

IDO Annual Update 2021- Proposed Changes Parts 1-5 Survey Results

Summary

The Planning Department promoted an online survey from September 21st through October 15th 2021 to gather input on the proposed changes to the Integrated Development Ordinance in advance of submitting the IDO Annual Update 2021 to the Environmental Planning Commission.

This survey was one of several ways residents could weigh in on the proposed changes. They could also place comments on the interactive document posted on ido.abc-zone.com or email abctoz@cabq.gov.

The survey asked if respondents supported the proposed changes to Parts 1-5 of the Integrated Development Ordinance. There were 27 questions, one for each proposed change. The other 8 questions were demographic questions used in most of the Planning Department's online outreach to gauge how well outreach efforts are working. 15 people responded.

Survey Distribution

The survey was posted to the project webpage (https://ido.abc-zone.com/ido-annual-update-2021-pre-epc-submittal-proposed-changes) and emailed to a distribution list of approximately 9,700 email addresses on September 22, 2021. These email addresses have been collected by the City of Albuquerque Planning Department from people that signed up via the website, attended events, and/or became Neighborhood Association representatives. The link to the survey was posted on the ABC-Z Facebook page as well.

Findings

The survey consists of 35 questions. The first 27 questions asked for respondents to gauge how strongly opposed or in favor of each proposed change they were. Each response is represented below with a table and a chart. Sometimes respondents also entered comments to explain their selection. One respondent wanted more restrictive regulations to prevail when possible, and several were in favor of proposed changes that increased or supported tree planting.

Eight (8) questions were related to demographics and location and are discussed below. All results are documented below.

IDO Annual Update 2021 - Proposed Changes Parts 1-5

Tuesday, October 19, 2021



15

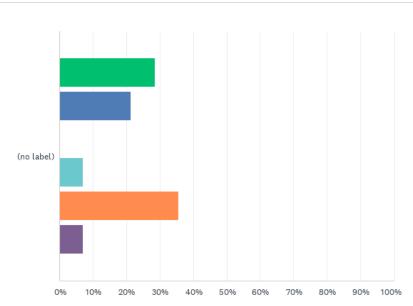
Total Responses

Date Created: Tuesday, September 21, 2021

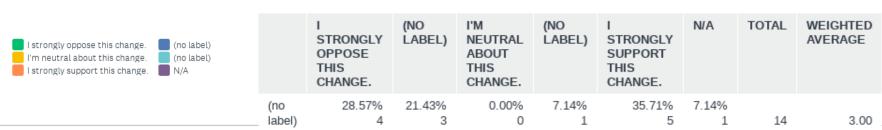
Complete Responses: 15

Q1: Proposed change to Section 1-3: Add a new subsection with text as follows: "Provide processes for development decisions that balance the interests of the City, developers, property owners, and residents and ensure opportunities for input by affected parties."

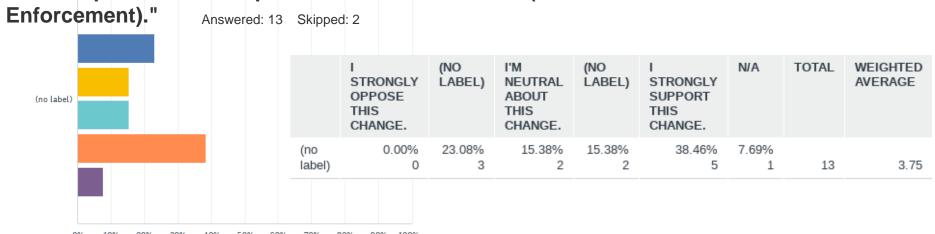


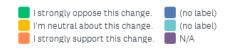


Q2: Proposed change to 1-8(A)(3): Revise the first sentence as follows: "When any area-specific regulation (i.e. for Centers, Corridors, or small areas) conflicts with any citywide regulation in Part 14-16-2 (Zone Districts), Part 14-16-4 (Use Regulations). Part 14-16-5 (Development Standards), or Part 14-16-6 (Administration and Enforcement), the area specific regulations prevail for development within the specified area regardless of whether the area-specific regulation is more or less restrictive than the citywide regulation, unless specified otherwise in this IDO."



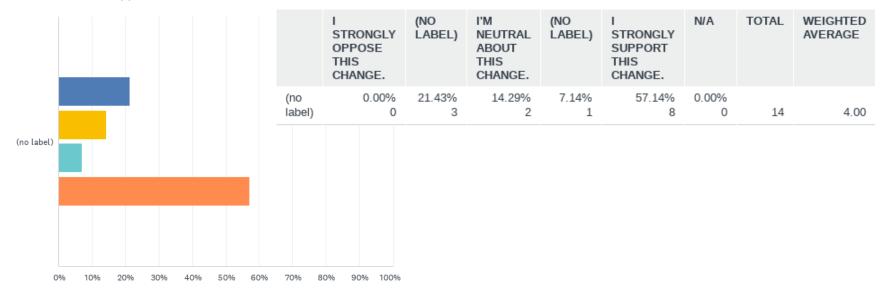
Q3: Proposed change to 1-10(A)(1): Revise the first sentence as follows: "Any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration pursuant to Subsection 14-16-6-4(X) (Expiration of Approvals) and to amendment pursuant to Subsection 14- 16-6-4(Y) (Amendments of Approvals) or 14-16-6-4(Z) (Amendments of Pre-IDO Approvals), as applicable, until they are replaced with an approval subject to allowable uses and development standards in this IDO pursuant to the procedures in Part 14-16-6 (Administration and





Q4: Proposed change to 2- 4(E)(3)(h) 3 [new]: Add a new subsection with text as follows: "If areas are required to be landscaped by 2 or more provisions of this IDO, landscaping provided that meets the greater requirement shall count toward fulfilling the overlapping requirements."

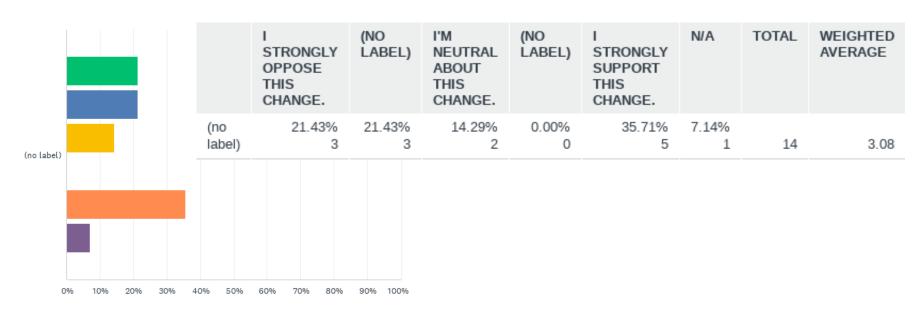






Q5: Proposed change to Table 4-2-1: Change from conditional (C) to permissive (P) in MX-M and MX-H.

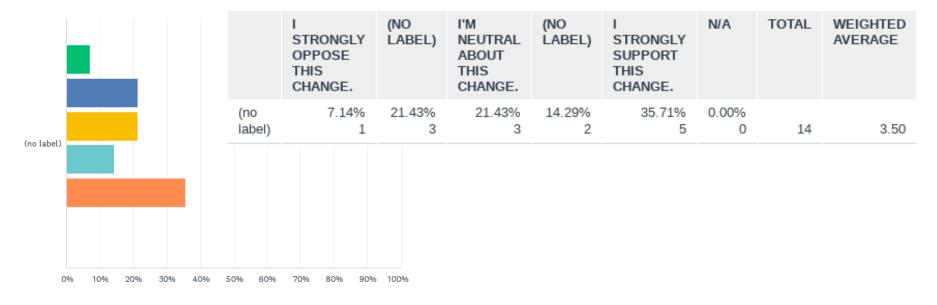
Answered: 14 Skipped: 1





Q6: Proposed change to 4- 3(B)(7)(a): Revise as follows: "In DT-UC-MS-PT areas, this use shall provide somewhere on the lot at least 1 tree per ground floor dwelling unit, in addition to meeting all applicable standards in Section 14-16-5-6 (Landscaping, Buffering, and Screening):."

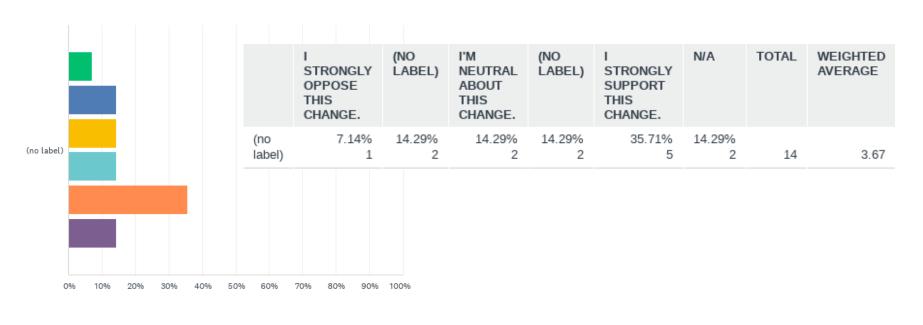






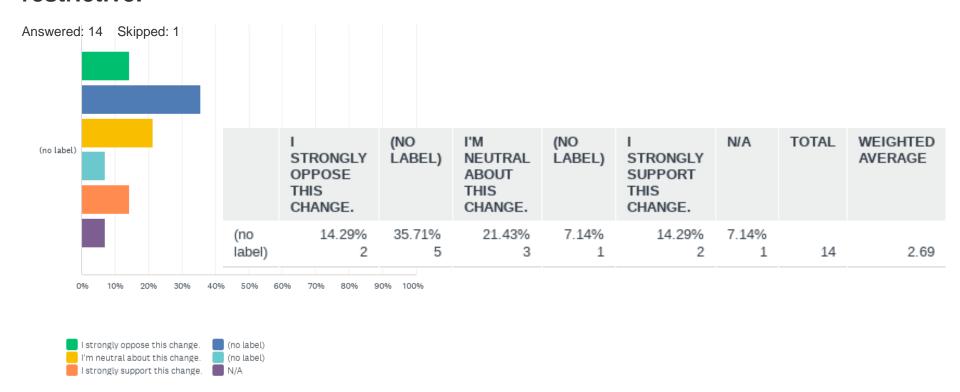
Q7: Proposed change to 4-3(C)(6): Make existing text a subsection and add a new subsection with text as follows: "This use shall be conducted within fully enclosed portions of a building."

Answered: 14 Skipped: 1



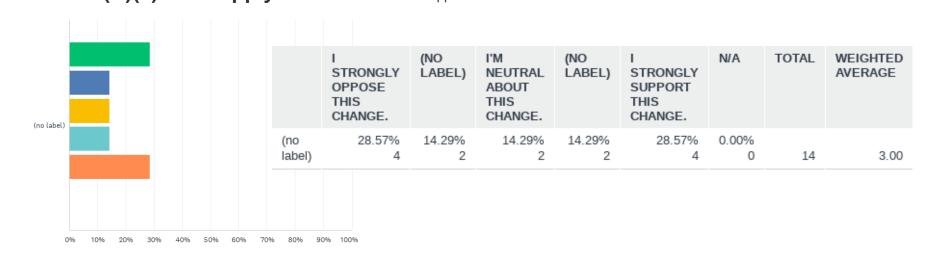


Q8: Proposed change to 4-3(C)(6): Make existing text a subsection and add new subsection with text as follows: "In the MX-M zone district, this use shall not exceed 25,000 square feet or 20 beds, whichever is less restrictive."



Q9: Proposed change to 4- 3(C)(8)(a): Revise as follows: "Incidental activities, including but not limited to recreational, educational, overnight shelters, and campgrounds, are allowed, provided that the following conditions are met:1. All incidental facilities must be operated by the religious institution.2. Overnight shelters must comply with all applicable State and local regulations for overnight shelters. For the purposes of this IDO, a conditional use approval is not required, but the use-specific standard for overnight shelters pursuant to IDO Subsection 14-16-4-3(C)(6) does apply."

Answered: 14 Skipped: 1





Q10: Proposed change to 4- 3(C)(8)(a): [continued]"3. Campgrounds must comply with all applicable State and local regulations for campgrounds. For the purposes of this IDO, a conditional use approval is not required, but the use-specific standards for campgrounds pursuant to IDO Subsection 14-16-4-3(D)(14) do apply."

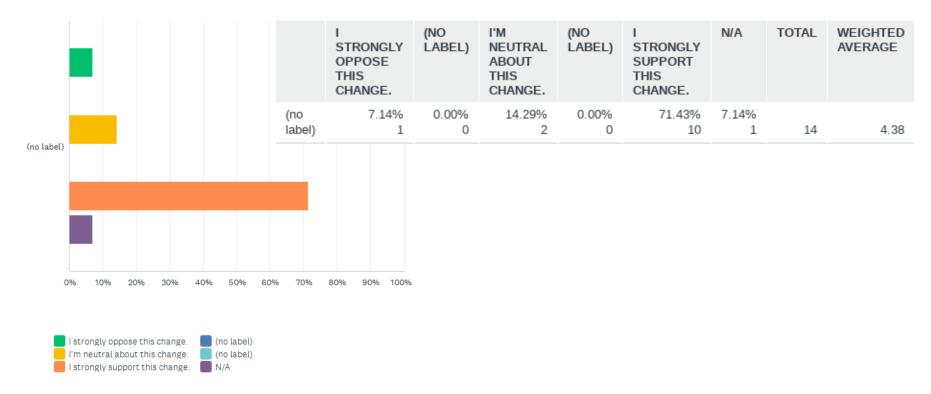
Answered: 12 Skipped: 3





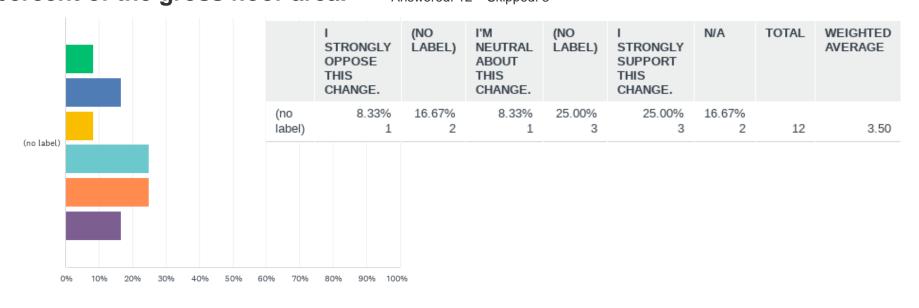
Q11: Proposed change to 3(D)(14)(I) [new]: Add a new subsection with text as follows: "Campgrounds sanctioned by the City must meet all additional City requirements."

Answered: 14 Skipped: 1



Q12: Proposed change to 4- 3(D)(40)(c): Revise to add text as follows: "If allowed only as an accessory use, this use is prohibited unless accessory to and part of the same establishment as a general retail or grocery store use, in which case this use is limited to no more than 50 percent of the gross floor area."

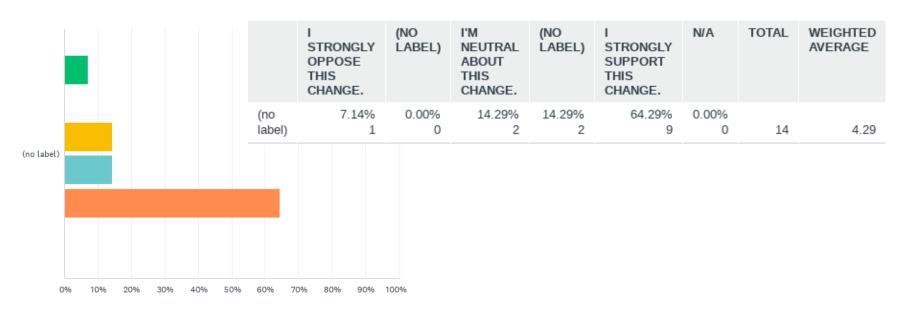
Answered: 12 Skipped: 3





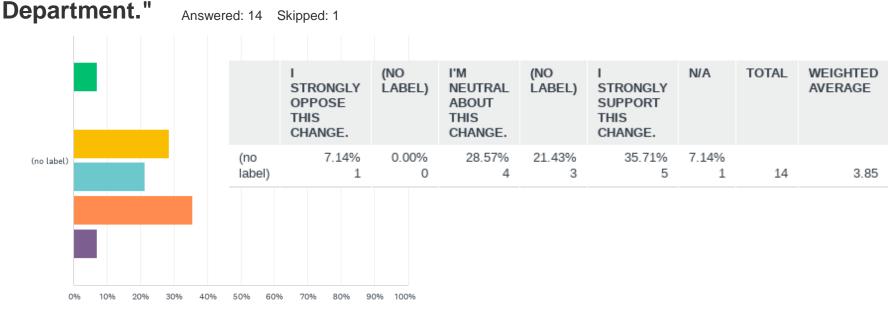
Q13: Proposed change to 4- 3(F)(9)(b): Add new subsections in the list of prohibited uses to add the following: "Cannabis retail." "Nicotine retail."

Answered: 14 Skipped: 1





Q14: Proposed change to 4- 3(F)(9)(b): Revise to read: "Any use in the Food, Beverage, and Indoor Entertainment category, except a catering service that meets the requirements of the state Homemade Food Act and does not require a permit from the New Mexico Environment

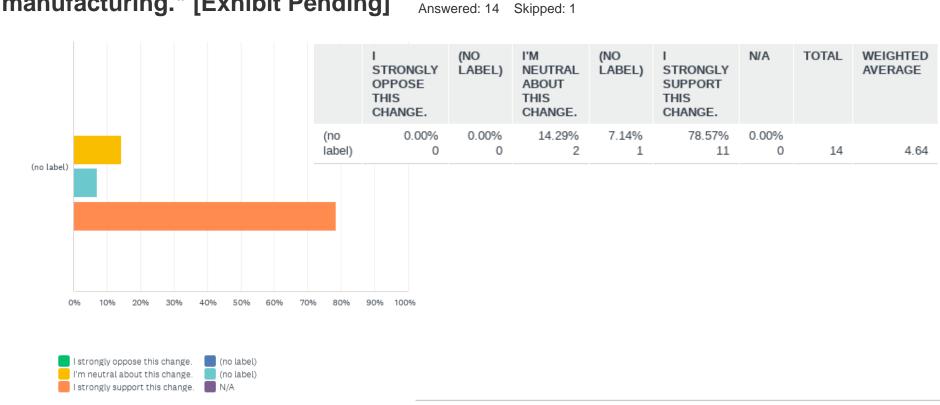




Q15: Proposed change to 4- 3: Replace "an air filtration plan approved by the City" with "carbon filtration" + performance standards for cannabis retail, cannabis cultivation, and cannabis-derived products

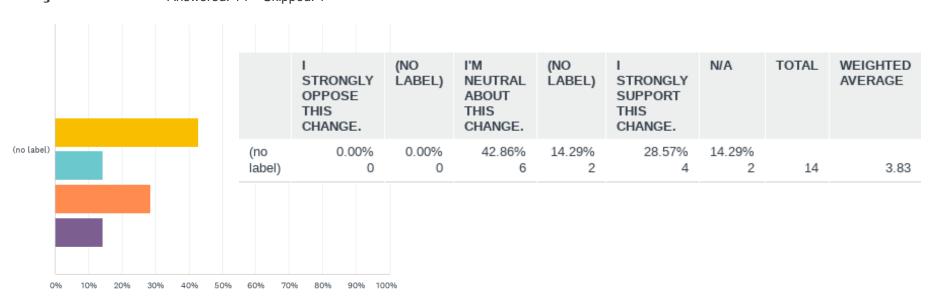
manufacturing." [Exhibit Pending]

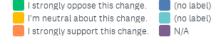
Answered: 14 Skipped: 1



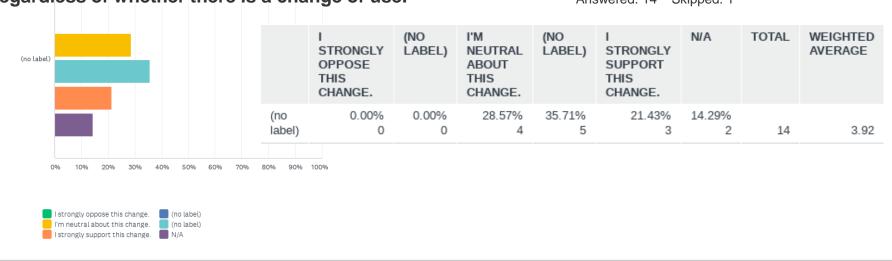
Q16: Proposed change to 5- 3(C)(3)(b): "For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, measured from the the driveway terminus inside the lot to the closest edge of the sidewalk, or to the closest edge of the drive pad if no sidewalk is required. If a garage is provided, the terminus is considered the garage façade."

Answered: 14 Skipped: 1



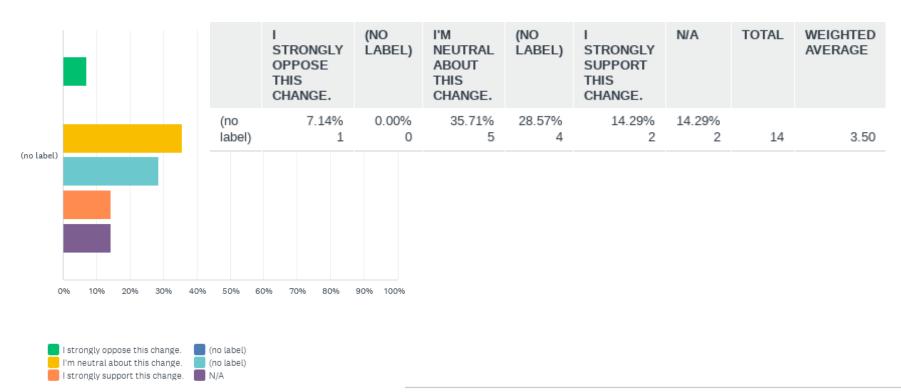


Q17: Proposed change to 5- 5(B)(2)(b): "Expansion of the gross floor area of an existing primary building Primary buildings constructed prior to 1965 by less than 200 square feet does not trigger minimum off-street parking requirements, except those required to satisfy the Americans with Disabilities Act, with the following exceptions.]1. On lots greater than 10,000 square feet, if the expansion reduces the number of existing parking spaces on the lot, then the off-street parking requirements must be met pursuant to this Section 14-16-5-5.2. On lots 10,000 square feet or less, if the number of existing parking spaces on the lot is reduced by more than 20 percent, then additional parking toward fulfilling the minimum number of off-street parking spaces required by Table 5-5-1 and Table 5-5-2 as adjusted by Section 14-16-5-5(C)(4) (Parking Adjustments and Credits) shall be provided pursuant to 14-16-5-5(B)(1)(d), regardless of whether there is a change of use.



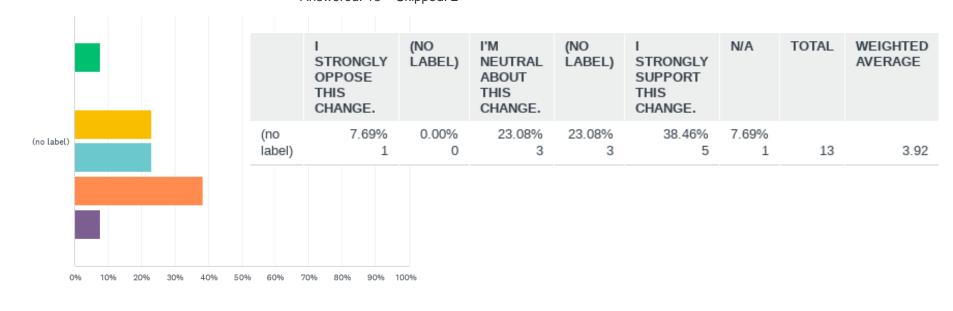
Q18: Proposed change to Table 5-5-1: Add a new sentence to note [1] as follows: "If the main assembly area does not have seats, then the measurement shall be 1 space / 3 persons design capacity."

Answered: 14 Skipped: 1



Q19: Proposed change to 5-5(C)(8)(a): Revise as follows: "Within the off-street parking requirements of Table 5-5-1 and Table 5-5-2, as adjusted by Section 14-16-5-5(C)(5) (Parking Reductions) – and not in addition to those requirements – accessible parking shall be provided for all multi-family, and non-residential uses as required by the federal Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG) and New Mexico Statutes Annotated, as amended, except where off-street parking is only provided in a residential driveway or garage."

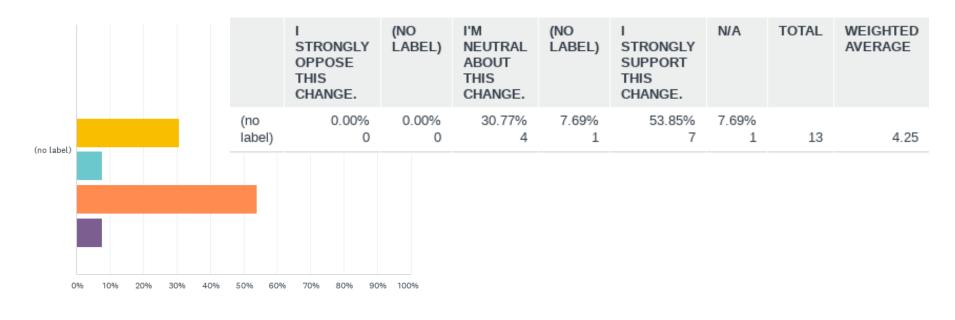
Answered: 13 Skipped: 2





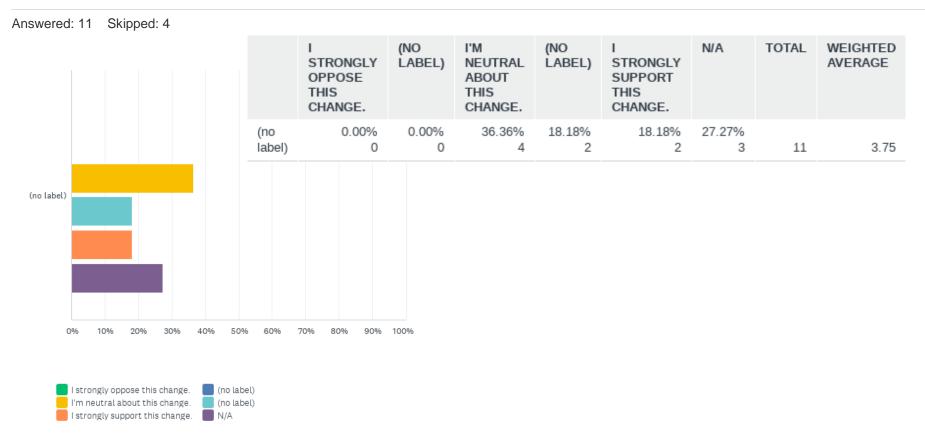
Q20: Proposed change to 5-5(G)(3)(e): Revise to read: "Where a parking structure is located beneath or within a primary building, if loading docks are provided, they shall be integrated into the parking structure."

Answered: 13 Skipped: 2



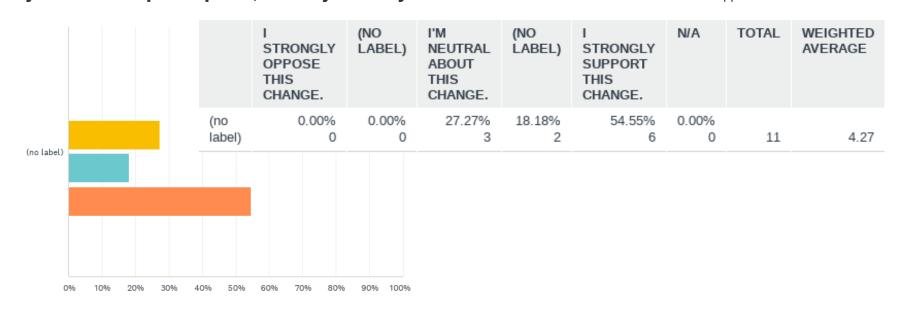


Q21: Proposed change to Table 5-6-3: Revise first row of table from 15-20 to 0-20.



Q22: Proposed change to 5-6(D)(2): Revise to read as follows: "For Commercial and mixed-use buildings with a footprint of more than 50,000 square feet in mixed-use or non-residential development, at least 1 tree and 3 shrubs shall be planted for every 30 feet along the length of any façade facing a City park or trail, Major Public Open Space, or major arroyo."

Answered: 11 Skipped: 4



I strongly oppose this change. I'm neutral about this change. I strongly support this change. Q23: Proposed change to 5- 7(D)(3)(e) [new]: Add a new subsection with the following text:"For development in any Mixed-use zone district, the maximum height of walls in any front or street side yard is 5 feet if all of the following requirements are met, as applicable:1) For all development, the wall is set back at least 10 feet from the lot line abutting the street or edge of the sidewalk closest to the primary building, whichever is more restrictive.2) For all development, view fencing is used for portions of a wall above 3 feet.3) For mixed-use, multi-family residential, or non-residential development, the area between the wall and the property line is landscaped with at least 2 trees and 6 shrubs every 25 feet along the length of the wall."



I strongly support this change.

Q24: Proposed change to Table 5-7-1: Revise Wall in the front yard or street side yard as follows: Residential: 4 ft. 3 ft. Mixed-use: 4 ft. 3

ft.Non-residential: 4 ft. 3 ft.

Answered: 12 Skipped: 3

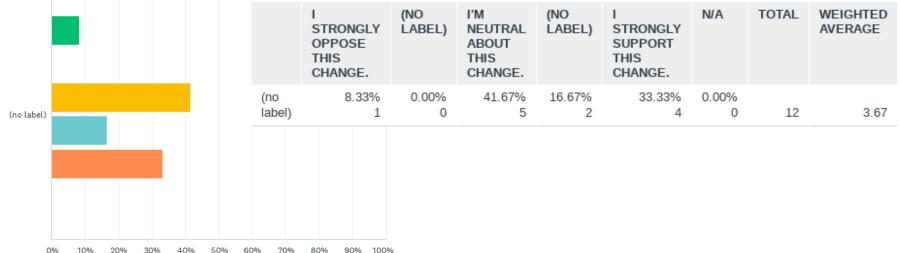


Q25: Proposed change to 5-7(E)(1)(c) 3: Revise Subsection b to add a new sentence as follows: "If any portion of the sidewalk is within the lot line, the setback is to be measured from the edge of the sidewalk closest



Q26: Proposed change to 5-8(D): Revise text as follows: "All outdoor lighting with light fixtures 150 watts or greater for incandescent light sources or 70 watts or greater for other types of light sources All sources of light visible from the exterior of a property subject to this Section 14-16-5-8 shall meet the standards in this Subsection 5-8(D).







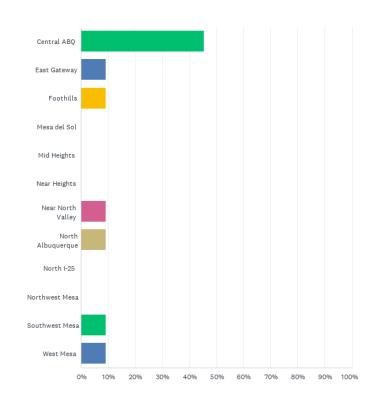
Q27: Proposed change to 5-8(D)(2): Revise text as follows: "No light source for any outdoor light fixture shall be directly visible from any adjacent property or public right-of-way and shall not be visible from a distance greater than 1,000 feet in any Residential zone district."



I'm neutral about this change. (no I I strongly support this change. N/A

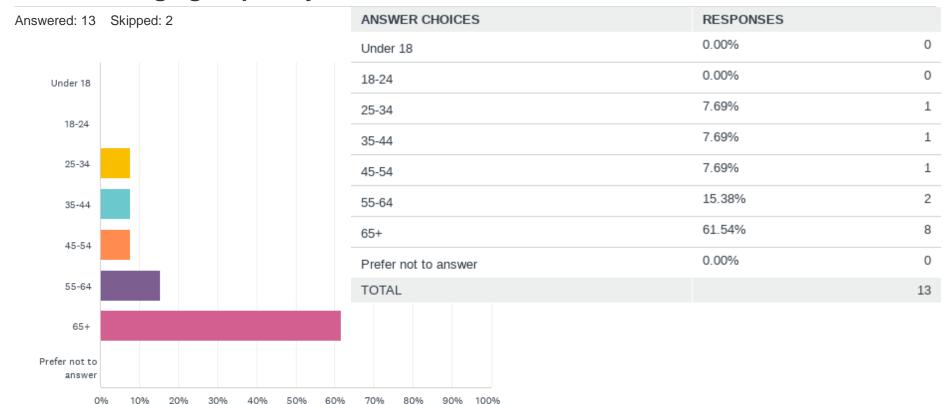
Q28: What Community Planning Area do you live in?

Answered: 11 Skipped: 4

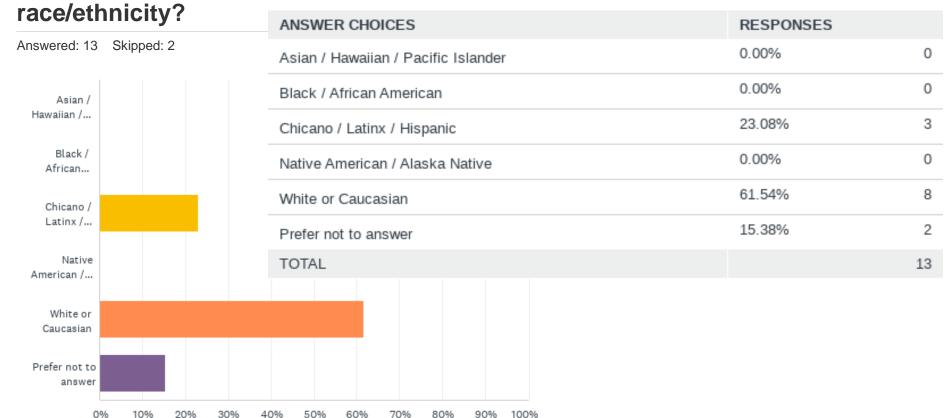


ANSWER CHOICES	RESPONSES	
Central ABQ	45.45%	5
East Gateway	9.09%	1
Foothills	9.09%	1
Mesa del Sol	0.00%	0
Mid Heights	0.00%	0
Near Heights	0.00%	0
Near North Valley	9.09%	1
North Albuquerque	9.09%	1
North I-25	0.00%	0
Northwest Mesa	0.00%	0
Southwest Mesa	9.09%	1
West Mesa	9.09%	1
TOTAL		11

Q29: What age group are you in?

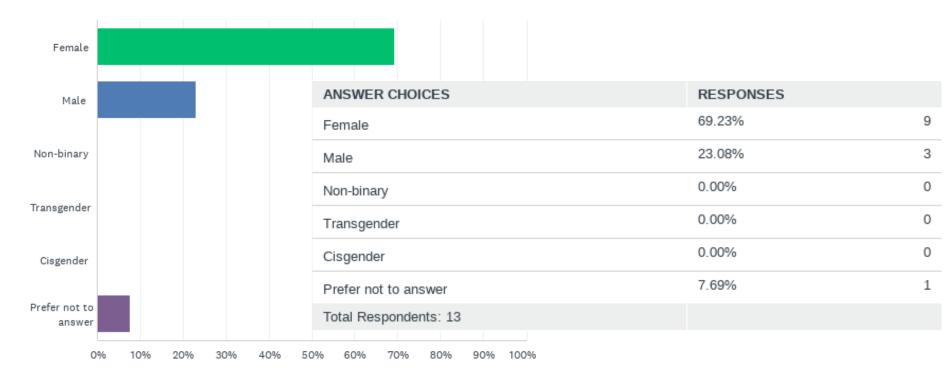


Q30: Which of the following best describes how you identify your



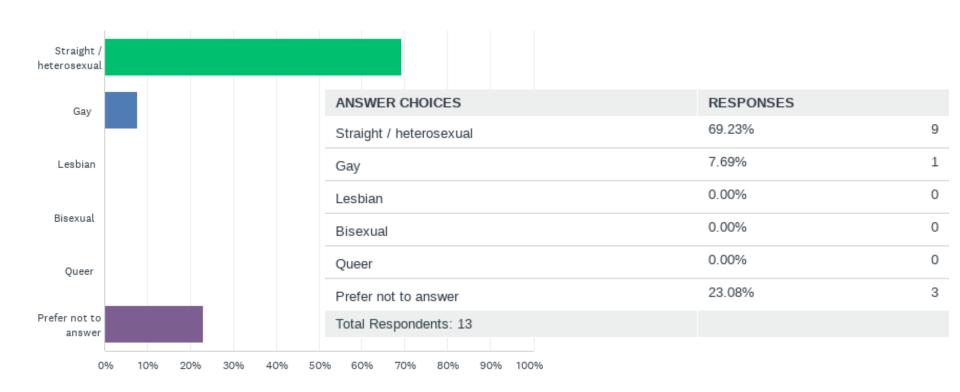
Q31: Which of the following best describes your gender identity?

Answered: 13 Skipped: 2

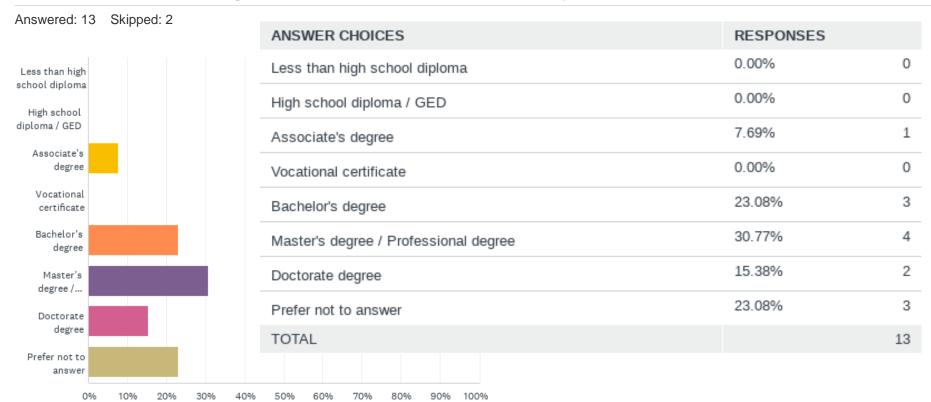


Q32: Which of the following best describes your sexual orientation?

Answered: 13 Skipped: 2

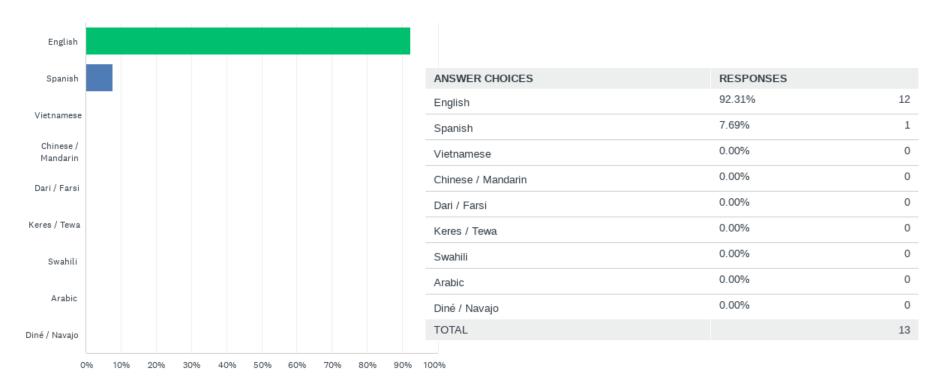


Q33: What is the highest level of education that you have achieved?



Q34: What is the primary language spoken in your home?

Answered: 13 Skipped: 2



Q35: What is your annual household income?

Answered: 13 Skipped: 2

