

DISTRICT 6 COALITION
January 17, 2023
Zoning Committee Report

2022 IDO (Integrated Development Ordinance) ANNUAL UPDATE:

This year's update is in the middle of step one of the three step process (EPC>LUPZ>City Council).

<https://abc-zone.com/ido-annual-update-2022>

The Environmental Planning Commission (EPC) met on Dec. 8th, made recommendations on two Small Area Cases and continued the two Citywide cases to this Thursday's 2nd EPC hearing.

The IDO Annual Update contains 49 proposed changes; you can view a spreadsheet of those, along with comments made (click on the colored dots to read each comment) <https://ido.abc-zone.com/ido-annual-update-2022-epc-submittal-citywide-proposed-changes>

In addition to the regular citywide amendments (this process happens each year, since the IDO went into effect in 2018) an ordinance with 6 proposed changes (the Mayor's Housing Forward Initiative) was adopted: O-22-54. (That can be downloaded from Legislar here: <https://cabq.legistar.com/LegislationDetail.aspx?ID=5924773&GUID=9075460C-9E36-4425-A250-E15FA865BC1E>

O-22-54 is being tag-teamed along with the Annual Update—this has created lots of confusion and consternation. There are only 6 proposed changes in this ordinance, but they are transformative. they do not belong in the annual text amendment process. They include 1) Allowing two-family dwellings permissively in the R-1 Zone District, citywide*; 2) Allowing detached Accessory Dwelling Units (ADUs) with kitchens permissively in the R-1 Zone District, citywide*; 3) Exempt all conversions from non-residential development to multi-family from the definition of kitchen; 4) Eliminate building height maximums for MF residential and mixed-use; 5) Exempt affordable housing from off-street parking requirements; and 6) Add a parking reduction for MF dwellings in mixed-use zone districts. (* except where small area regulations differ)

Staff recommended Approval of O-22-54 with conditions:

https://documents.cabq.gov/planning/environmental-planning-commission/January2023/Agenda%201_PR-2018-001843%20RZ-2022-00059_Housing%20City-wide.pdf

Staff recommended Approval of Citywide Amendments with conditions:

https://documents.cabq.gov/planning/environmental-planning-commission/January2023/Agenda%202_PR-2018-001843%20RZ-2022-00054%20General%20Amendments%20IDO_City-wide.pdf

The 48 hour material has just been posted (I have not reviewed it yet). That material for both cases, along with the agenda and Zoom link for the January 19, 2023 EPC hearing is posted here:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

My thanks to all those who have written letters, attended meetings and testified at hearings. If you can attend any part of Thursday morning's hearing, thanks in advance. This process will go on until next summer, so we need to pace ourselves...

Respectfully submitted,



Patty Willson