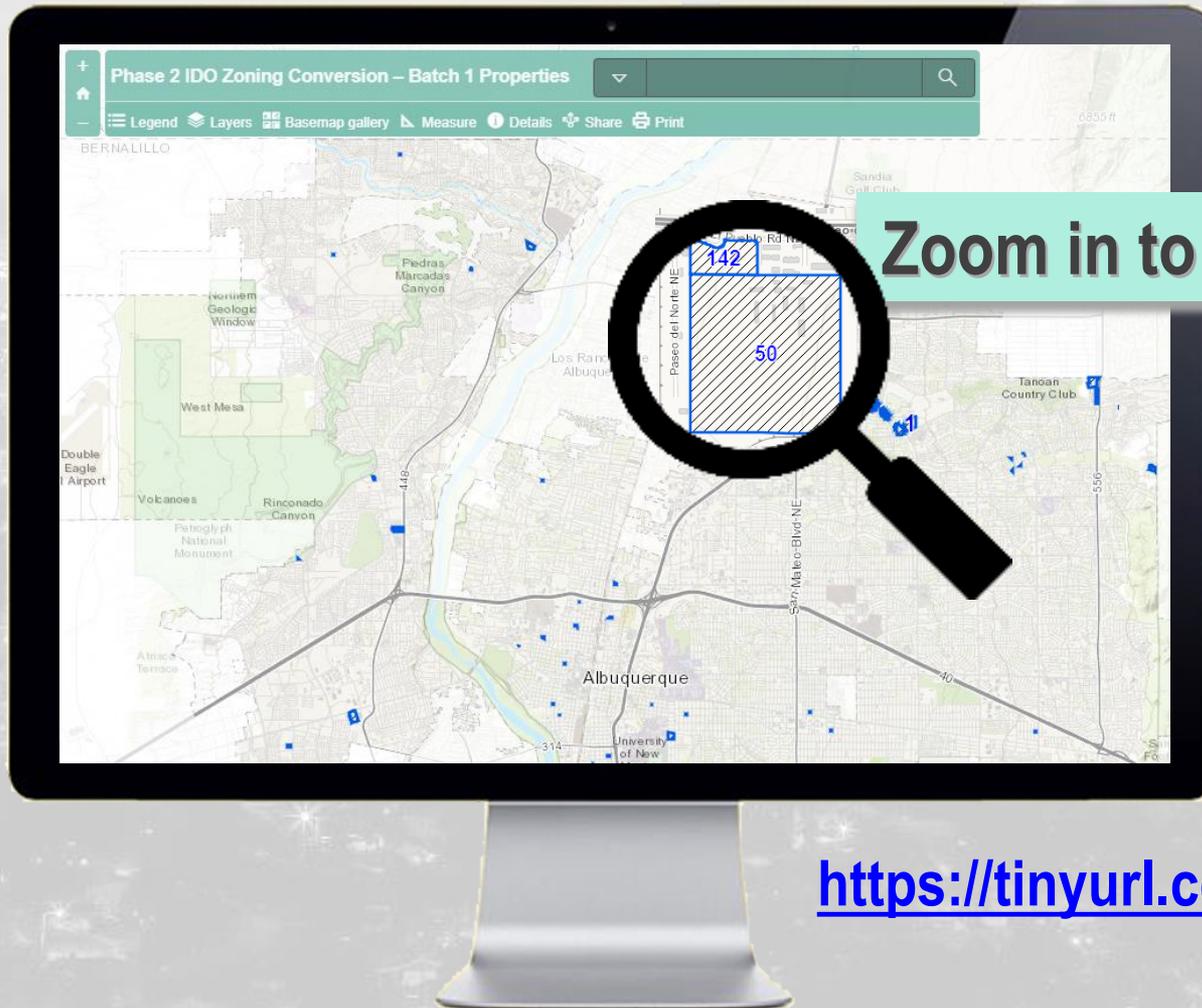
Date: _____

Property Owner Name (Please Print): _____

Property Owner Signature: _____

Page 2 of 2

BATCH 1 PROPERTIES



RESOURCES

- **ABC Comprehensive Plan**
 - <http://www.cabq.gov/planning/codes-policies-regulations>
- **Integrated Development Ordinance**
 - <https://ido.abc-zone.com/>
 - <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>
- **IDO Zoning Map**
 - <https://tinyurl.com/IDOzoningmap> (6 buttons)
 - <https://tinyurl.com/IDOzoninglookup> (zoning only)
- **Allowable Use Table – Excel File**
 - <https://abc-zone.com/document/ido-use-table-excel-file>
- **IDO Trainings**
 - <https://www.abc-zone.com/ido-trainings>
- **Voluntary Zone Conversions**
 - <https://tinyurl.com/IDOzoneconversion>
- **Online Form to Opt in to Follow-up, Voluntary Zoning Conversions**
 - <http://arcg.is/1PLufe>

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Zoning Conversions: Batch 1 Map



tinyurl.com/batch1zc



Project Webpage



tinyurl.com/IDOzoneconversion

QUESTIONS?

Carrie Barkhurst

Senior Planner, Long Range Planning

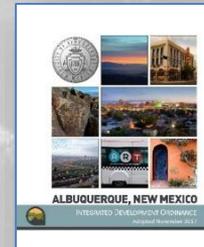
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Mikaela Renz-Whitmore

Project Manager, Long Range Planning

mrenz@cabq.gov

IDO



ido.abc-zone.com

ABC Comp Plan



<http://www.cabq.gov/planning/plans-publications/abc-comprehensive-plan>