



City of Albuquerque
Planning Department
Urban Design and Development Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: February 9, 2011

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1008444**
10EPC-40044 SECTOR DEV. PLAN, PHSE 2
(VOLCANO CLIFFS)

City of Albuquerque
Planning Department
PO Box 1293
Albuquerque, NM 87102

LEGAL DESCRIPTION:
CITY OF ALBUQUERQUE PLANNING DEPT
requests the above actions for the Volcano Mesa
area, area boundaries are the Petroglyph National
Monument on the east, south and west and Paseo
Del Norte, zoned RD, R1, A1, RO-20, and SU-1
for Major Open Space, proposed to be zoned SU-
2/VCVC, SU-2/VCMX, SU-2/VCUR, SU-
2/VCU, SU-2/VCRR containing approximately
2,327 acres. Petra Morris, Staff Planner

On February 3, 2011, the Environmental Planning Commission voted that a **RECOMMENDATION OF APPROVAL** be forwarded to City Council for Project#1008444/10EPC-40044, Sector Development Plan, Phase 2, Volcano Cliffs, based on the following Findings and subject to the following Conditions:

FINDINGS

1. The Volcano Cliffs Sector Development Plan (VCSDP) is a Rank III plan that covers an area of approximately 2,327 acres. The plan boundaries are the Petroglyph National Monument on the east, south, and west and Paseo Del Norte on the north.
2. This plan is one of three distinct but related sector development plans intended to guide future development in the larger Volcano Mesa Community. The other two plans are the Volcano Heights and Volcano Trails Sector Development Plans. The three plans share similar policy underpinnings that are included in a companion amendment to the Rank II, West Side Strategic Plan (WSSP). At the November 4, 2010 hearing, the EPC voted to send the WSSP amendment to the City Council with a recommendation of approval.

3. Volcano Cliffs Sector Development Plan currently contains R1, RD, RO-20, A1 County, SU1 for Major Public Open Space and proposes SU-2 VC Village Center, SU-2 VC Neighborhood Mixed Use, SU-2 VC Urban Residential, SU-2 VC Large Lot, SU-2 VC Rural Residential, as well as General Design Regulations are associated to varying degrees with all properties within the Volcano Cliffs SDP boundary.
4. The Volcano Cliffs Sector Development Plan supports the following goals and policies in the Albuquerque/Bernalillo County Comprehensive Plan:
 - a. Policies II.B.5.c, f, i, k, m, n: through the proposed Neighborhood Activity Center for the Village Center, the mix of uses proposed in order to provide neighborhood services and retail in specific locations in the Volcano Cliffs area, the clustering of homes in the SU2 VC Rural Residential zone, the proposed treatment for the arroyos and zoning regulations that ensure development will not be visually intrusive- restrictions on height, color and reflectivity;
 - b. Policies II.B.1.c, f, j: through the location of the least intense zoning adjacent to Major Public Open Space and the General Standards that address colors, heights, reflectivity and fencing adjacent to the Petroglyph National Monument. Also through the designation of existing and future single loaded streets as scenic corridors, and the provision of trails;
 - c. Policy II.B.7: Goal: through the designation of the Volcano Cliffs Village Center as a Neighborhood Activity Center;
 - d. Policy II.C.6.c: through the language in General Standards that address archeological sites;
 - e. Policies II.C.9.b, c, e: through the proposed zoning, the proposed arroyo treatments, the proposed road network, and the proposed Neighborhood Activity Center, and through the employment opportunities provided by the Village Center;
 - f. Policies II.D.6. a, g: through the small business and employment opportunities provided by the mixed use areas and the Village Center.
5. The Volcano Cliffs Sector Development Plan supports the following policies in the Westside Strategic Plan:
 - a. Policy 1.1 through the high density, and non residential uses to be located in proposed nodes;
 - b. Policy 1.9 through the location of a Neighborhood Activity Center in the Village Center of Volcano Cliffs;
 - c. Policy 1.16 through the location of the Volcano Cliffs Neighborhood Activity Center on a minor arterial, Universe.

6. The Volcano Cliffs Sector Development Plan supports the following policies in the Northwest Mesa Escarpment Plan Policies 12, 20, and 21 through the Zoning and General Standards in the Volcano Cliffs SDP, written to avoid visually intrusive development. The proposed trail network and scenic corridors for the Volcano Cliffs area support policy 23.
7. The Volcano Cliffs Sector Development Plan supports the Proposed Trails Map on page 22 and the intent of the Rank II Trails and Bikeways Facility Plan through the expansion of the trail network in this area.
8. The Volcano Cliffs Sector Development Plan supports the Rank II Facility Plan for Electric Service Transmission and Subtransmission Facilities, through the addition of language provided by PNM to address the address utility easements, landscaping and access to public utility facilities.
9. The Volcano Cliffs Sector Development Plan supports the Rank II City of Albuquerque Major Public Open Space Facility Plan policies B2-G, B2-K, C-3 and Figure 4-1 through the policies found in Chapter 3 that address the environment and open space and the design and zoning regulations that ensure appropriate transitions from developed areas to open space.
10. The Volcano Cliffs Sector Development Plan supports the Rank II Facility Plan for Arroyos: Multiple Use of Albuquerque's Arroyos and their Floodplains policies II.B. Drainage 1, II.B. Multiple Use 1, II.C.2, II.C.3, II.D.2, II.F.4 through the proposed treatment for arroyos, the design standards in the plan and the opportunity for trails along arroyos provided in Policy 1 of Chapter 3 and the following eight sub policies.
11. The Volcano Cliffs Sector Development Plan is justified per Resolution 270-1980. The proposed zoning is more advantageous to the community because it furthers applicable goals and policies in the Comprehensive Plan, the WSSP and the NWMEP. The proposed zoning is designed to create a healthy community that contains a mix of uses, is transit accessible, bicycle friendly, and encourages pedestrian activity. The proposed zoning meets R270-1980 criteria as follows:
 - A. The zone changes proposed by the Volcano Cliffs SDP are consistent with furthering the health, safety, morals and general welfare of the city. The purpose of the SDP is to ensure that as the area develops it is development that furthers the goals and policies of the Comprehensive Plan and other applicable plans- in this case the WSSP and the NWMEP. The plan proposes residential, commercial, office and service uses, in pattern designed to support transit.
 - B. The proposed zoning changes will provide the area with stability. Much of the Volcano Cliffs SDP is zoned RD. RD allows a range of densities and uses with no requirement for coordination and/ or planning. The proposed zoning for the SDP is designed to reflect the platting, the unique location of the area, the road network and conditions and to bring neighborhood services and retail to the Volcano Cliffs area. The proposed zoning is designed to ensure that non residential uses, mixed use, multifamily residential, townhouses, and single

family uses all develop in a pattern and location that are supportive of creating a stable built environment.

- C. The proposed Volcano Cliffs SDP supports applicable goals and policies in the Comprehensive Plan, Westside Strategic Plan, the Northwest Mesa Escarpment Plan, the Trails and Bikeways Facility Plan, the Facility Plan for Electric Service, and the Facility Plan for Arroyos as outlined in previous findings 4 - 10.
- D. The existing zoning is inappropriate because:
 - 1. Not applicable;
 - 2. The U.S. Congress created the Petroglyph National Monument after the establishment of the existing zoning. The proposed zoning responds to and endeavors to minimize adverse impacts on the Petroglyph National Monument while allowing private property to be developed; and
 - 3. The proposed zoning would be more advantageous to the community because it furthers applicable goals and policies in the Comprehensive Plan, the WSSP and the NWMEP. The proposed zoning is designed to create a healthy community that contains a mix of uses, is transit accessible, bicycle friendly, and encourages pedestrian activity. Please see preceding analysis.
- E. The proposed zoning does not contain uses that would be harmful to adjacent properties, neighbors or the community. Where residential and commercial properties are adjacent, the height of the non residential zone is required to step down. Per the Zone Code, non-residential properties are required to buffer residential properties when they meet.
- F. None of the Plan's zone changes require major capital expenditures.
- G. The cost of land is not discussed in the Plan.
- H. The location of mixed use and higher density residential zoning is related to the vision proposed for the whole Volcano Mesa area.
- I. The proposed zone changes will create spot zones that are justified as follows:
 - 1. The proposed zoning clearly facilitates realization of the Comprehensive Plan, the West Side Strategic Plan and the Northwest Mesa Escarpment Plan as detailed above in the response to R-270-1980, Section 1.C.; and

2. The proposed zoning and their individual, component regulations within the plan area and the plan area itself are different from surrounding land. The proposed locations of zone boundaries create differences between adjacent lands and zones as well as differences between zones within the plan area. The proposed zoning categories establish and facilitate transitions between adjacent zones within the plan area and where adjacent to existing zoning. Even where residential and non-residential zoning abut or are adjacent, there are specific requirements for height transitions within the more intense zone category so as to maximize compatibility with the less intense zone category.

J. The proposed zone changes will create strip zones that are justified as follows:

1. The proposed zoning clearly facilitates realization of the Comprehensive Plan, the West Side Strategic Plan and the Northwest Mesa Escarpment Plan as detailed above in the response to R-270-1980, Section 1.C.; and
 2. The proposed zoning and their individual, component regulations within the plan area and the plan area itself are different from surrounding land. The proposed locations of zone boundaries create differences between adjacent lands and zones as well as differences between zones within the plan area. The proposed zoning categories establish and facilitate transitions between adjacent zones within the plan area and where adjacent to existing zoning. Even where residential and non-residential zoning abut or are adjacent, there are specific requirements for height transitions within the more intense zone category so as to maximize compatibility with the less intense zone category. Furthermore, the location of many of the "strip zones" is in response to traffic potentials on established, but not yet fully developed arterial corridors, such as Paseo del Norte and Unser Boulevard.
12. The Environmental Planning Commission has reviewed the Volcano Cliffs Sector Development Plan and received presentations and testimony from Planning staff, commenting City departments and other agencies, property owners, interested parties, and the general public at three separate, public hearings on 02 September 2010, 04 November 2010, and 03 February 2011.

EPC RECOMMENDED CONDITIONS FOR APPROVAL

Note: Numbers in brackets reference the line item in the Public Comments Spreadsheet. Page numbers will refer to the initial July 2010 draft as JD-# and the February 2011 redline as RL-#.

1. In the VCSDP, add a map (on page RL-65) provided by the Public Service Company of New Mexico that shows PNM's electric facilities in the area. [1]
2. On page JL-52/RL-65 of the VCSDP, in section 14. Utilities, add the following new section after the first section called "Easements": "Clearance: All screening and vegetation surrounding

- ground-mounted transformers and utility pads shall allow 10 feet of clearance for access and to ensure the safety of the work crew and public during maintenance and repair." [3]
3. Throughout the Plan, replace all references to "City of Albuquerque Water Conservation Office" with "Albuquerque Bernalillo County Water Utility Authority". [7]
 4. VCSDP, page JD-34/RL-41, Permitted Uses, 1., new word and new sentence:
 - a. "A minor second dwelling unit up to 650 square feet shall be permitted except in the front yard." [8]
 5. VCSDP, page JD-36/RL-44, Permitted Uses, 1., new word and new sentence:
 - a. "A minor second dwelling unit up to 650 square feet shall be permitted except in the front yard." [8]
 6. VCSDP, page JD-38/RL-47, Permitted Uses, 1., new word and new sentence:
 - a. "A minor second dwelling unit up to 650 square feet shall be permitted except in the front yard." [8]
 7. VCSDP, page JD-40/RL-49, Permitted Uses, 1., new word and new sentence:
 - a. "A minor second dwelling unit up to 650 square feet shall be permitted except in the front yard." [8]
 8. VCSDP, page JD-42/RL-51, Permitted Uses, 1., new word and new sentence:
 - a. "A minor second dwelling unit up to 650 square feet shall be permitted except in the front yard." [8]
 9. The phrase "Town Center" shall be removed from Exhibits 1, 4, 7. [9]
 10. Verify the appropriate use of "should" versus "shall" throughout the Plan and revise as necessary. [11]
 11. Throughout the VCSDP, wherever the phrase "Volcano Heights Town Center Sector Development Plan" appears, delete "Town Center". Wherever the acronym "VHTCSDP" appears, replace with acronym "VHSDP." Amend all maps accordingly. [30]
 12. On page JD-2/RL-2 of the VCSDP, Exhibit 1, Add new labels and pattern designations for "Petroglyph National Monument" and "Major Public Open Space". [33]
 13. On page JD-3/RL-3 of the VCSDP, replace the next-to-last bullet in the list of "Guiding Principles" with the following: "Acquire Major Public Open Space in an equitable and timely fashion." [34]
 14. On page JD-3/RL-3 of the VCSDP, in the fourth bullet in the list of "Guiding Principles" add "and Major Public Open Space" at the end. [35]
 15. On page JD-3/RL-3 of the VCSDP, in the last paragraph, delete "more than 7,000" and insert in lieu thereof "10,000". [36]
 16. On page JD-4/RL-4 of the VCSDP, amend Exhibit 2 as follows:
 - 1) label the Petroglyph National Monument and Southern Geologic Window; [37]
 - 2) add Major Public Open Space lands owned or under contract in the La Cuentista subdivision area per map provided by City Open Space division; [37]
 - 3) provide map key for light green colored area depicting Boca Negra Dam/Park; [37]
 - 4) update the aerial photograph to a 2010 photograph to show existing conditions in the area. [37]
 17. On page JD-5/RL-5 of the VCSDP, in the first sentence, add "upon annexation" after "was zoned". [38]
 18. Reformat Chapter 1 in outline format so that different sections can be easily referenced by section letter/number. [39]

19. On page JD-9/RL-11 of the VCSDP, delete the subsection headings called "Natural Resources" and "View and Cultural Resources". Add a new goal following the first goal as follows: "Respect Albuquerque's culture and history, both Hispanic and Native American, through contextually sensitive development of Volcano Cliffs. Volcano Mesa provides a unique portal to understand the rich interplay of cultures that is New Mexico. The stories of the meaning of this place to Native Americans can be told through living and visiting Volcano Cliffs and by the way we develop this special area. As such, Volcano Cliffs can be another entry point for all of Albuquerque into different and important perspectives on humanity's place on earth and our spiritual paths." [41]
20. On page JD-10/RL-13 of the VCSDP, amend the last goal on the page as follows: "Establish the Village Center as a mixed-use Neighborhood Activity Center..." [42]
21. On page JD-16/RL-28 of the VCSDP, re-label the exhibit "Exhibit 5, Volcano Cliffs Road Network". [43]
22. On page JD-14/RL-26 of the VCSDP, in the second sentence under Policy 1, add "and offer redundancy" after "more direct". [44]
23. On page JD-14/RL-26 of the VCSDP, add the following sentence at the end of the first paragraph under Policy 1: "Dead-end streets and cul-de-sacs are strongly discouraged." [45]
24. On page JD-14/RL-26 of the VCSDP, amend the first sentence under Policy 1 as follows: "An interconnected network should form a hierarchical network and should distribute traffic among multiple routes..." [46]
25. On page JD-14/RL-26 of the VCSDP, rewrite the last three sentences in the paragraph, beginning with "In addition..." as follows: "In addition, the proposed access points facilitate access to transit and the proposed Transit Center, located in the Volcano Heights center, as well as easing traffic at key intersections such as Universe and Paseo del Norte, which are already starting to fail, by providing alternative routes onto Unser and Paseo del Norte. Proposed access points are shown on Exhibit 4, Volcano Mesa Road Network; these access locations are generally located to provide optimal connections to, from, and within the Volcano Mesa area and the Volcano Cliffs Sector Development Plan." [47]
26. On page JD-15/RL-27 of VCSDP insert "Proposed" before the exhibit name "Volcano Mesa Road Network". On page JD-15 of VCSDP insert "Proposed" before the title in the key "Volcano Mesa Road Network". On page JD-15/RL-27 of VCSDP insert "Proposed" before the label "Bus Rapid Transit" in the legend. [48]
27. On pages JD-15 and 16/RL-27 of the VCSDP, amend Exhibits 4 and 5 as follows: Label Major Public Open Space lands outside of the Petroglyph National Monument. [49]
28. On pages JD-15 and 16/RL-27 of the VCSDP, amend Exhibits 4 and 5 to show the full limits of the frontage road system that are proposed along Paseo del Norte. [50]
29. On page JD-16/RL-28 of VCSDP insert "Proposed" before the exhibit name "Volcano Mesa Road Network". On page JD-16 of VCSDP insert "Proposed" before the title in the key "Volcano Mesa Road Network". On page JD-16/RL-28 of VCSDP insert "Proposed" before the label "Bus Rapid Transit" in the legend. [52]
30. On pages JD-15 and 16/RL-27 and 28 of VCSDP amend Exhibits 4 and 5 to show all single loaded streets that are already platted as Scenic Corridors. [53]
31. On page JD-17RL-29 of the VCSDP, Policy 3, add a sentence that reads as follows: A scenic corridor is defined in this plan as a single loaded street that abuts open space lands such as the Petroglyph National Monument or an arroyo. The streets that are platted as single loaded at the

- time of the plan adoption are mapped in Exhibit 4 and 5, however future platting actions should increase this network. [56]
32. On page JD-14/RL-29 of the VCSDP in Policy 4.a "Pedestrian Crosswalks" in the first sentence delete "provided" and insert in lieu thereof "considered". [57]
 33. On page JD-18/RL-31 of the VCSDP, in the last sentence under Policy 6, add "and are prohibited over 100 feet" to the end of the sentence. [60]
 34. On page JD-18/RL-30 of the VCSDP, amend Policy 5.d as follows: "Modern Roundabouts. Roundabouts slow traffic while offering capacities for turning movements that usually exceed conventional 4-way intersection. Roundabouts can be small enough to be placed in the middle of typical intersections, or large enough to accommodate parking and handle complex intersection geometries." [62]
 35. On page JD-18/RL-31 of the VCSDP, change the title of Policy 6 from "Local street design" to "Street Cross Sections and Design." [63]
 36. On page JD-18 of the VCSDP, insert a map that corresponds to the cross sections shown in Figures 1-5 in Policy 6. This map should show the roadway segments within the VCSDP area to which the cross sections apply. Coordinate with DMD to develop this map. [64]
 37. On page JD-19 of the VCSDP, insert a new Figure 2 cross section for Universe Blvd., a minor arterial, that is the same as Cross Section 6 in the 2010 Draft VHSDP, page 53. Renumber figures accordingly. [65]
 38. On pages JD-19 and 20/RL-31 and 32 of the VCSDP, revise Figures 1-5 to show a 2.5' curb/gutter detail on both sides of the roadway cross sections. [66]
 39. On page JD-19/RL-31 of the VCSDP, add on-street bike lanes to the cross-section in Figure 1 in order to ensure connectivity between the existing segments of Unser south of Atrisco and the existing segments of Unser and Rainbow north of Paradise and Paseo del Norte, respectively, and to be consistent with the adopted Long-Range Bikeway System map. [67]
 40. On page JD-20/RL-31 of the VCSDP, in the second line of a.i, insert a space between "a" and "density". [69]
 41. On page JD-21/RL-31 of the VCSDP, section "e", add a period after the title "Street Lighting." [71]
 42. Work with the City Forester to clarify/specify the appropriate conditions needed for and process to follow to ensure successful tree growth in this area. [72]
 43. On page JD-24 of the VCSDP, insert a new map that shows the arroyos and drainage described in the text in Policy 1. [79]
 44. On page JD-24/RL-16 of the VCSDP, in Policy 1 titled "Arroyo Corridors Shall be Conserved as Natural Drainage" delete "Shall" and insert in lieu thereof "Should". [80]
 45. On page JD-25/RL-17 of the VCSDP, at the end of b.ii., add the following sentence: "Trails should be open to the public for full, continuous and unimpeded travel." [81]
 46. On page JD-25/RL-18 of the VCSPD, insert a diagram that shows the difference between prudent line treatment and improved naturalistic channel treatment. [82]
 47. On page JD-26/RL-18 of the VCSDP, amend the text under Policy 1.2 as follows: "No development should be allowed within the setbacks of the North and Middle Forks of the Boca Negra Arroyo. Trails and other open space amenities are allowed as approved by the Open Space Division and in accordance with the Rank II Facility Plan for Arroyos." [85]
 48. On page JD-26/RL-18 of the VCSDP delete Policy 1.1 c. and d. In Policy 1.1b on page JD-25 Insert "and Middle" after "North", such that the sentence reads "developed storm flows in the North and Middle Fork of the Boca Negra Arroyo". [86]

49. Reformat Appendices A-E as a new Chapter 5 titled "General Regulations". "Appendix A - Definitions" will become "General Regulation A - Definitions"; "Appendix B - Approved Colors" will become "General Regulation B - Approved Colors" etc. Amend the Table of Contents accordingly and amend all existing reference to appendices throughout the VCSDP accordingly. [88]
50. On page JD-27/RL-20 of the VCSDP, add the following at the end of Policy 2: "The possible funding sources include development Impact Fees for Open Space, the City's Capital Improvement Program, City Open Space Trade Lands, State of New Mexico and U.S. Government Capital Grants." [92]
51. On page JD-27/RL-20 of the VCSDP, delete Policy 3, Policy 3.1, and Policy 3.2 and insert in lieu thereof the following:

Policy 3 *Encourage Mitigation of Area-Wide Development Impacts on Major Public Open Space and the Monument.* A sensitive neighborhood edge treatment and transition to Major Public Open Space and the Monument should be established and should address issues including shared usable open space, scenic corridors (single-loaded streets), and rainwater mitigation. [93]

Policy 3.1 *Encourage shared, usable open space and park development to connect to adjacent Major Public Open Space or the Monument.* Where possible, shared useable open space and/or parks should connect to Major Public Open Space or the Monument. These connections are important for preserving wildlife corridors and encouraging active living. [93]

Policy 3.2 *Encourage "Scenic Corridors," or single-loaded streets, as the preferred edge to Major Public Open Space and the Monument.* Single-loaded streets abutting Major Public Open Space lands and the Monument should be added as area roads are designed, where possible. [93]

Policy 3.3 *Mitigate rainwater run-off from development.* The City of Albuquerque and AMAFCA should develop standards to mitigate the impact of run-off on Major Public Open Space and the Monument. The National Park Service has a policy of no developed flows in the Monument, and all development plans should address how flows will be mitigated. Standards should be developed (or project-specific studies may be requested) for roadway and development projects. Features to be considered include: piping to maintain natural flows, energy dissipating rockery, swales, drywells and other infiltration features. Rainwater features should have a natural appearance. [93]

Policy 3.4 *Encourage rainwater catchments systems in order to protect Major Public Open Space and the Monument while supplementing the area's water supply.* Rainwater catchments systems should be utilized on all developed sites to mitigate or minimize any developed flows onto Major Public Open Space or the Monument. Cisterns and rainwater catchments systems should be used to supplement the city water supply and can be used for onsite irrigation needs or toilet flushing needs in commercial and industrial buildings." [93]
52. On page JD-28/RL-22 of the VCSDP, #5 under Park Development Guidelines, amend the second sentence as follows: "On site (off-street) parking, other than required minimum handicap parking, should be incorporated..." [94]
53. On page JD-28/RL-22 of the VCSDP, #3 under Park Development Guidelines, add "or amenity like bandshell, gazebo, amphitheater, or similar structure" after "A civic building". [95]
54. On page JD-28/RL-22 of the VCSDP, #2 under Park Development Guidelines, in the second sentence, replace "should" with "could". [96]

55. On page JD-28/RL-22 of the VCSDP, #3 under Park Development Guidelines, add the following sentence at the end of the section: "A Village Plaza is privately owned and maintained." [97]
56. On page JD-29/RL-23 of the VCSDP, #3 Trails, add the following sentence after the first sentence: "If a trail is not on an approved City Plan, such as the Trails and Bikeways Facility Master Plan, the trail will be maintained by the private developer but will be required to be built to City Standards." [98]
57. On page JD-29/RL-23 of the VCSDP, in the first sentence in #4 Conservation Easement, insert a space between "property" and "that". [99]
58. On page JD-29/RL-22 of the VCSDP, in #1 under Policy 5, add "and runoff modification" after "Rainwater" in the first sentence. [100]
59. On page JD-57/RL-72 of the VCSDP in Appendix A (which may become General Regulation A per a previous condition), add the following definition: "Development Envelope - the area in which buildings (including accessory structures), landscaping, construction activity, walls and fences, and recreational activities are permitted." [101]
60. On page JD-29/RL-23 of the VCSDP, in the second paragraph under #4 Conservation Easements, change "rarely" to "need not". [102]
61. On page JD-29 of the VCSDP, in the second sentence in the paragraph under Policy 5, change "may" to "should". Also, delete the last sentence in that paragraph that begins "However..." [103]
62. On page JD-32/RL-36 and 37 of the VCSDP, delete the subsection called "Zoning" and insert in lieu thereof the following:

Zones

The Volcano Cliffs Sector Development Plan contains five Special Use (SU-2) zones to guide future development in a manner that conserves the area's unique cultural and natural features while encouraging development patterns that provide for long-term and high-quality development. Each SU-2 zone establishes regulatory standards for things like permissive uses, setback requirements, and heights that are specific to the lots contained within that zone. [108]

General Standards

The General Standards section of the Volcano Cliffs Sector Development Plan contains additional standards that apply across different zones. All properties within the VCSDP must comply with the provisions of the General Standards section, as applicable. [108]

Development Process

Unless otherwise stated, all development that complies with the zoning regulations and all applicable General Standards may proceed directly to Building Permit. [108]

Deviations: Unless otherwise restricted within this Plan, deviations from dimensional standards shall be handled as follows:

Minor: Deviations from any dimensional standard of up to 10% may be approved by the Planning Director or his/his designee.

Major: Any deviation of 10-20% from any dimensional standard shall be reviewed by the EPC via the site development plan approval process; deviations of 20% or more are not allowed. In order for the EPC to grant the deviation(s) and approve the site development plan, the applicant must demonstrate that 1) the original standard(s) cannot

- be reasonably met without substantial hardship due to the uniqueness of the site, and 2) applicable goals and policies of the Volcano Cliffs Sector Development Plan are still met, even with the proposed deviation(s)." [108]
63. On page JD-10/RL-13 of the VCSDP, in the last goal on the page, add "(See Exhibit 6)" after "Neighborhood Activity Center" in the main goal statement. Similarly, on page JD-28/RL-22 of the VCSDP, #3 Village Plaza, add "(See Exhibit 6)" after "Village Center". [114]
 64. On page JD-33/RL-40 of the VCSDP, revise Exhibit 6 in the following ways: 1) move the "VCMX" label at Kimmick & Paseo del Norte to the left so that it covers the orange area west of Kimmick, too; 2) change color coding to patterns that can be read in black and white; 3) add coding and labels for Major Public Open Space, Petroglyph National Monument, and Boca Negra Dam/Park; 4) add Major Public Open Space lands owned or under contract in the La Cuentista subdivision area per map provided by City Open Space division. [115]
 65. On page JD-34/RL-41 of the VCSDP, in the section called "Mixed-Use Requirement," delete "10,000 sqft" and insert in lieu thereof "1/2 acre". Also, delete the last sentence of #4 in this section. [120]
 66. On page JD-34/RL-42 of the VCSDP, in the section called "Development Densities" delete "1.5 FAR" after "2. Maximum" and insert in lieu thereof "None". [121]
 67. On page JD-34/RL-41 of the VCSDP, in the section called "Permitted Uses," add a new exception #3 as follows and re-label subsections accordingly: "3. Drive-in restaurants are prohibited." [122]
 68. On page JD-34/RL-41 of VCSDP at the header for the zone after "SU-2 Volcano Cliffs/VC" add "(VCVC)". [123]
 69. On page JD-34/RL-41 of the VCSDP, in the section called "Mixed-Use Requirement," change #2 Residential to "maximum 30% of total development square footage." [124]
 70. On page JD-35/RL-42 of the VCSDP, amend the "Parking" section as follows: 1.b. "Non-residential minimum: 1/1000 sqft gross". Add 1.c. "Non-residential maximum: Zoning Code minimum plus 10%" [133]
 71. On page JD-35/RL-43 of the VCSDP, in the "Landscape Requirements" section, add a citation of the Zoning Code section number to subsections 1 and 3 that reference the Zoning Code. [134]
 72. On page JD-35/RL-43 of the VCSDP in the "Landscape Requirements" section #2 after "Plants shall be from" add "Plant List A and". Delete "See p. 55." and insert in lieu thereof "See General Standards for more information". [135]
 73. On page JD-35/RL-42 of the VCSDP, in the section called "Setback and Frontage" amend the last sentence in #3 to read: "Over sidewalks, projections shall be a minimum of 8 feet above finish grade." [136]
 74. See condition #228 for text change. [137]
 75. On page JD-36/RL-44 of VCSDP at the header for the zone after "SU-2 Volcano Cliffs/MX" add "(VCMX)". [143]
 76. On page JD-36/RL-44 of the VCSDP, in the section called "Development Densities", change #4.a to "Minimum: 8 du/acre". [144]
 77. On page JD-46/RL-57 of the VCSDP, insert the map contained in Appendix E of the 2010 Draft Volcano Heights SDP that shows the Northwest Mesa Escarpment Plan and Volcano Mesa boundaries as an Exhibit and renumber subsequent Exhibits accordingly. [145]
 78. On page JD-37/RL-46 of the VCSDP, in the "Landscape Requirements" section, add a citation of the Zoning Code section number in subsection 1 that refers to "city standard". [146]

79. On page JD-37/RL-46 of the VCSDP in the "Landscape Requirements" section #2 after "Plants shall be from" add "Plant List A and". Delete "See p. 55." and insert in lieu thereof "See General Standards for more information". [147]
80. On page JD-37/RL-45 of the VCSDP, in the section called "Setback and Frontage" amend the last sentence in #3 to read: "Over sidewalks, projections shall be a minimum of 8 feet above finish grade." [148]
81. In VCSDP on page JD-38/RL-47 where it reads "SU-2 UR. Urban Residential" in the first sentence remove the 's' from "areas" so that it reads "Urban Residential area provides for a variety of urban housing types within a network of livable..." [153]
82. On page JD-38/RL-47 of VCSDP at the header for the zone after "SU-2 Volcano Cliffs/UR" add "(VCUR)". [154]
83. On page JD-39/RL-48 of the VCSDP, in the "Landscape Requirements" section, add a citation of the Zoning Code section number. [157]
84. On page JD-39/RL-48 of the VCSDP in the "Landscape Requirements" section #1 after "Plants shall be from" add "Plant List A and". Delete "See p. 55." and insert in lieu thereof "See General Standards for more information". [158]
85. On page JD-40/RL-49 of VCSDP under "Permitted Uses" delete subsection 2 "Multiple single family houses are permitted on a single lot" and renumber subsection 3 accordingly. [162]
86. On page JD-40/RL-49 of VCSDP at the header for the zone after "SU-2 Volcano Cliffs/LL" add "(VCLL)". [163]
87. On page JD-41/RL-50 of the VCSDP, in the "Landscape Requirements" section, add a citation of the Zoning Code section number to subsection 3 that references the Zoning Code. [167]
88. On page JD-41/RL-50 of the VCSDP in the "Landscape Requirements" section, subsection 3, insert "Heights" after the title "Walls and Fences" so that the sentence now reads "Walls and Fences: Heights per the City of Albuquerque Zoning Code". [168]
89. On page JD-41/RL-50 of the VCSDP in the "Landscape Requirements" section #2 in the second sentence after "are to be species and varieties from" add "Plant List A and". Delete "See p. 55." and insert in lieu thereof "See General Standards for more information". [170]
90. On page JD-41/RL-50 of the VCSDP, Landscape Requirements, add a new subsection 5 as follows: "5. A landscape plan for the front yard, meeting these Landscape Requirements and the General Standards, shall be submitted with building permit applications." [171]
91. On page JD-41/RL-50 of the VCSDP in the "Building Articulation" section, subsection 3, delete "addition" and insert in lieu thereof "additional". [172]
92. On page JD-42/RL-51 of the VCSDP, under heading SU-2/RR. Rural Residential, in the second sentence of italicized text, insert a space between "to" and "conserve". [175]
93. On page JD-42/RL-52 of the VCSDP, Development Densities, 2. Maximum, replace with the following:
 2. Maximum: 1 du/gross acre. [176]
 3. Maximum if developed as a clustered, Private Commons Development (PCD): 3 du/gross acre. Minimum lot size for PCD: 1 acre. Process and standards are as outlined in Zoning Code Section 14-16-3-16. [176]
 4. Lots less than 1 gross acre, platted prior to adoption of this plan may have 1 dwelling unit, regardless of size, but must be developed as per the RR zone regulations and the General Standards. [176]
94. On page JD-42/RL-51 of the VCSDP, Setback and Frontages, 1. Building setbacks: Delete b. and d. (PCD/Cluster setbacks) [176]

95. On page JD-42/RL-51 of VCSDP at the header for the zone after "SU-2 Volcano Cliffs/RR" add "(VCRR)". [177]
96. On page JD-43/RL-52 of the VCSDP in the "Landscape Requirements" section #2 in the second sentence after "are to be species and varieties from" add "Plant List A and". Delete "See p. 55." and insert in lieu thereof "See General Standards for more information". [179]
97. On page JD-43/RL-52 of the VCSDP, Landscape Requirements, add a new subsection 5 as follows: "5. A landscape plan for the front yard, meeting these Landscape Requirements and the General Standards, shall be submitted with building permit applications." [180]
98. On page JD-46/RL-58 of the VCSDP, amend section 2. Setbacks from the Escarpment Face as follows: "No structure shall be placed within 50 feet of the top of the base of the escarpment face, except fences shall be allowed at a distance of greater than 30 feet of the escarpment face. No irrigation systems, construction or alteration of the natural terrain shall occur within 50 feet of the top or base of the escarpment face. Any construction within the setback area shall be certified geotechnically sound by the City Engineer, so as not to cause a threat to the public safety." [183]
99. On page JD-46/RL-58 of the VCSDP, change "Policy 1" to "Standard 1". [184]
100. On page JD-46/RL-58 of the VCSDP, Policy 1.A.1, make the section title "1. Height restrictions for areas within 200 feet of the Escarpment Face" bold. [185]
101. On page JD-46/RL-55 of the VCSDP, Policy 1.A, add "Major Public Open Space" after "Petroglyph National Monument" in the first sentence. [186]
102. On page JD-47/RL-56 of the VCSDP, remove "Albuquerque City Limit" from the legend. [188]
103. On page JD-47/RL-56 of the VCSDP, amend the legend in Exhibit 7 and provide labels that describe the three different shades of green in the map: darkest green is the Monument; middle shade of green is the Boca Negra Dam/Park; lightest shade of green is the Escarpment Face. [189]
104. On page JD-48/RL-59 of the VCSDP, delete the last sentence from Policy 2.B.3 that reads "Flashing shall match roof or building color." [192]
105. On page JD-48/RL-58 of the VCSDP, amend the first part of Policy 2.B.1 as follows: "Wall finishes are encouraged to be stucco, masonry, adobe, native stacked stone (or synthetic equivalent). Plain block, wood, and reflective panels shall not be used as an exterior finish..." [193]
106. On page JD-48/RL-58 of the VCSDP, change "Policy 2" to "Standard 2". [195]
107. On page JD-49/RL-59 of the VCSDP under Policy 2 section B, change subsection "Color" from number 8 to number 4. Change subsequent subsection numbering accordingly. [196]
108. On page JD-49/RL-61 of the VCSDP, section #7. Entrances, Porches, Stoops & Vestibules, delete the redundant section heading. [206]
109. On page JD-49/RL-59 of the VCSDP, delete section #4. Residential Garages and insert in lieu thereof the following: "4. Residential Garages. Garages shall not dominate the front façade. Street fronting garages shall be per the requirements of Table 1. Garages shall not exceed 50% of the total front facade. Three-car garages are not permitted on lots less than 50 feet wide. Three-car garages on lots greater than 50 feet wide shall have third garage set back a minimum of 3 feet from the primary garage facade. See Table 1 for additional garage requirements." Insert Table 3 and Garage Type Diagrams found on pages 38-39 of the 2010 Draft VHSDP. [207]
110. In the "Definitions" section of the VCSDP (RL-75), add the following definitions: "Stoop: A stoop is a frontage with the first story elevated from the sidewalk sufficiently to secure privacy

for the windows. The entrance is an exterior stair and landing and may be covered by an overhang, awning or canopy. The stair may be perpendicular or parallel to the sidewalk. This type of frontage is recommended for residential uses and when used for commercial uses shall be accompanied by a ramp. Per a City Encroachment Agreement, a stoop may encroach into the R.O.W. when the facade is placed at the edge of the pedestrian realm." and "Veranda: A roofed, open gallery or balcony extending along the outside of a building and which is designed for outdoor living." [208]

111. On page JD-49/RL-61 of the VCSDP, revise #5 Residential Entry Doors by adding "or at 90 degrees to a front porch" to the end of the sentence. [209]
112. On page JD-50/RL-62 of the VCSDP, add another bullet to the list in section #12. Energy-Efficient Buildings as follows: "geothermal heating and cooling;". [214]
113. On page JD-50/RL-62 of the VCSDP, delete "fluorescent lighting" from the bulleted list in section #12. Energy-Efficient Buildings and insert in lieu thereof "low-energy consumptive lighting for at least 80% of fixtures". [215]
114. On page JD-50/RL-62 of the VCSDP, section #12. Energy-Efficient Buildings, add "or active" after "passive" in the 5th and 6th bullets on the list. [216]
115. On page JD-50/RL-62 of the VCSDP, delete "natural cross ventilation" from the bulleted list in section #12. Energy-Efficient Buildings. [217]
116. On page JD-51/RL-63 of the VCSDP, amend the heading of section 13.2 by replacing "guidelines" with "requirements" and deleting the sentence "The following Off-Street parking guidelines are adopted." Also, delete section 13.2.i in its entirety and renumber subsequent sections accordingly. [223]
117. On page JD-51/RL-63 of the VCSDP, delete all of the text after 13.2.iii. Parking Dimensions - On-Site and insert in lieu thereof, "Per the Zoning Code definition for "Parking Space, Automobile and Light Truck." [224]
118. On page JD-52/RL-64 of the VCSDP, section 13.2.iv, delete "approximately 5 feet x 5 feet" and insert in lieu thereof "a minimum of 6 feet x 6 feet or a minimum of 36 square feet total". [233]
119. On page JD-52/RL-64 of the VCSDP, delete the last sentence in section 13.2.iv and insert in lieu thereof "Parking areas shall be visually and functionally segmented into smaller subareas separated by pedestrian walkways with adjacent landscaping, including shade trees planted at a minimum of 30' on-center. No single subarea shall exceed 150 parking spaces." [234]
120. On page JD-52/RL-64 of the VCSDP, delete section 3. Neighborhood Permit Parking. [235]
121. On page JD-53/RL-67 of the VCSDP, in section 4. Site Lighting, delete "so that no light point source should be visible from a distance greater than 1000 feet" and insert in lieu thereof "per the Zoning Code." [237]
122. On page JD-53/RL-66 of the VCSDP, delete 3.c and add the following sentence at the end of 3.b: "Shared Usable Open Space is privately owned and maintained, and my restrict use by non-residents." [238]
123. On page JD-53/RL-66 of the VCSDP, delete the last sentence in 1.a and insert in lieu thereof "Height shall be measured from the lower side within the required side or rear yard." [239]
124. On page JD-53/RL-66 of the VCSDP, section 1.b, replace "be" with "use" and add "(not barbed)" after "post and wire". [241]
125. On page JD-54/RL-67 of the VCSDP, Replace title and first sentence with: "Gateway Monuments for Commercial Areas (VCVC, VCMX zones). Pillars or walls may be built at entry points to commercial areas and projects in the VCVC and VCMX zones." [246]

126. On page JD-54/RL-67 of the VCSDP, in section 6 "Archeological Sites" delete the last sentence "See section 14-6-3-20 of the City of Albuquerque Zone Code, the Albuquerque Archeological Ordinance" and insert in lieu thereof "Prior to issuance of building permit, all previously unstudied areas within the draft Sector Development Plan area should be surveyed for archaeological sites and a Certificate of No Effect or Certificate of Approval be obtained from the City Archaeologist per Section 14-16-3-20 of the City of Albuquerque Zone Code." [247]
127. On page JD-54/RL-68 of VCSDP in section 8 "Rainwater Quality and Management" at the end of the first paragraph after "and vegetated swales (in courtyards, street medians and planting strips)" insert "see Appendix E for more regulations". [248]
128. On page JD-54/RL-68 of the VCSDP, in section 8 "Rainwater Quality and Management" delete subsection 'c'. Re-letter subsequent sections accordingly. [249]
129. On page JD-54/RL-68 of the VCSDP, rewrite section 8.b as follows: "For properties adjacent to arroyos, the Petroglyph National Monument, and Major Public Open Space, fencing shall be avoided, meaning that the bottom slopes of detention basins should be designed for safety." [250]
130. On page JD-55/RL-69 of the VCSDP, section 10.b. List B - Xeric Plant List, the sentence that begins "Contact the City of Albuquerque Water Conservation Office..." and insert in lieu thereof "Contact the Albuquerque Bernalillo County Water Utility Authority to obtain the most current information. Insert the following to General Regulations C: "See the "How-To Guide to Xeriscaping" available at the following website - <http://www.abcwua.org/content/view/73/63/>." [255]
131. On page JD-57/RL-72 of the VCSDP in Appendix A, after, "nine percent slope", add "of the Petroglyph National Monument" to the definition of "Escarpment Face" [257]
132. On page JD-57/RL-72 of the VCSDP in Appendix A in the definition of "Conservation Development" delete "proponent" and insert in lieu thereof "component" and delete "real estate". [258]
133. On page JD-58/RL-74 of the VCSDP, delete "Planned Community Development" and the definition that follows and insert in lieu thereof: "Private Commons Development - A residential development of at least two acres which meets the requirements of the Zoning Code for such development (see § 14-16-3-16); it may contain houses and townhouses on any size lot; it must include a Private Commons Area." [261]
134. On page JD-58/RL-74 of VCSDP delete the definition for "Private Open Space" and insert in lieu thereof "A usable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests." [262]
135. On page JD-66/RL-82 of the VCSDP amend the Appendix D "Construction Mitigation" as follows:
 - CM1: Insert "silt" after "temporary" in the first sentence.
 - CM2: Delete all text and insert in lieu thereof "Prior to beginning construction the property owner shall construct a temporary fence at the parcel boundary within the Rural Residential, and Large Lot Residential zones to protect the natural desert landscape." [264]
 - CM6: delete "Volcano Heights Area Plan" and insert in lieu thereof "Volcano Cliffs Sector Development Plan". [264]
136. On page JD-67/RL-84 of VCSDP insert new policy RDM-4 after policy RDM-3 that states "Proposed future detention ponds adjacent to the Monument boundary should not be constructed by removal or excavation into the basalt bedrock; any such ponding should be evaluated for the possibility of unintended discharge seeping out of the face of the escarpment." [265]

137. On page JD-67/RL-84 of VCSDP in the second sentence on the top of the page delete "will" and insert in lieu thereof "shall". [266]
138. (Condition split to account for numbering error in original list.)
 - a. On page JD-30/RL-23 of VCSDP section 6 delete "Clustering is the practice of bringing together two or more development envelopes" and insert in lieu thereof "Clustering is where a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining open space area".
 - b. On page JD-57 of VCSDP for the definition of bulbouts, after "This is a traffic calming measure" insert "that will extend curbs and create parking lanes..." [268]
139. Revise Chapter 2 - Transportation of the VCSDP to be regulatory. [269]
140. On pages JD-35, 37, 38, 40, and 42/RL-43,45,48,49, and 52, add building placement diagrams to illustrate the setback and frontage requirements. [271]
141. On pages JD-34 and 36/RL-41 and 44, in the "Development Process" section, clarify the process for approving permits for developments less than 5 acres. [272]
142. On page JD-41/RL-50 LL, add the following new section: "Review Process: No extraordinary review necessary if LL standards and General Standards are met." [278]
143. On page JD-43/RL-53, RR, add the following new section: "Review Process: No extraordinary review necessary if RR standards and General Standards are met. Private Commons Development (PCD) requires DRB review and approval as outlined in Zoning Code Section 14-16-3-16." [278]
144. On page JD-26/RL-19, add a new Policy 1.3 d as follows: "Traditional permaculture strategies and designs should be encouraged for naturalized channels. Designs and strategies include but are not limited to gabions, and multiple smaller structures rather fewer, larger structures. " [279]
145. In all zones of VCSDP verify that the formatting of "minimum" dimensions is consistent and modify as necessary. [280]
146. On the cover page delete "Draft July 2010" and insert in lieu thereof "February 2011 Red-Line".
147. On the first page "Volcano Cliffs Sector Development Plan" after the cover page make the following changes:
 - a. Under "City Council" delete "President" after Ken Sanchez
 - b. Under "City Council" after "Rey Garduno, District 6" insert "Vice-President"
 - c. Under "City Council" delete "Vice-President" after Trudy E. Jones
 - d. Under "City Council" after "Don Harris, District 9" insert "President"
 - e. After the header "City Staff" insert "& Technical Review Team"
 - f. Under "City Staff" in the title for Michelle Ramirez delete "layout" and insert in lieu thereof "Layout"
 - g. Under "City Staff" add an 'n' at the end of "John Hartman" so that it reads: "John Hartmann"
 - h. Under "City Staff" move "John Hartmann" and "Christina Sandoval" after "James Lewis"
 - i. Make the header "Steering Committee" bold.
 - j. Under the header "Steering Committee" delete "Volcano Cliffs Property Owners Association Steering Committee"
 - k. Alphabetize by last name the members of the Steering Committee from David Heil through Howard Lederer.
 - l. Substitute "Hugh Floyd" for "Richard Shine"
148. Change the title for Chapter 4 from "Land Use & Design Regulations" to "Zoning & General Standards". Make the appropriate changes throughout the Plan.

149. In the VCSDP plan, where “right of way” or “right-of-ways are found, delete and insert in lieu thereof “right-of-way” and/or “rights-of-way” as appropriate.
150. In VCSDP where “General Development Standards” is found, delete and insert in lieu thereof “General Standards”.
151. On page JD-3/RL-3 under the “Guiding Principles” section in the last principle, insert “Ensure walkable” before “thoroughfares in Volcano Cliffs” and delete “shall be walkable”.
152. On page JD-5/RL-5 insert two new paragraphs after the existing paragraph under the heading “Pre-existing Platting and Zoning” that read:

“This Plan changes zoning in Volcano Cliffs in order to protect the unique beauty and cultural significance of this area, as well as introduce a mix of retail, businesses, and other amenities to ensure quality of life for residents and neighbors. Without changing the average density of the area, the Plan lowers density on the majority of the acreage while concentrating density in mixed-use zones near proposed transit, retail, and services near a proposed Village Center.”

“This strategy intends to protect sensitive areas, preserve views, and improve quality of life for West Side residents through added jobs, services, and transit. Ideally, more residents using transit and shopping, playing, or working near home will help minimize the potential number of people needing to cross the Rio Grande on Albuquerque’s limited bridge roads and maximize opportunities for sustainable growth on the West Side.”
153. On page JD-6/RL-5 in the section “Water” in the first line delete “pre-2006” before “Albuquerque Bernalillo County Water Utility Authority” and delete “boundary” at the end of the first sentence. Delete the second sentence completely. In the third sentence delete “As such” and insert in lieu thereof “With the acquisition of New Mexico utilities in May 2009...”. Add a new sentence at the end of the paragraph that says “Any master planned system improvements must comply with the ABCWUA’s ordinances, resolutions, plans, and regulations.”
154. On page JD-6/RL-7 in the section “Regulatory Tool” before the existing paragraph insert the following text:

“The City of Albuquerque uses a system of ranked plans, starting with the Rank I Albuquerque / Bernalillo County Comprehensive Plan, which sets the vision, goals, and overall policies from a City- wide perspective. There are also lower-ranked plans that must comply with the intent, policies, and goals of higher-ranked plans. Rank II Plans, such as the West Side Strategic Plan or the Arroyos Facility Plan, are exclusively policy documents that provide more detail and give more direction about large but distinct areas within Albuquerque. Rank III Plans, including Sector Development Plans (SDP) such as this Volcano Cliffs SDP, take the most detailed look at smaller areas and can include both policy (i.e. direction) and regulations (i.e. law). This Rank III VCSDP is intended to further and comply with the policies and intents of the following adopted plans:”

Insert the following Table 1 and renumber subsequent tables accordingly:

Relevant Ranked Plans	Area	Policy / Regulation
Rank I: Albuquerque / Bernalillo County Comprehensive Plan	Entire Albuquerque Area	Policy
Rank II: Area / Facility Plans	Relevant	Policy

• West Side Strategic Plan • Facility Plan for Arroyos • City of Albuquerque Major Public Open Space Facility Plan • Trails and Bikeways Facility Plan • Facility Plan for Electric Service Transmission and Subtransmission Facilities	Albuquerque Areas, including Volcano Mesa	
Rank III: • Northwest Mesa Escarpment Plan (NWMEP)	Specific Area	Policy / Regulation

After the table, insert the following text:

“Because the VCSDP and the NWMEP are both Rank III plans with overlapping boundaries, where a policy or regulation conflicts, the most restrictive of the policy/regulation prevails, unless otherwise detailed in a plan. In areas with overlapping boundaries, where one plan is silent, the policies/regulations of the other plan prevail.”

155. On page JD-8/RL-10 in the first paragraph, delete “Albuquerque Bernalillo Comprehensive Plan” and “the Westside Strategic Plan and the Northwest Mesa Escarpment Plan” and insert after “set forth in the” text to read “existing relevant ranked plans (See Table 1), as well as”.
 156. On page JD-9/RL-11 under "Environment and Open Space Goals 1.", insert "Major Public Open Space" after Petroglyph National Monument.
 157. On page JD-16/RL-28 delete Exhibit 5. Renumber subsequent exhibits accordingly.
 158. On page JD-20/RL-33 under Policy 6 under “b. Sidewalk Locations” in subsections “i.” and “ii.” delete “2” and insert in lieu thereof “4” so that the sentences read “Where average densities exceed 4 units per gross acre...” and “Where average densities are less than 4 units per gross acre...” respectively.
 159. On page JD-21/RL-34 under Policy 6 subsection “f. Above-Grade Obstructions” at the end of the sentence delete “should be minimized” and insert in lieu thereof “shall be placed so as to maintain continuous and uninterrupted pedestrian routes”. Delete subsection “i.” completely.
 160. On page JD-21/RL-17, in Policy 1.1 subsection ii (now i), delete “The right of way right-of-way will be dedicated to the City in fee” and insert in lieu thereof “The City should seek the dedication of right-ofway in fee simple”.
- On page JD-25/RL-17 & 18 in Policy 1.1 b. delete subsection “i.” completely. Renumber subsequent sections accordingly. Also, at the end of the sentence for subsection “b” delete “two treatment options are allowed”. In subsection “ii” delete “In either case”. Insert subsection iii with text to read “Rank III Arroyo Corridor Plans should be prepared in coordination with AMAFCA for the North Fork and Middle Fork of the Boca Negra Arroyo, as recommended by the Rank II Facility Plan for Arroyos.”
161. On page JD-26/RL-18,19 in Policy 1.2 and 1.5 delete “setbacks” and insert in lieu thereof “drainage easements”.
 162. On page JD-26/RL-19 delete the text under Policy 1.6 and insert in lieu thereof “Only bollard lighting should be used along streets that abut, are within 100 feet, or are within arroyo drainage easements and/or Open Space areas, buffers and/or setbacks.”

163. On page JD-27/RL-19 under Policy 1.7 delete the text for subsection “a.” and insert in lieu thereof “As new drainage easements are granted, AMAFCA should continue to assume responsibility for maintaining floodplains.”
164. On page JD-27/RL-20 delete the title for Policy 2 and insert in lieu thereof “Acquire land suitable for Major Public Open Space as funding becomes available”.
165. On page JD-28/RL-21 under Policy 4 subsection “Park Development Guidelines” number 1, add text at the end of the last sentence to read “in coordination with APS and AMAFCA”.
166. On page JD-29/RL-22 under Policy 5, renumber subsections to be letters versus numbers. Former subsection “1. Drainage” in line 1 after “Development Envelopes” insert “(see #e below)”.
167. On page JD-29/RL-23 under Policy 5 subsection “5. Development Envelope” (now “e. Development Envelope”) in the second line delete “restricted to the plants contained in Plant List B” and insert in lieu thereof “Plant Lists A and B”. Also, delete the third sentence completely which reads “Landscaping within the Development Envelope is allowed using Plant List B.”
168. On page JD-30/RL-23 under Policy 5 subsection “6. Clustering” delete the title and first two sentences. Insert in lieu thereof “6. Cluster Development. Cluster Development is a development design technique that concentrates buildings on a portion of the site to allow the remaining land to be used for recreation, open space, or preservation of sensitive land areas.” In the last three sentences, where the text reads “clustering” delete and insert in lieu thereof “Cluster Development”. In the last sentence of the second paragraph delete and insert in lieu thereof “Clustering of two or more Development Envelopes is encouraged within the SU-2/VCLL – Large Lot and SU-2/VCRR – Rural Residential zones.”
169. On page JD-32/RL-36 in the “Land Use and Design” chapter make the following changes in the first paragraph of the subsection “Volcano Cliffs Zoning Map”. In the first sentence delete “The” and insert in lieu thereof “This”. In the first sentence delete the title for Exhibit 6 “Proposed Zoning Map” and insert in lieu thereof “Zoning Established by the VCSDP”. In the second sentence delete “designated” and insert in lieu thereof “rezoned”. In the third sentence before “General Development Standards” delete “same”. In the third sentence after “General Development Standards” and before “in this plan” insert “and General regulations” so that the second half of the sentence reads “and is subject to the General Development Standards and General Regulations in this plan.”
170. On page JD-32/RL-36 in the “Land Use and Design” chapter make the following changes in the second paragraph of the subsection “Volcano Cliffs Zoning Map”. In the first sentence delete “considering” and insert in lieu thereof “rezoning”. In the second sentence delete “remain” and insert in lieu thereof “shall be”. Add at the end of the last sentence, after “General Development Standards” insert “and General Regulations”.
171. On page JD-33/RL-40 delete the title for Exhibit 6 “Proposed Zoning Map” and insert in lieu thereof “Zoning Established by the VCSDP”. Make change, as appropriate, throughout the Plan.
172. On page JD-34/RL-41, in the “SU-2 VC. Village Center” description, insert “VC” before “VC” so that it reads “SU-2 VCVC. Village Center.”
173. On page JD-34/RL-41 in the VCVC zone, move the first column “Permitted Uses” to the middle column so that the zone description is the only text in the far left column.
174. In each zone category, under “Permitted Uses” subsection “1” delete and insert in lieu thereof “A minor second dwelling unit up to 650 square feet shall be permitted, except in the front yard”.

175. On page JD-35/RL-42 in the subsection "Setback and Frontage" after "a. Front Setback" insert "and need not be continuous" so that it reads "10 feet maximum; however, 50% of the building frontage may be set back further than 10 feet to accommodate patios and courtyards and need not be continuous".
176. On page JD-35/RL-42 in the subsection "Setback and Frontage" after "d. Residential garage setbacks" delete the rear setback requirement and insert in lieu thereof "no minimum".
177. On page JD-35/RL-42 in the subsection "Setback and Frontage" in the last sentence of number 3 delete "more than" and insert in lieu thereof "a minimum of".
178. On page JD-35/RL-43 in the subsection "Setback and Frontage" delete 4 completely.
179. On page JD-36/RL-44, in the "SU-2 MX. Mixed Use" description, insert "VC" before "MX" so that it reads "SU-2 VCMX. Mixed Use."
180. On page JD-37/RL-45 in the subsection "Setback and Frontage" after "d. Residential garage setbacks" delete the rear setback requirement and insert in lieu thereof "no minimum".
181. On page JD-37/RL-46 in the zone VCMX in the subsection "Setback and Frontage" delete subsection 4 completely.
182. On page JD-38, in the "SU-2 UR. Urban Residential" description, insert "VC" before "UR" so that it reads "SU-2 VCUR. Urban Residential."
183. On page JD-38/RL-47, in the "SU-2 UR. Residential" description, insert "VC" before "UR" so that it reads "SU-2 VCUR. Urban Residential."
184. On page JD-40/RL-49, in the "SU-2 LL. Large Lot" description, insert "VC" before "LL" so that it reads "SU-2 VCLL. Large Lot."
185. On page JD-40/RL-49 in the "SU-2 LL. Large Lot" description, delete the first part of the description "Large Lot areas consist of single family homes on larger lots" and insert in lieu thereof "Large Lot areas consist of single family homes on lots larger than typical single family developments..."
186. On page JD-42/RL-51 in the "SU-2 RR. Rural Residential" description, insert "VC" before "RR" so that it reads "SU-2 VCRR. Rural Residential".
187. On page JD-42/RL-51 under "Development Densities", after "if the dwelling units are clustered" add "on a minimum of 1 acre" so that the sentence reads "however, if the dwelling units are clustered on a minimum of 1 acre and develop as a Private Commons Development (PCD) per the Zoning Code, the maximum density is 3 du/gross acre." Renumber subsections to reflect addition of PCD maximums and minimums as the new #3.
188. On page JD-46/RL-55 in Policy 1 at the end of subsection 1 insert after "while Exhibit 7 shows the area designated Impact in the NWMEP." after "Escarpment face".
189. On page JD-48/RL-58 subsection "3. Arroyo Setbacks" delete Setbacks and insert in lieu thereof "Easements". After "Boca Negra Arroyo" delete the rest of the sentence. Delete text starting "If the option of improved" so the sentence begins "Naturalistic". Delete the "s" on "channels" and delete "is used, the." The paragraph should now read:
"No development shall occur within the drainage right-of-way the North and the Middle Forks of the Boca Negra Arroyo. These drainage corridors shall remain as undisturbed desert with natural vegetation, rock formation, and drainage-ways intact. Naturalistic channel design shall retain as much undisturbed desert vegetation insofar as practicable. Streets shall be located outside of the drainage easement. There are no additional height restrictions for properties adjacent to arroyos; heights are per the zoning of the site."

190. On page JD-48/RL-58 in Policy 2 at the end of subsection A insert the following: "...unless otherwise stated in this Plan. Within applicable boundaries, where one plan is silent, the other prevails, unless otherwise stated in this Plan".
191. On page JD-48/RL-59 in subsection "2. Massing and articulation" insert after "without a" text to read "change in material and/or" and delete everything in the sentence after "24 inches".
192. On page JD-49/RL-61 in subsection "5. Residential Entry Doors" delete "including single family and townhouses".
193. On page JD-49/RL-61 in subsection "9. Service Areas" amend the second and third sentence to read as follows: "They shall be located away from streets, recessed within the building envelope, and/or screened from view of streets and Major Public Open Space. Service areas recessed within the building envelope, facing streets, and/or Major Public Open Space shall not comprise more than 20% of a building's linear frontage and shall be accompanied by roll-up doors." Delete the last sentence completely.
194. On page JD-50/RL-61 in subsection "10. Commercial Signage" in the second sentence delete "and painted window signs, and signs painted on the exterior walls of buildings".
195. On page JD-50/RL-62 in subsection "11. Equipment and Antennas" in the third sentence delete "views, both from the ground and from the Escarpment" and insert in lieu thereof "the adjacent rights-of-way". Insert a new sentence to read, "Solar collectors need not be screened."
196. On page JD-50/RL-62 in subsection "12. Energy-Efficient Buildings" delete the first sentence "Buildings that are energy efficient are strongly encouraged". At the end of the second sentence add "in order to ensure that buildings are energy-efficient".
197. On page JD-53/RL-66 in section "C. Landscape Design Standards" subsection "1. Walls & Fences" amend the "Materials and Design" section so that it reads as follows: "c. Design and Prohibited Materials. The end of walls shall have a pier or pilaster that is at least 12 inches in width to give a substantial appearance. Exposed or plain block, including all colors, is not allowed for site walls. Stucco and concrete shall have an integral color. Wood board, cyclone, chain-link, and razor-wire fencing are prohibited".
198. On page JD-53/RL-66 subsection "2. On-Lot Trees" at the end of the paragraph delete "or less".
199. On page JD-54/RL-67 in subsection "7.Grading" add an additional sentence at the end of the text as follows "Bikeways and other amenities within the right-of-way shall be provided in such a way as to minimize the extent of disturbance to slopes and vegetation and the need for cut and fill".
200. On page JD-55/RL-69 in subsection "b. List B – Xeric Plant List" insert after "most current information" text to read "(see contact information provided in General Regulation C)." and delete the rest of the paragraph.
201. On page JD-57/RL-72 in Appendix A (now, General Regulation A) for definition "Articulated Crosswalks," delete "that contains" and insert in lieu thereof "with."
202. On page JD-57/RL-72 in Appendix A (now, General Regulation A), for definition "Clustering Development," delete the existing definition and insert in lieu thereof "Cluster Development is a design technique that concentrates buildings on a portion of the site to allow the remaining land to be used for recreation, open space, or preservation of sensitive land areas." Additionally, remove the "ing" ending from "Clustering Development" so that it reads "Cluster Development."
203. On page JD-57/RL-72 in Appendix A (now, General Regulation A), for definition "Great Streets," in the second sentence, after "The Facility Plan" and before "...establishes standards," add the following: "under consideration but not yet adopted."

204. On page JD-57/RL-72 in Appendix A (now, General Regulation A), for definition “Light Reflective Value (LRV),” remove “that is,” so the sentence reads as follows: “A measurement that expresses the percentage of light reflected from a surface.”
205. On page JD-57/RL-73 in Appendix A (now, General Regulation A), for definition “Neighborhood Activity Center,” delete the last sentence, which reads “Too numerous to indicate on the following map, Neighborhood Activity Centers should be specifically located and mapped in the course of smaller area planning.”
206. On page JD-57/RL-73 in Appendix A (now, General Regulation A), for definition “Offset Intersections,” amend the definition to read: “A 4-leg intersection where opposing approaches do not line up with each other.”
207. On page JD-57/RL-73 in Appendix A (now, General Regulation A), for definition “Open Space,” remove the word “which” and insert in lieu thereof “that,” so the sentence reads “Ground area that satisfies visual and psychological needs...”
208. On page JD-58/RL-73 in Appendix A (now, General Regulation A), for definition “Shared Usable Open Space,” in the first sentence, remove the phrase “in relation to which it serves to” and insert in lieu thereof “that,” and add an “s” to the word “provide,” so that the sentence reads as follows: “An area on the same lot with a dwelling that permanently provides light and air, as well as...”
209. On page JD-58/RL-73 in Appendix A (now, General Regulation A), delete the definition for Major Public Open Space and insert in lieu thereof: "Major Public Open Space areas are purchased fee simple by the City or they are lands dedicated to the City or other public agency. They may be jointly managed by the City and some other public agency (e.g. National Park Service, AMAFCA). These lands, primarily undeveloped, are managed to retain and enhance either their natural values or archaeological resources. They include major landforms, natural resource areas, and arroyos in the Sandia, Manzanita, and Manzano Mountains; the Rio Grande Bosque; and the volcanic cinder cones.
210. On page JD-58/RL-74 in Appendix A (now General Regulation A), for definition “Pedestrian-scaled Buildings”, make the following changes: In the first sentence, after “such as,” add a colon. In the same sentence, within the parenthesized section, remove “e.g.,” and after the phrase “larger buildings,” delete “which” and insert in lieu thereof “that.” In the last sentence, delete “which are,” so the sentence reads: “These features are all generally smaller in scale than those primarily intended to accommodate automobile traffic.”
211. On page JD-58/RL-73 in Appendix A (now General Regulation A), delete the definition for Petroglyph National Monument and insert in lieu thereof: "The Petroglyph National Monument protects a variety of cultural and natural resources including volcanoes, lava flows, geologic windows, archaeological sites, and an estimated 24,000 carved images. The Petroglyph National Monument includes lands that are federal, state, and city-owned."
212. On page JD-58/RL-74 in Appendix A (now General Regulation A), between the definitions for “Public Improvement District (PID)” and “Right-of-Way (ROW),” add the following new definition: “Ranked Plan – a hierarchical system of adopted plans used by the City of Albuquerque to ensure that all plans follow the same vision and policies found in the Rank I Albuquerque/Bernalillo County Comprehensive Plan. Rank II plans set policy for large but distinct areas within the City. Rank III plans are for smaller areas and can contain both policy (i.e. guidance) and regulation (i.e. law), per Zoning Code Section 14-13-2-1.”

213. On page JD-60/RL-76 in Appendix B (now General Regulation B), delete paragraphs 3, 4 and 5, which begin “Light and color...,” “At the same time...,” and “The third consideration...,” respectively.
214. On page JD-65/RL-81 in General Regulation C, add text in new column to read:
“Xeric Plant List B – A list of official xeric or low-water plant species periodically updated by the Albuquerque Bernalillo County Water Utility Authority (ABCWUA). To obtain the most current information, contact ABCWUA:
Telephone: 505-842-WATR
Website: <http://www.abcwua.org/pdfs/xeriplantlist.pdf>
For additional information, see ABCWUA’s “How-To Guide to Xeriscaping:
<http://www.abcwua.org/content/view/73/63/>”
215. On page JD-66/RL-82 in Appendix D (now General Regulation D), amend “Policy CM-1” to read as follows: “Prior to beginning construction, the property owner shall construct a temporary silt fence at the site boundary adjacent to sensitive lands (i.e. the Escarpment Buffer, Major Open Space Area, archeological site, or public or private conservation area to be maintained in its natural desert landscape) to effectively protect them from heavy equipment and vehicles. Photographs of the site in its original condition shall be submitted with the application for building permit, and subdivision and/or site development plan.”
216. On page JD-66/RL-83 in Appendix D (now General Regulation D), for “Policy CM-5” make the following changes: In the first sentence, delete “be to the,” so the sentence reads as follows: “Replacement of boulders shall approximate the original location...” In the third sentence, delete “variance” and insert in lieu thereof “deviation.”
217. On page JD-66/RL-83 in Appendix D (now General Regulation D), for “Policy CM-6,” in the first sentence, delete “which” and insert in lieu thereof “that,” so the passage reads “damaged areas that lie within...”
218. On page JD-66/RL-83 in Appendix D (now General Regulation D), for “Policy CM-7,” delete “which” and insert in lieu thereof “that,” so the passage reads “Existing cuts that are used as trail locations...”
219. On page JD-67/RL-84 in Appendix E (now General Regulation E), for “Policy RDM-1,” make the following changes: In the third paragraph of the definition, delete “which” and insert in lieu thereof “that,” so the passage reads “Use of materials in treated channels that blend with the...” In the fourth paragraph, delete “which” and insert in lieu thereof “that,” so the passage reads “...through stabilization techniques that are consistent with the visual character...”
220. On page JD-67/RL-84 in Appendix E (now General Regulation E), for “Policy RDM-2,” make the following changes: In the first sentence, delete “the,” so the passage reads “Developed flows shall be managed to minimize their impact on open space...” In the second sentence, delete “should” and insert in lieu thereof “shall,” so the passage reads “The potential impacts of water retention shall be thoroughly studied...”
221. On page JD-67/RL-84 in Appendix E (now General Regulation E), for “Policy RDM-3,” make the following changes: In the first sentence, delete “the,” so the passage reads “Within large areas of open space...” Amend the second sentence to read “The impact of check dams as a method of controlling flows shall be thoroughly studied before use.”
222. On page JD-40/RL-49, under Development Densities #2, delete “6” and insert in lieu thereof “5”. (See also Condition #241)

223. On page JD-37/RL-45, under Setback and Frontage #1, add new text to read, “e. Property owners seeking to construct a garage on the property line shall obtain a signed maintenance easement prior to issuance of a building permit.”
224. On page RL-48 (JD – not applicable), in Figure 10, delete “NO MINIMUM SIDE GARAGE SETBACK”.
225. On page JD-38/RL-48, under Setback and Frontage 1.d.iii, insert additional sentence to read, “Property owners seeking to construct a garage on the property line shall obtain a signed maintenance easement prior to issuance of a building permit.”
226. On page JD-49/RL-59, under Building Design Standards JD-4/RL-5, add a sentence prior to the final sentence in the red-line “See Table 2...” to read, “Property owners seeking to construct a garage on the property line shall obtain a signed maintenance easement prior to issuance of a building permit.”
227. On page JD-36/RL-44, under Development Densities, after “2. Maximum:” delete “1 FAR” and insert in lieu thereof “None”.
228. On page JD-35/RL-43, under Height #3, delete the text and insert in lieu thereof the following: “Chimneys and cupolas may extend 10 feet beyond height limits. Screened equipment and flagpoles may extend 6 feet beyond height limits. Screened equipment shall be set back 15 feet from the façade.” (Text to replace original Condition #74.)
229. On page JD-37/RL-46, under Height #3, delete the text and insert in lieu thereof the following: “Chimneys and cupolas may extend 10 feet beyond height limits. Screened equipment and flagpoles may extend 6 feet beyond height limits. Screened equipment shall be set back 15 feet from the façade.”
230. On page JD-38/RL-47, under Useable Open Space Requirements #1, add a semicolon and “and” to the end of “a.” to read “minimum; and” to indicate that both “a” and “b” are required.
231. On page JD-49/RL-61 “Windows” delete “1 ½” and insert in lieu thereof “2 ½ inch”.
232. The February 2011 red-line version of the VCSDP reflects the recommended conditions of approval. Where the conditions are silent and/or where the language does not exactly coincide, the text contained in the red-line version shall take precedence.
233. On page RL-55, Standard 1 A.1. after “Escarpment face” insert “(including the North Geologic Window)”.
234. Add a map showing the Escarpment face (9% slope) within the North Geologic Window.
235. On page RL-58, Standard 1 A.2 after “Escarpment face” insert “(including the North Geologic Window)”.
236. On page RL-21, Policy 3.3 after “The National Park Service has a policy of” replace “no” with “only allowing limited, controlled”. Add a new sentence immediately following with text to read, “Coordination with the National Park Service is necessary and may include studies of flows and potential impact on the Petroglyph National Monument.”
237. On page RL-40, Exhibit 5, staff shall consider whether lots 19, 20, 21, and 22, Unit 14, Block 2, should be shown as VCMX rather than VCUR.
238. On page RL-19, Policy 1.8.a, add text to the final sentence so that it reads, “Crossings of the Middle Fork of the Boca Negra Arroyo should be limited to Albericoque, Quivira, and Boulevard de la Oeste on the far west boundary of the plan. Other crossings should be considered if warranted.”
239. On page RL-22, Policy 5, second sentence, add at the beginning, “Though not required,”.
240. On page RL-23, Policy 5.d., add a new paragraph that reads, “Conservation Easements may be eligible for a New Mexico tax credit as per State Statute.”

241. On page JD-40/RL-49, under Development Densities #2, add a new sentence to read, "Platted lots existing at the time of adoption of this plan that do not meet these standards are allowed to develop with 1 dwelling unit per lot." (See also Condition # 222)
242. On page RL-75, add a definition of "Shall". Insert text to read, "When the word 'shall' is used in this plan, it is regulatory and a required standard or action."
243. On page RL-75, add a definition of "Should". Insert text to read, "When the word 'should' is used in this plan, it is advisory and/or guidance for future planning and/or development and is not a required standard or action."
244. Add the text from page RL-42 under Development Densities 4.c. to all residential zones.
245. In the Definitions section on page RL-72, delete the definition for Floor Area Ratio (FAR).

PROTEST: IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION, WHICH IS BY **FEBRUARY 18, 2011**.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **FEBRUARY 18, 2011** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

Deborah Stover
Planning Director

DS/PM/ns

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