

12:03:35 From Korrina Christensen | CABQ Planning to Everyone:
2025 IDO Update

12:04:27 From Korrina Christensen | CABQ Planning to Everyone:
Follow along in the EPC Redline Exhibit
EPC Spreadsheet of Proposed Changes - City Wide and EPC Redline Exhibit

12:08:42 From Korrina Christensen | CABQ Planning to Everyone:
Thank you for joining the meeting today. Visit the project webpage for all
2025 IDO Update information.
Follow along in the following documents:
EPC Redline Exhibit
EPC Spreadsheet of Proposed Changes - City Wide
Legislative Zoning Conversions
Proposed City Council & Mayor Amendments

12:12:55 From Patricia Willson to Everyone:
Please verify whether or not Ac-MT are added to UC-MS-PT re: building
height/neighborhood edges. Thanks

12:15:30 From Kate Clark to Everyone:
Item #107 (IDO Subsection 14-16-5-6(D)(1)(a)) clarifies that low-residential
development must comply with the Street Tree Ordinance

12:17:12 From Korrina Christensen | CABQ Planning to Everyone:
ABQ 311: Report issues
<https://www.cabq.gov/311/abq311/abq311>

12:17:17 From Patricia Willson to Everyone:
is that tree map available to the public?

12:19:15 From Korrina Christensen | CABQ Planning to Everyone:
Safe Outdoor Space Amendments Comparison:

https://abq-zone.com/sites/abq-zone.com/files/u53/Update_2025_Mayor-Council-Amendments-Comparison_SOS_optimized.pdf

12:21:26 From Korrina Christensen | CABQ Planning to Everyone:
Review a comparison of Proposed Bodega / Tienditas Amendments:

https://abq-zone.com/sites/abq-zone.com/files/u53/Update_2025_Mayor-Council-Amendments-Comparison_Bodega_optimized.pdf

12:22:56 From Kate Clark to Everyone:
Replying to "is that tree map available to the public?":
The map can be found here (under the Treeplotter logo):
<https://letsplantabq.org/by-the-numbers/>

12:23:13 From Patricia Willson to Everyone:
Replying to "is that tree map available to the public?":

thanks!

12:24:29 From Korrina Christensen | CABQ Planning to Everyone:
Redline Draft Exhibit: 6-1-1 Procedures Summary Table

12:28:30 From Jane Baechle to Everyone:
What amendment number is the HPO demolition one?

12:29:06 From Patricia Willson to Everyone:
None of the Mayor's amendments have Staff Comments. Is there a reason for that?

12:29:32 From Korrina Christensen | CABQ Planning to Everyone:
Current Question, Redline Draft Exhibit:
Table I: Small Area Regulations (in IDO Order)
Table II: Small Area Regulations (in Alphabetical Order)
3-5(B) Adoption or Amendment Designation of Historic Protection Overlay
Zones for Historic Districts, Historic Frontages, and City Landmarks
6-6(B) Demolition Outside of an HPO

12:29:36 From Peggy Neff to Everyone:
Seems to me the intent for the shift of decision is more a need for less oversight for his Rail Trail

12:30:06 From Jane Baechle to Everyone:
Replying to "Current Question, Redline Draft Exhibit: Table I:...":
Thanks!

12:30:55 From Kate Clark to Everyone:
Replying to "What amendment number is the HPO demolition one?":
#63 is for demolition outside of an HPO. #7 is for the historic frontage overlay

12:31:09 From Jane Baechle to Everyone:
Replying to "What amendment number is the HPO demolition one?":
@Kate Clark | CABQ Planning Thanks!

12:34:05 From Lynn Perls to Everyone:
Bodega/restaurants in residential zones: Changing residential zoning to allow small commercial businesses on any corner is a HUGE change. What need is this intending to address? are underserved areas expected to have more affordable access to fresh food? That is not typically what a corner bodega provides. Will sales of alcohol or THC of any sort be allowed? As written, no public hearing and input by the neighbors is required for a bodega (i.e., at least make it a conditional use).

12:34:27 From Lynn Perls to Everyone:
Will these notes go to EPC or staff?

12:37:41 From Lynn Perls to Everyone:
Before, a zone change could be requested for infill. but now proposed to

just allow infill without showing the lot is appropriate. it just eliminates R-01 zoning

12:38:05 From Peggy Neff to Everyone:

The point made just now that one can use 6-4(U)(2) to appeal a decision is a false statement. It is required for you to sell your property before you can claim this. I learned this from my experience at 319 Princeton when the city allowed the duplex to build in the fire space

12:40:11 From Korrina Christensen | CABQ Planning to Everyone:

Review a comparison of Proposed Parking Amendments

https://abq-zone.com/sites/abq-zone.com/files/u53/Update_2025_Mayor-Council-Amendments-Comparison_Parking_optimized.pdf

12:44:27 From Patricia Willson to Everyone:

so, to clarify, AC-MT have NGH edge protection of <30' at 100' distance?

12:48:18 From Jane Baechle to Everyone:

Replying to "so, to clarify, AC-MT have NGH edge protection of ...":
Also appreciate confirmation on this.

12:48:37 From PLANNING ZHE to Everyone:

Review a comparison of Proposed Parking Amendments

https://abq-zone.com/sites/abq-zone.com/files/u53/Update_2025_Mayor-Council-Amendments-Comparison_Parking_optimized.pdf

12:50:51 From Korrina Christensen | CABQ Planning to Everyone:

EPC Redline Exhibit: 5-11(E)(2)(b)

12:51:56 From Patricia Willson to Everyone:

wow, a quick tutorial on the filtering you are doing would be very helpful!!!

12:53:34 From Korrina Christensen | CABQ Planning to Everyone:

@Peggy Norton EPC Redline Exhibit link:
<https://abq-zone.com/2025-update-epc-redline-exhibit>

12:56:17 From Peggy Neff to Everyone:

Another loop

12:56:30 From Korrina Christensen | CABQ Planning to Everyone:

Replying to "wow, a quick tutorial on the filtering you are doi...":
There is an option to Download an Excel file of the spreadsheet on the EPC Spreadsheet of Proposed Changes page with filters enabled, hopefully this is helpful

12:57:20 From Patricia Willson to Everyone:

Replying to "wow, a quick tutorial on the filtering you are doi...":
just knowing that I can select a particular number with that little drop

down is huge!

13:00:02 From Pilar to Everyone:

Replying to "wow, a quick tutorial on the filtering you are doi...":
Thanks, I would have missed that otherwise.

13:01:46 From Patricia Willson to Everyone:

the Bodega/Tiendita corner store is a nostalgic, unrealistic idea, especially for fresh food.

13:02:24 From Peggy Norton to Everyone:

Korinna - All I get are black pages. How can I get black/red text on white.

13:03:16 From Ian Robertson to Everyone:

Unfortunately have to drop off but thank you Mikaela and staff!

13:03:42 From Peggy Neff to Everyone:

Indeed? Where are the protections of our investments. AND VOTED DOWN IN MULTIPLE CITY DECISION MAKER MEETINGS.

13:04:10 From Patricia Willson to Everyone:

THANK YOU LYNN

13:05:17 From Peggy Neff to Everyone:

Here is a link to the converted Excel spreadsheet if you need it to work out your comments in an organized way:
<https://drive.google.com/file/d/1Rc2K8eWX6K13YdNxXA57gYiTDXpyAQ--/view?usp=sharing>

13:05:31 From Peggy Norton to Everyone:

Thank you Patricia. That's my thought of bodega - a throwback to a time of stores where I'd buy candy/popsicles.

13:05:58 From Jane Baechle to Everyone:

Lynn is correct, single family zoning effectively ends.

13:06:03 From Patricia Willson to Everyone:

R-1 has already effectively doubled in density with the permissive allowance of casitas

13:07:38 From Korrina Christensen | CABQ Planning to Everyone:

Replying to "Korinna - All I get are black pages. How can I ge...":

This is the direct link that should take you to the document and the commenting instructions above the document viewer. It should be a similar type of page viewer as the spreadsheet of changes

<https://abq-zone.com/2025-update-epc-redline-exhibit>

13:07:48 From Patricia Willson to Everyone:

Lynn, send me an email [REDACTED]

13:10:38 From Patricia Willson to Everyone:

so, an example of this would be like Savio Ridge adding a lot?

13:12:02 From Patricia Willson to Everyone:
but a 2-story bodega would require an elevator!

13:14:52 From Patricia Willson to Everyone:
side and rear—is that one or both sides?

13:15:57 From Peggy Neff to Everyone:
lol

13:17:10 From Peggy Neff to Everyone:
privledge

13:17:32 From Lynn Perls to Everyone:
Can a single family home in any R-1 zone on a 5K sq ft lot, add/build a duplex and use that duplex as a bodega under new proposals? all without any review or hearing? without adding any more off street parking?

13:18:48 From Patricia Willson to Everyone:
doesn't that potentially make a future sale difficult?

13:21:44 From Kate Clark to Everyone:
Replying to "side and rear—is that one or both sides?":
IDO Subsection 14-16-4-3(B)(4)(i) specifies that the landscape buffer for cottage development shall be provided along "each" side lot line.

13:22:49 From Patricia Willson to Everyone:
"our neighborhoods are not broken, it's the corridors that need fixing"
Quote by Jaemes Shanley, write-in D7 candidate.

13:23:04 From Merideth Paxton to Everyone:
The term "off street parking" can be met by parking on the street. This is very confusing. the IDO needs to change the terminology to make it consistent with the actual location of the parking.

13:25:40 From Jane Baechle to Everyone:
Will there be a requirement of notice to property owners within 100' and recognized NAs as currently required for ADUs with duplexes and townhouses?

13:26:03 From Merideth Paxton to Everyone:
How long does affordable housing remain affordable? What can be done to maintain the affordability of existing units?

13:26:23 From Lynn Perls to Everyone:
Did anyone do/show a study that adding small retail inside neighborhoods would increase access to fresh and affordable food? Elizabeth is struggling to articulate the issue is she lives near the store desert, and it's not clear that these proposals will meet the purported need.

13:27:00 From Peggy Neff to Everyone:

Is there another city that has done this in their R1?

13:29:45 From Peggy Neff to Everyone:

But if it is 1/2 mile from corridor or mainstreet this doesn't apply

13:30:20 From Lynn Perls to Everyone:

I think the answer is YES, can build an ADU or duplex to use as a bodega on a corner lot without any notice or hearing and without adding any off street parking.

13:31:37 From Jane Baechle to Everyone:

Replying to "I think the answer is YES, can build an ADU or dup...":

If it is included as a conditional use, as in two neighborhood streets, there is required notice and a public hearing.

13:31:39 From Patricia Willson to Everyone:

Replying to "I think the answer is YES, can build an ADU or dup...":

The logistics of running a successful retail are so daunting that I doubt bodegas will spring up everywhere!

13:31:42 From Ian Robertson to Everyone:

Thank you Mikaela

13:31:52 From Jane Baechle to Everyone:

Thank you