

# III Land Use

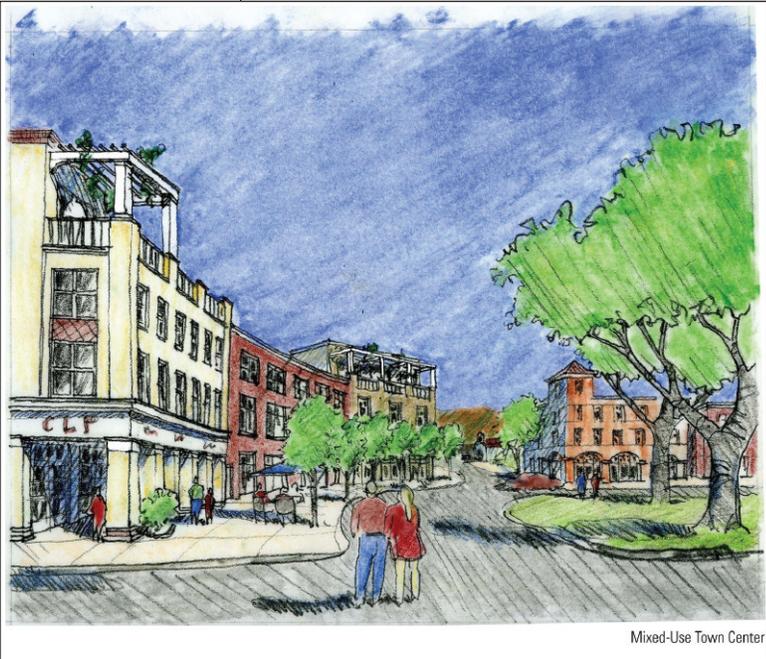
## 1. INTENT

**Mixed-Use Districts.** The Volcano Heights Plan locates most homes and jobs within walking distance of retail, commercial and community services. Within a comfortable walking distance, village and town centers are surrounded by residential and office uses at urban intensities. While complementary urban uses are critical to encourage walking for many trips, it is also critical to make comfortable and inviting walking environments as described in the Urban Design Element.

**Diagram 8, *Mixing Retail, Housing, and Employment*** shows ways to organize a mix of retail, housing, and employment to achieve diversity and balance in a town center.

**Residential Diversity.** The Volcano Heights Area Plan encourages a range of housing opportunities for various ages and incomes. Apartments, townhouses and small-lot single-family will occur within and immediately adjacent to Village Centers and the Town Center. Single-family homes on larger lots are permitted farther from Village and Town Centers, where greater reliance on the car is expected. Along the western edge of Volcano Heights, rural lots will be maintained and create a natural edge to the public open space.

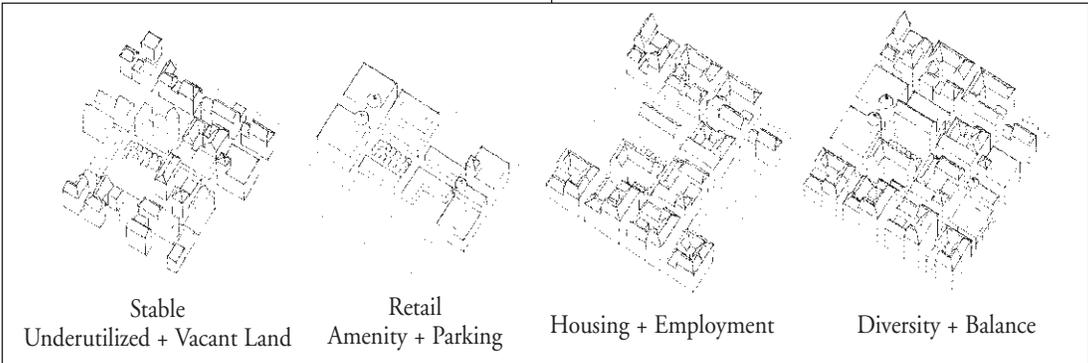
**Neighborhood and Regional Retail Centers.** Convenience stores and other neighborhood retail, like a grocery store, drugstore and hardware store, will be located within Village Centers, although not every Village Center may have all of these uses. Commercial and entertainment uses, such as department stores, bookstores, cinemas, restaurants, office buildings, and business services (uses that serve a broader area) will be concentrated within the Town Center. Locations where retail is permitted are limited to ensure that retail convenience is attained for these Village and Town Centers. Some entertainment and retail uses are reserved solely for the Town Center to assure the creation of a downtown-like environment that can support transit and attract office campuses to Albuquerque's West Side. To make more livable and transit-supportive centers, retail destinations must be paired with housing, employment, and pedestrian-supportive design.



Mixed-Use Town Center

Mixed Use Town Center

**Diagram 8**  
Mixing retail, housing,  
and employment



**Westside Employment Center.** Office areas are designated to attain a better balance of jobs and housing on the Westside. While office uses have not been built along Albuquerque’s western edge, a sufficient level of developer interest is expected because of the Town Center’s superior regional access (Bus Rapid Transit and arterial boulevards), and because of exceptional urban amenities, recreational features, and housing opportunities in the area.

## 2. LAND USE PLAN

**Exhibit 25, *Land Use Plan*** establishes a framework for future growth that encourages walkable, transit-supportive districts, while also maintaining many of the Plan Area’s scenic qualities and conserving the Area’s unique ecological and archeological assets. The Land Use Plan plays a vital role in realizing the broad vision for the Volcano Heights summarized in the Fundamental Goals.

SU-2 zoning is established for each land use category. Portions of developments that had received preliminary plat approval at the plan’s inception received final plat approval during the planning process. These areas (SAD 227, portions of Longford and Vista Vieja) retain their existing zoning at the time of platting.

A general description of each land use designation is provided here. Specific requirements are contained in the standards that follow.

**Town Center.** The Town Center will create a major urban center that will bring employment, comparison shopping, and entertainment to the West Side. Housing, civic facilities (like a library), and attractive streets and plazas will provide lifestyle options especially well suited to “empty nesters” and young professionals. Access to both Unser and Paseo del Norte will help attract a range of retail and entertainment uses, while future Bus Rapid Transit service will support the higher employment and housing intensities anticipated.

**Office.** Office campuses will bring new job opportunities to the West Side. Because many workers will travel in a “reverse commute direction,” office development in Volcano Heights will reduce projected congestion on bridges crossing the Rio Grande. Paseo del Norte offers a visible address.

**Village Centers.** Village Centers will put local retail, conveniences, schools and a “sense of place” within walking distance of most homes. Besides shops, each Village Center will include housing, a small park, and civic uses, such as day care and community facilities.

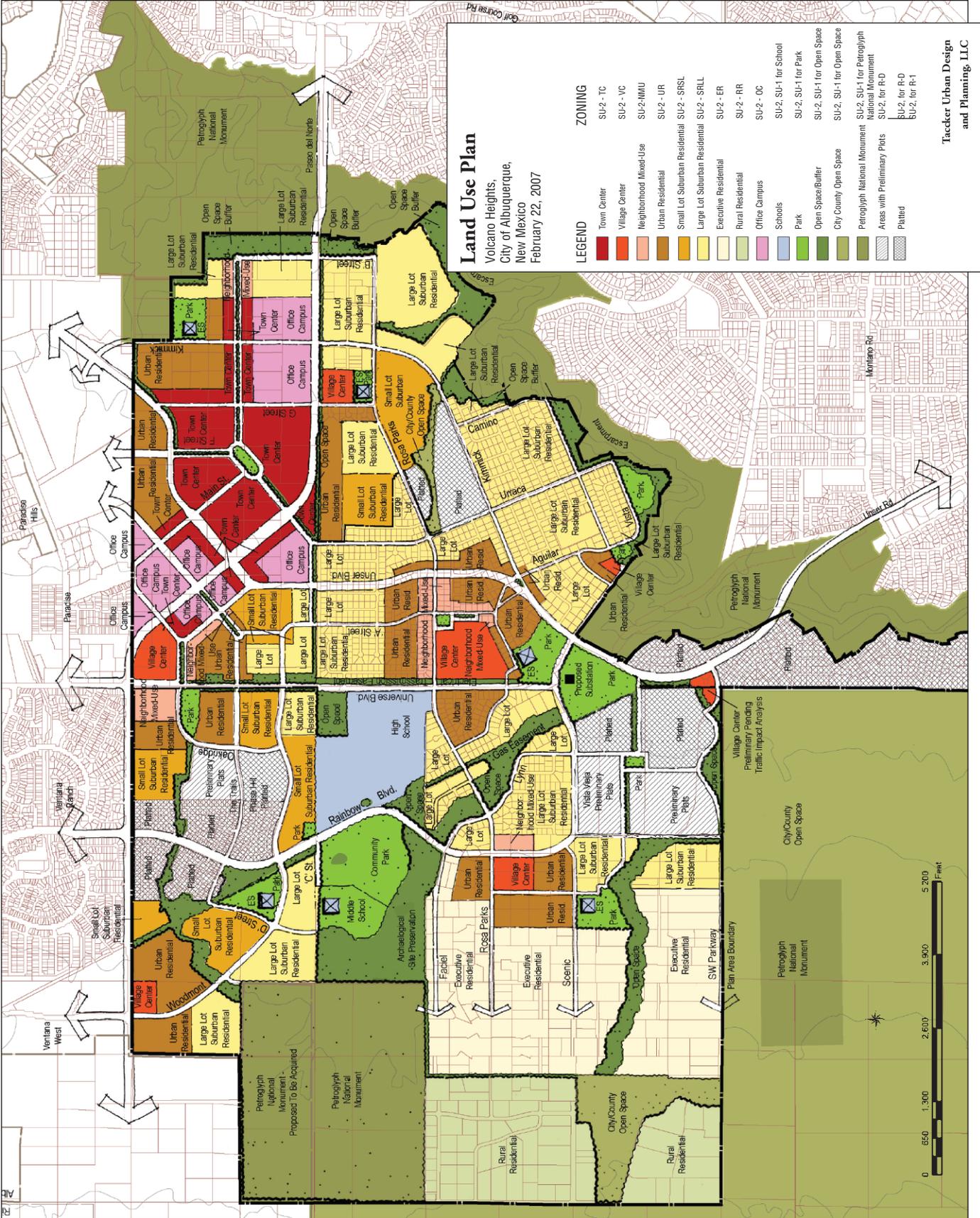
**Neighborhood Mixed-Use.** Mixed-use areas at the neighborhood scale extend a sense of neighborhood center to locations that may not be able to support major retail, but might support small offices, shops, community facilities, or townhouses with ground-floor home occupations including office, retail, and service activities.

**Urban Residential.** A variety of urban housing types are permitted within a network of livable, pedestrian-friendly streets, including: courtyard housing, loft apartments, patio homes, townhouses, duplexes and detached single-family homes on small lots.

**Suburban Residential–Small Lot.** Typical modern suburban lot sizes but with rear access alleys, houses moved up to the sidewalk, and front porches and other features to create a more pedestrian-friendly environment.



Mixed-Use Village Center



**Land Use Plan**  
 Volcano Heights,  
 City of Albuquerque,  
 New Mexico  
 February 22, 2007

**LEGEND**

Town Center	SU-2 - TC
Village Center	SU-2 - VC
Neighborhood Mixed-Use	SU-2-AMU
Urban Residential	SU-2 - UR
Small Lot Suburban Residential	SU-2 - SRSL
Large Lot Suburban Residential	SU-2 - SRL
Executive Residential	SU-2 - ER
Rural Residential	SU-2 - RR
Office Campus	SU-2 - OC
Schools	SU-2, SU-1 for School
Park	SU-2, SU-1 for Park
Open Space/Buffer	SU-2, SU-1 for Open Space
City County Open Space	SU-2, SU-1 for Open Space
Petrioph National Monument	SU-2, SU-1 for Petrioph National Monument
Areas with Preliminary Plots	SU-2 for R-D
Platted	SU-2 for R-1

**ZONING**

Taccker Urban Design and Planning, LLC

**Exhibit 25**

**Suburban Residential–Large Lot.** Homes on larger lots (+11,000 sq. ft.), respecting the existing Volcano Cliffs residential platting, built in a way that protects the natural environment, preserves significant view corridors, and contains visible private open space.

**Executive Residential.** Bigger homes on larger lots will be provided as an amenity to help recruit skilled professionals to Volcano Heights, which will encourage employers to locate to the Town Center and the greater West Side. Clustered housing is encouraged to conserve the area’s natural terrain and beauty.

**Rural Residential.** Rural uses and open space will form a backdrop to Volcano Heights, where limited urban services also suggest very large lots, when consistent with current platting.

**Schools and Parks.** Park and school locations are recommended in anticipation of the Area’s population. Elementary schools will share facilities with parks, and in order to encourage walking, will be located adjacent to the Village Centers, trail systems or open space.

**Open Space / Buffer.** Land will be set aside to protect arroyos and sensitive lands abutting Petroglyph National Monument. These open spaces will include hiking trails, and will help conserve important ecological and archeological features.

### 3. REQUIRED USES IN MIXED-USE AREAS

To function well, mixed-use centers need to offer walk-to destinations including civic, retail and entertainment—along centrally-located housing; in the Town Center office uses help meet regional employment and transportation goals. While the extent of major retail will be determined by market forces, walk-to commercial should accompany all mixed-use centers, as provided in the minimum use requirements in **Table 4, Required Uses in Mixed-use Areas**. Note that the mixed-use designations provide marketplace flexibility.

**Table 4  
Required Uses in Mixed-use Areas**

	Town Center	Village Center Volcano Cliffs V.C. (VCVC)	Village Center All Others	Neighborhood Mixed-Use
Civic Uses	10% min.		10% min.	20% min. Civic, Retail, Service, and/or Enter (with/without upper-story uses), Live-work.
Retail, Service, Entertainment (with/without upper-story uses), Live-work.	20% min.	40% min.	20%	See above
Residential Uses (with/without ground-floor comm'l)	20% min.	20% min.	20%	20% min.
Office w/in Town Center (with/without uses on other floors)	30% min.	no min.	no. min.	no min.

*Percentages apply to gross developable area, i.e. exclusive of site constraints such as undevelopable land and parks, and inclusive of streets and parking. Compliance to be demonstrated by Master Development Plans submitted for each discrete Town Center, Village Center and Neighborhood Mixed Use areas, including those areas containing multiple property owners. The Planning Director may grant exceptions to property owners with parcels that are a half-acre or smaller.*

## 4. DEVELOPMENT DENSITIES AND INTENSITIES

Minimum densities and intensities are needed to support transit and to provide market support for local retail and conveniences; maximum densities and intensities are needed to maintain an appropriate scale for development and to assure that roadways and other infrastructure have adequate capacity. Note that 3.0 FAR will be difficult to attain unless parking is provided off-site or in structures.

**Table 5  
Development Densities and Intensities**

Mixed-Use & Office Intensities	Town Center	Village Center	Neighborhood Mixed-Use	Office Campus
Minimum Average Floor Area Ratio	0.60	0.30	0.30	0.80
Maximum Allowable Floor Area Ratio	3.00	1.50	1.00	2.00

*Floor Area Ratio shall be defined as the gross floor area of all buildings at all levels, divided by the total site area of a project, minus undevelopable areas. Parking structures shall not be counted toward the gross floor area calculation.*

“Average densities” are used to encourage higher density near centers and lower density away from centers, while permitting a range of housing types and lots sizes; doing so broadens housing options, adds visual variety, and allows responsive site plans that concentrate housing near local destinations and locate urban activity away from ecological and archeological assets.

**Table 6  
Residential Densities**

Residential Densities	Town Center	Village Center	Neighborhood Mixed-Use	Urban Resid.	Suburb. Resid. Small Lot	Suburb. Resid. Large Lot	Exec. Resid.	Rural Resid. (3)
Minimum Average (1, 2)	25 du/ac	20 du/ac	15 du/ac	10 du/ac	1.5	1.5 du/ac	no min.	no min.
Maximum Average (1, 2) without Conservation Development	50 du/ac	40 du/ac	30 du/ac	20 du/ac	7	3 du/ac	.7 du/ac	0.1 du/ac
Maximum Average (1, 2) with Conservation Development (3)	n/a	n/a	n/a	n/a	n/a	n/a	1 du/ac	.4 du/ac

(1) *Densities apply to gross developable area for residential uses, exclusive of site constraints such as undevelopable land and parks, and inclusive of streets & parking.*

(2) *A range of housing types may be used to meet this requirement (see below).*

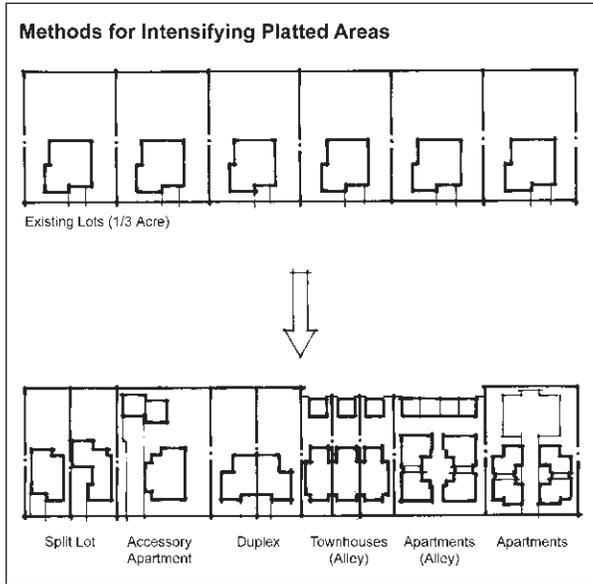
(3) *Requirements for Conservation Development, and illustrations, are shown below.*

The average residential density is calculated for each site plan for two or more parcels and the average calculated must fall within the range of “Minimum Average” and “Maximum Average” contained in the Residential Densities table above. For an individual parcel (or a lot without subdivision) the Minimum Average is the Minimum density and the Maximum Average is the Maximum density allowed.

Within the range of residential and non-residential densities provided as indicated in **Table 5, Development Densities and Intensities** and **Table 6, Residential Densities**, the lower densities of the range and less intense uses shall border the open space.

**Average Density—Urban Residential (Diagram 9)**

Standards for average densities permit a greater variety of housing types, as has been depicted for Urban Residential areas. Minimum average densities help ensure that the overall amount of development will support retail conveniences and frequent transit service. Maximum average densities assure that development will not exceed the capacity of planned infrastructure. Standards for average density also encourage housing diversity in Suburban Residential areas, because a range of single-family lot sizes are permitted.



**Diagram 10**

**Intensifying Platted Lots (Diagram 10)**

Permitted average densities sometimes exceed the density of previously platted areas. While intensification is not required, it can occur in a variety of ways: by splitting lots, by adding accessory units, and by combining lots so that higher density housing types can be accommodated.

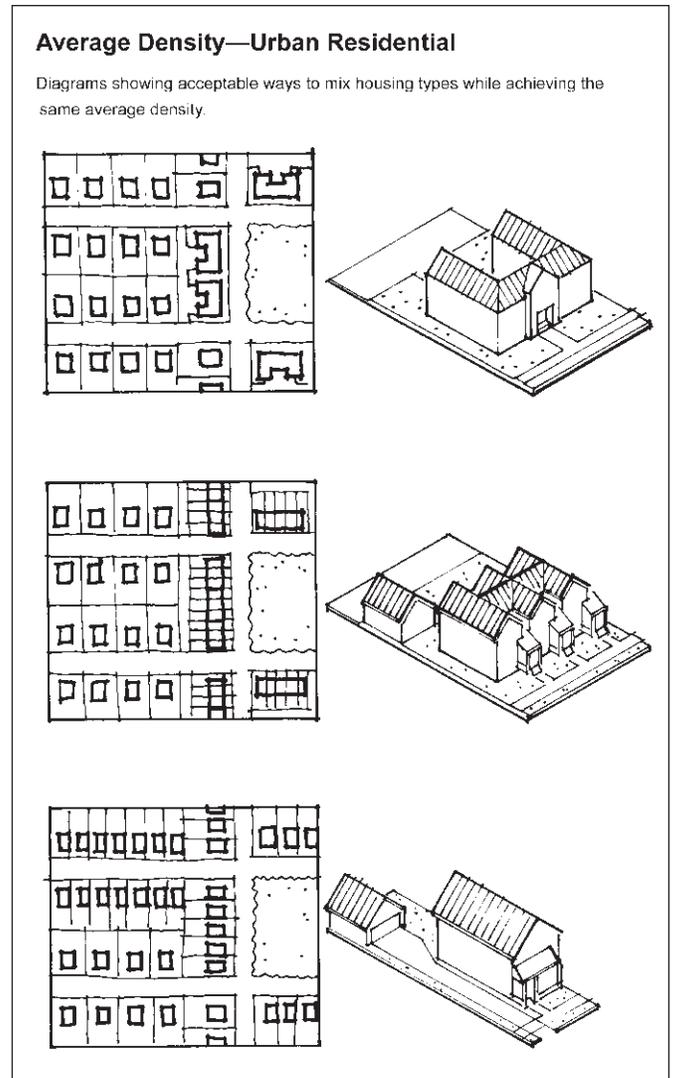
**Open Space Requirements for Urban and Mixed-Use Residential (Table 7)**

Requirements are placed on higher density residential development to provide both private and shared open space. Shared open spaces are important in urban settings to expand opportunities for passive recreation, to bring people together and to help create a sense of community. Courtyards and plazas are especially encouraged to create a southwestern character, and roof gardens can take advantage of the outstanding views and natural setting.

**Table 7  
Urban and Mixed Use Residential Open Space Requirements**

	Town Center	Village Center	Neighborhood Mixed-Use	Urban Resid.
Private Open Space per Dwelling (1)			60 square feet	
Shared Open Space per Dwelling (2)			80 square feet	

- (1) Must be for private use. May be yard, deck, balcony, porch, or patio. Must have unobstructed dimensions of at least 6 feet.
  - (2) Must be accessible to all project residents, and have unobstructed dimensions of at least 40 feet. May be park, courtyard, plaza, play area, community facility, roof garden, natural open space, or some combination.
- Note: Private and Shared Open Space as provided herein shall be privately maintained.*



**Diagram 9**

## 5. ACCEPTABLE RESIDENTIAL BUILDING TYPES

The following table describes which residential building types are acceptable within each land use designation. The illustrations on **Exhibit 26, Illustrations of Higher Density Building Types** and **Exhibit 27, Illustrations of Lower Density Building Types** are not meant to be an exhaustive list but rather to help clarify what is meant by the type categories below.

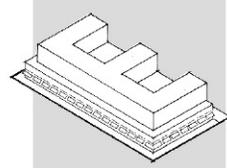
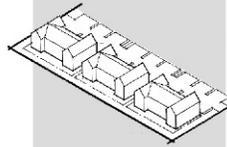
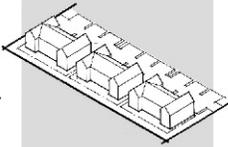
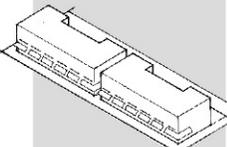
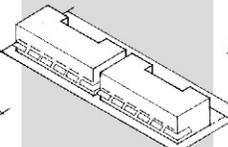
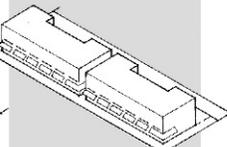
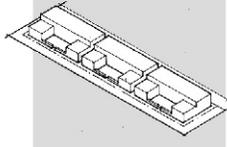
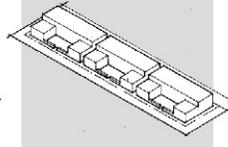
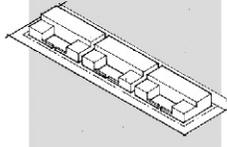
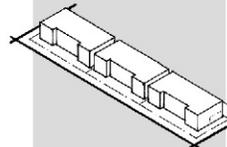
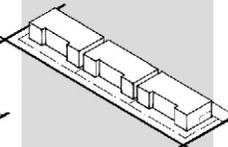
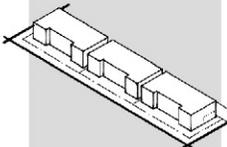
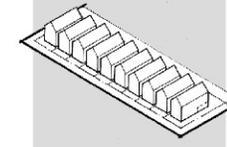
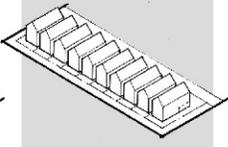
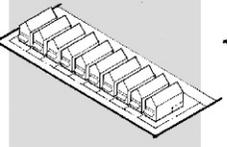
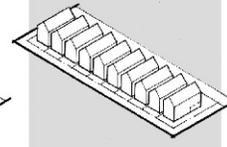
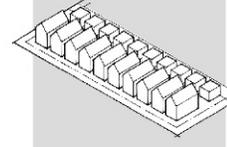
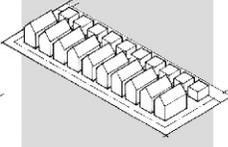
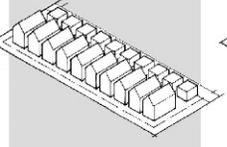
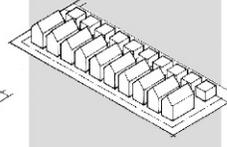
**Table 8  
Residential Building Types**

P = Permitted

	Town Center	Village Center	Neighborhood Mixed-Use	Urban Resid.	Suburb. Resid.		Exec. Resid.	Rural Resid.
					Small Lot	Large Lot		
Apartments/Condos (4+ stories) over Storefronts	P							
Apartments/Condos (2-3 stories) over Storefronts	P	P	P					
Apartments & Condos (2-3 stories), attached & stacked, street- & courtyard-facing	P	P		P				
Small Apartments 4-8 Units	P	P	P	P				
“Live-Work” Townhouses/ duplex over storefronts	P	P	P					
Townhouses, (attached single-family, street- & courtyard-facing)	P	P	P	P				
Duplex, Triplex, Fourplex	P	P		P				
Single-Family Detached – Small Lot (side drive or alley-fed; street- & courtyard-facing, 6500 sq ft or less)				P	P			
Single-Family Detached –Large Lot (recessed garage, side drive, lot 11000 sq ft to ½ acre)						P		
Accessory Unit / Carriage House* (to count as half of a unit in density calculations)	P	P	P	P	P	P	P	P
Single Family Detached – Executive Res. (43,000 sq ft or greater)							P	
Single Family Detached - Rural Res (87,000 sq ft or greater)								P
Conservation Cluster						P	P	P

\*Accessory Unit/Carriage Houses are allowed with residential building types indicated in the illustrations on the following pages. Accessory Units are limited to 650 sq. ft. within the Town Center, Village Centers, Neighborhood Mixed Use, Urban Residential, and Suburban Residential Zones. Accessory Units are limited to 800 sq. ft. within the Executive Residential and Rural Residential Zones.

# Illustrations of Higher Density Residential Building Types

	Town Center	Village Center	Neighborhood Mixed-Use	Urban Residential
Apartments/Condos Over Storefronts				
Apartments/Condos Streetfacing				
Apartments/Condos Over Storefronts				
Apartments/Condos Courtyard				
Duplex, Triplex, Fourplexes and Attached Townhouses				
Streetfacing Townhouses				
Streetfacing Townhouse w/ Detached Garage*				

\*Accessory Unit/ Carriage House Allowed.

Exhibit 26

# Illustrations of Lower Density Residential Building Types

	Urban Residential	Suburban Residential Small Lot	Suburban Residential Large Lot	Executive Residential	Rural Residential
Townhouse or Single Family** Courtyard Facing					
Detached Single Family Small Lot*					
Detached Single Family Large Lot*					
Detached Single Family Executive Lot and Rural Lot*					
Conservation Cluster*					

\*Accessory Unit/ Carriage House Allowed.

\*\*Only Single Family Courtyard Housing allowed in Suburban Residential Small-Lot zones.  
(See Table 8.)

**Exhibit 27**

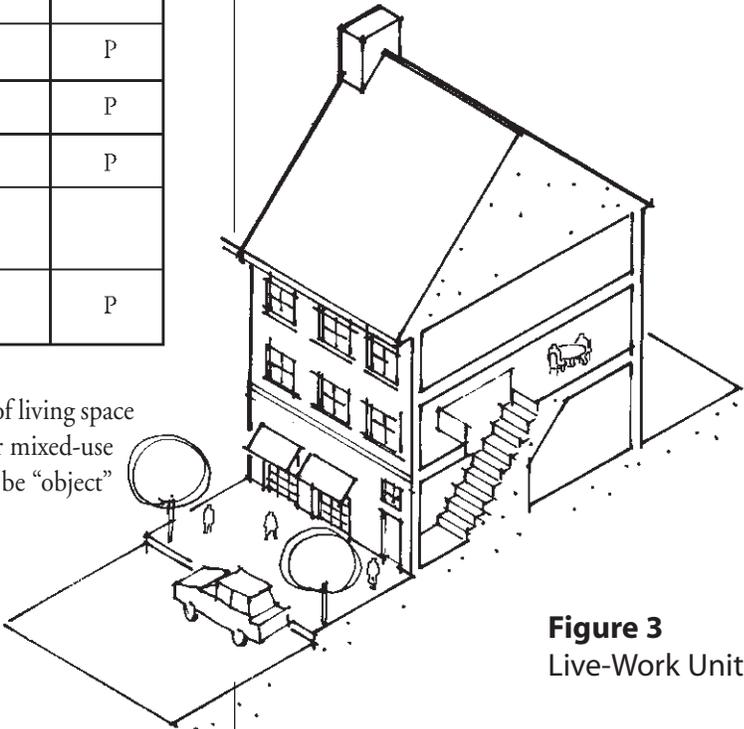
The following table describes which non-residential building types are acceptable within each land use designation; these building types are derived from standards described in “IV. Urban Design”; see illustrations provided on the following page.

**Table 9**  
**Acceptable Non-Residential Building Types**  
 (See Exhibit 28)

P = Permitted

	Town Center	Village Center	Neighborhood Mixed-Use	Office
Mixed Use (Office Over Storefronts)	P	P	P	
Large Office Building	P			P
Small Office Building	P	P	P	P
Research and Development				P
Civic, Cultural, Community and Religious Buildings*	P	P	P	
Parking Garages with Active Uses	P	P		P

To the right is an illustration of a building that provides two stories of living space above work or retail space. Other illustrations of non-residential or mixed-use buildings are found on the following page. Civic buildings tend to be “object” rather than “fabric” buildings.



**Figure 3**  
 Live-Work Unit

# Illustrations of Non-Residential Building Types

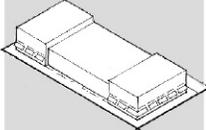
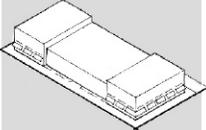
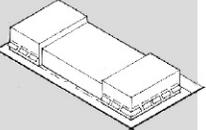
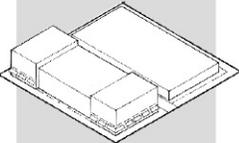
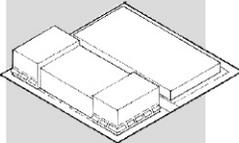
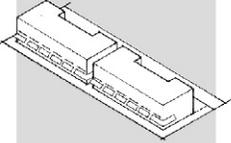
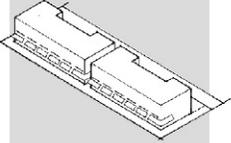
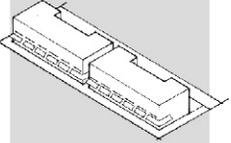
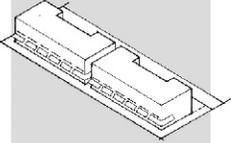
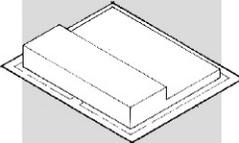
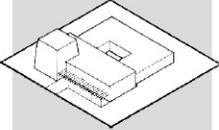
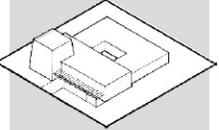
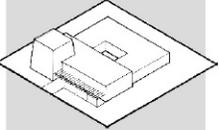
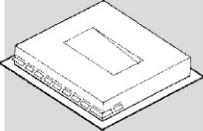
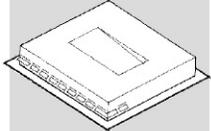
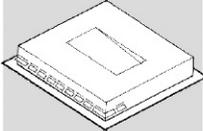
	Town Center	Village Center	Neighborhood Mixed Use	Office
Mixed Use (Office Over Storefronts)				
Large Office Building				
Small Office Building				
Research and Development				
Civic, Cultural, Community and Religious Buildings				
Parking Garages with Storefronts				

Exhibit 28