

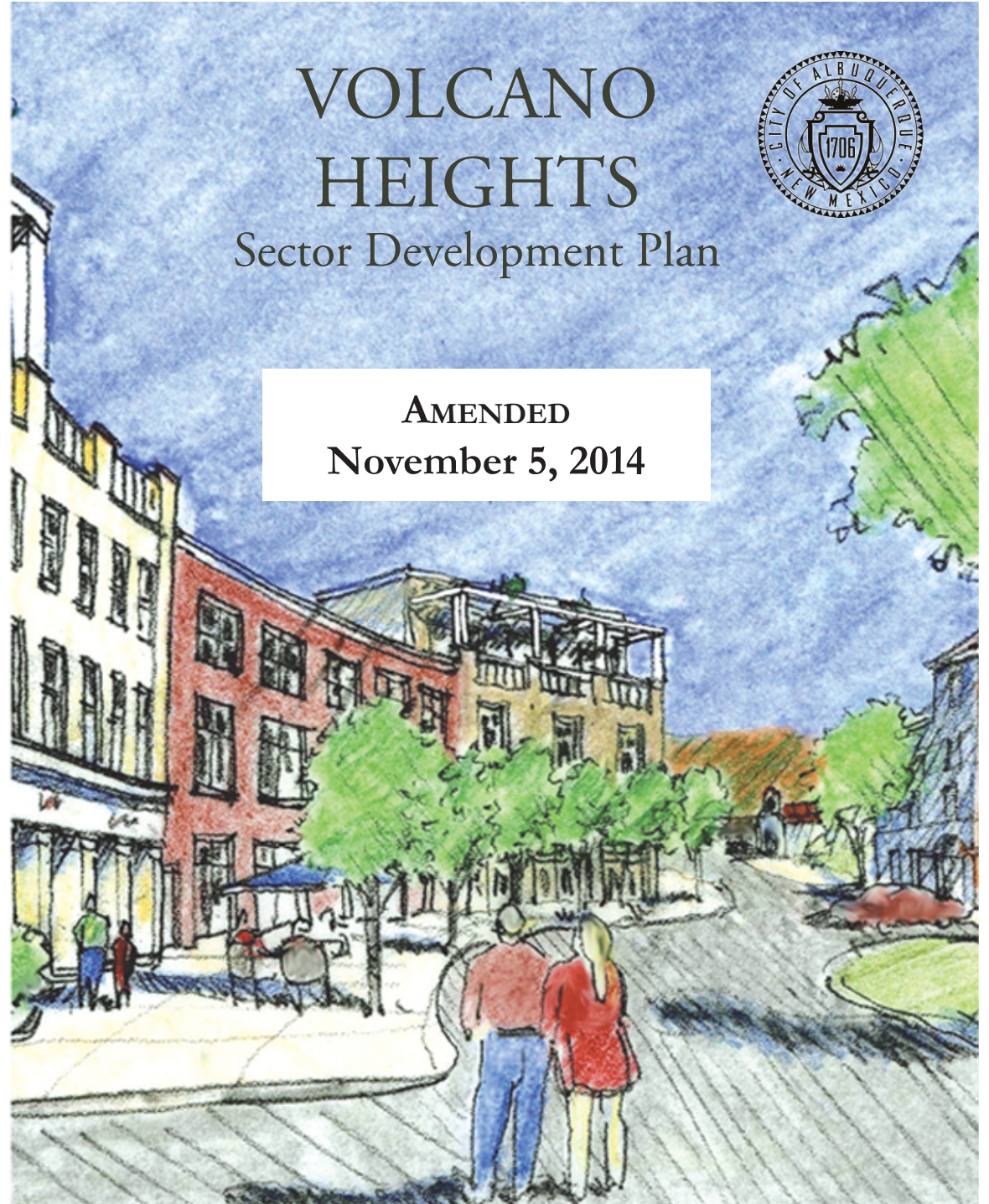


VOLCANO HEIGHTS

Sector Development Plan



AMENDED
November 5, 2014



VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN

City of Albuquerque

Richard J. Berry, Mayor
Robert J. Perry, Chief Administrative Officer

City Council

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Roxanna Meyers, District 2
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Special Thanks to:

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Debbie Bauman and Willfred Gallegos

ABQ RIDE:

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MID-REGION COUNCIL OF GOVERNMENTS:

Thaddeus Lucero, Tony Sylvester, Terry Doyle, Dave Panella, Kendra Watkins, Aaron Sussman, Steve Montiel, Julie Luna, and Caeri Thomas, as well as members of the Transportation Coordinating Committee and Roadway Access Committee

ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY:

Allan Porter and Frank Roth

ALBUQUERQUE METROPOLITAN AREA FLOOD CONTROL AUTHORITY:

Brad Bingham and Karen Stearns

NATIONAL PARK SERVICE:

Diane Souder

GATEWAY PLANNING GROUP:

Scott Polikov and Brad Lonberger

NELSON\NYGAARD:

Jeremy Nelson and Colin Burgett

VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN

Originally Adopted by the City Council and Signed by the Mayor in August 2013

File No. R-13-132 / City Enactment No. R-2013-068

EPC 1009414, 12EPC-40061

Amendments:

This Plan incorporates the City of Albuquerque amendments in the following referenced Resolutions, which are on file with the City Clerk’s Office and can be viewed on the City Council’s webpage at <https://cabq.legistar.com/Legislation.aspx>, or by Administrative Amendment via Notice of Decision on file in the Planning Department.

Adoption	Council Bill No.	City Enactment No.	Description <i>[include purpose, summary, and EPC Case number]</i>
October 6, 2014	R-14-72	R-2014-079	Update transportation network map and cross sections for consistency with all Volcano Mesa Plans, edit building frontage definition and calculation, address residential and mixed-use development to prevent fugitive dust, adjust garage design standards, and fix errata. [EPC 1009414, 13EPC-40161]

[**Note:** Amendments as of 2014 are reflected in the Plan text. For more information, search for the Council Bill No. in City Council’s Legistar webpage.]

**CITY of ALBUQUERQUE
TWENTIETH COUNCIL**

COUNCIL BILL NO. F/S R-13-132

ENACTMENT NO. R-2013-068

SPONSORED BY: Dan Lewis, by request

RESOLUTION

1 FOR AN AREA OF APPROXIMATELY 569.1 ACRES, BOUNDED GENERALLY
2 BY PASEO DEL NORTE AND EXISTING DEVELOPMENT TO THE NORTH,
3 UNIVERSE BLVD. TO THE WEST, VOLCANO CLIFFS AND PASEO DEL NORTE
4 TO THE SOUTH AND THE PETROGLYPH NATIONAL MONUMENT TO THE
5 EAST; ADOPTING THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN
6 AS A RANK THREE PLAN AND CHANGING ZONING FROM R-D, SU-1 FOR PRD
7 AND SU-1 FOR C-1 USES TO SU-2/VHTC (VOLCANO HEIGHTS TOWN
8 CENTER), SU-2/VHRC (VOLCANO HEIGHTS REGIONAL CENTER), SU-2/VHVC
9 (VOLCANO HEIGHTS VILLAGE CENTER), SU-2/VHMX (VOLCANO HEIGHTS
10 MIXED USE), SU-2/VHNT (VOLCANO HEIGHTS NEIGHBORHOOD TRANSITION)
11 AND SU-2/VHET (VOLCANO HEIGHTS ESCARPMENT TRANSITION).

12 WHEREAS, the City Council, the governing body of the City of
13 Albuquerque, has the authority to adopt and amend plans for the physical
14 development of areas within the planning and platting jurisdiction of the City
15 authorized by Statute, Section 3-19-1 et. Seq., NMSA 1978, and by its home rule
16 powers; and

17 WHEREAS, Volcano Heights' location at the intersection of two regional
18 transportation corridors represents a unique opportunity to address the
19 imbalance of jobs and housing on the City's West Side by enabling the
20 development of a mixed-use, urban, walkable and transit-friendly environment
21 that attracts employers and destination retail and provides higher-density
22 residential living options; and

23 WHEREAS, the Rank Two West Side Strategic Plan's 2011 Volcano Mesa
24 Amendment recommended the designation of a new Major Activity Center at
25 this location; and
26

1
2 WHEREAS, this plan's vision for a Major Activity Center would also benefit
3 the regional traffic network served by Paseo del Norte and Unser Blvd. by
4 bringing goods, services and employment opportunities closer to existing
5 predominately residential areas, reducing the number and length of trips on
6 already-congested roads, and helping to alleviate the need for commutes east
7 across the Rio Grande to existing job centers; and

8 WHEREAS, existing zoning would only allow low-density development,
9 similar to what is already found in abundance on the West Side; and
10 WHEREAS, the Volcano Heights Sector Development Plan (VHSDP),
11 attached hereto, provides a flexible, balanced approach to address the
12 challenge of multiple property owners and undeveloped land with tailored land-
13 use and transportation regulations that emphasize coordination across
14 property lines, along corridors, and over time; and

15 WHEREAS, the VHSDP represents years of coordination and compromise
16 between property owners, neighbors and other stakeholders regarding
17 predictability of development, compatibility with the natural environment, and
18 preservation of key features such as rock outcroppings, sensitive lands and
19 views; and

20 WHEREAS, the Plan's approach seeks a balance between regulation and
21 incentive to accomplish its vision and goals for high-quality development; and

22 WHEREAS, approval of the Volcano Heights Sector Development Plan
23 (VHSDP) is consistent with the applicable goals and policies of the
24 Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic
25 Plan, the Facility Plan for Major Public Open Space, the Facility Plan: Electric
26 System Generation and Transmission, the Northwest Mesa Escarpment Plan,
27 the Comprehensive Zoning Code, and R-270-1980.

28 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
29 ALBUQUERQUE:

30 Section 1. The City Council adopts the following findings:

31 1. The proposed VHSDP area comprises 569.1 acres of land
32 surrounding the intersection of two significant regional roads, Unser Blvd.
33 and Paseo del Norte, and is bounded generally by existing development in

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1 Paradise Hills and part of Paseo del Norte to the North, Universe Boulevard to
2 the west, the Volcano Cliffs Sector Plan area and part of Paseo del Norte to
3 the south, and the Petroglyph National Monument to the east.

4 2. The Plan area is primarily undeveloped except for the two regional
5 roads that traverse it. It is surrounded by existing residential subdivisions and
6 areas of platted land awaiting development. It is divided into approximately
7 100 properties ranging from 2.5 acres to 68 acres, which are owned by about
8 35 different property owners. Five property owners account for approximately
9 75% of the Plan area.

10 3. There are approximately 10 acres of basalt rock outcroppings
11 scattered throughout the Plan area, many of which have cultural, historical
12 and geological significance related to their spiritual use by the area's earliest
13 inhabitants. The Plan area also has significant views of the Sandia Mountains
14 to the east.

15 4. The Plan area currently contains the following zones: Residential
16 and Related Uses, Developing Area (R-D), SU-1 for Planned Residential
17 Development (PRD) and SU-1 for C-1 neighborhood commercial uses.

18 5. The majority of the VHSDP Area is within a part of the city
19 designated Developing or Established Urban by the Rank One
20 Albuquerque/Bernalillo County Comprehensive Plan (Comprehensive Plan).
21 The VHSDP implements and furthers the applicable Goals and Policies of the
22 Comprehensive Plan as follows:

23 A. The VHSDP's zoning and design standards will protect and
24 preserve open space areas, including the Escarpment, Petroglyph National
25 Monument, and basalt rock outcroppings. Community open areas that tie into
26 the open space network are encouraged through a combination of
27 regulations, standards, and incentives in the Plan, including, in particular, the
28 single-loaded Park Edge Road that serves as a buffer to the Petroglyph
29 National Monument and the bonus height criteria that incentivize protections
30 of the natural environment (II.B.1 Policies c, d, f, g, h, j).

31 B. The West Side Strategic Plan's Volcano Mesa community
32 and its Major Activity Center (MAC) designation and policies address the
33 existing conditions of the Volcano Heights Plan area to ensure compatibility

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1 of development on vacant land with existing neighborhoods, urban services
2 and facilities, and natural features (II.B.5 Policies c, d, e, g, n).

3 C. Higher-density housing in the Volcano Heights MAC, with
4 access to Paseo del Norte and Unser Boulevard, is appropriate to support
5 employment and service uses. The MAC's development pattern, Transition
6 zones, and proposed densities along arterial and collector streets will protect
7 existing residential areas and views, minimize traffic, and enhance livability
8 via context sensitive design standards and a comprehensive network of
9 primary and secondary streets (II.B.5 Policies h, i, k, l, m).

10 D. The Volcano Heights MAC will provide a way to address the
11 jobs/housing imbalance in the area with new job opportunities, densities, and
12 structure sizes that are appropriate to and buffered from nearby low-density
13 residential areas via Transition zones (II.B.7 Policies c, e, f, and II.D.6 Policies
14 a and g).

15 E. More compact development, coupled with a multi-modal
16 transportation system, will improve air quality compared to what could be
17 developed under the pre-existing zoning (II.C.1 Policies b and d).

18 F. The VHSDP contains a combination of regulations and
19 incentives to protect, preserve, and enhance the area's unique archaeological
20 resources, including an incentive for interpretive signage to educate visitors
21 and residents about the area's history, culture, and geology (II.C.6 Policy c).

22 G. The VHSDP, particularly its zoning and design standards
23 that include native plant lists and streetscape standards, will lead to a quality
24 developed landscape that preserves and enhances the natural and built
25 environments. Building, streetscape, and site development standards will
26 ensure a quality developed landscape that preserves and enhances this
27 community's identity via a high-quality built environment that is in harmony
28 with the area's unique natural setting (II.C.8 Policies a, d, e, and II.C.9 Policies
29 b, c, e).

30 H. The VHSDP's incentives built into the height bonus system,
31 its multi-modal street network, and transit-supportive development pattern
32 promote energy efficiency, variety of transportation, and expansion of transit
33 corridors and service. The plan's multi-modal cross sections, comprehensive

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1 network of primary and secondary streets, and transit corridor – coordinated
2 with ABQ Ride, the City’s Department of Municipal Development, and the Mid-
3 Region Council of Governments (MRCOG) – will serve existing and future
4 transportation needs for all users and, in conjunction with the compact
5 development pattern, reduce peak hour demands in the morning hours on
6 regional roads (II.D.3 Policies a and d, and II.D.4 Policies c, f, o).

7 6. The VHSDP implements and furthers the established goals and
8 policies of the Rank Two West Side Strategic Plan as follows:

9 A. The Plan’s proposed density, mixed-use development
10 pattern and scale, location at the intersection of major arterials, and multi-
11 modal street network create the appropriate conditions to support a Major
12 Activity Center on the West Side that provides opportunities for employment
13 to address the existing jobs/housing imbalance (Policies 1.1, 1.9, 1.18, 3.85,
14 3.95, 3.96).

15 B. The Plan’s implementation strategies encourage the
16 creation of Public Improvement Districts, Special Assessment Districts, and
17 public/private partnerships, as well as further collaboration with implementing
18 agencies such as Albuquerque/Bernalillo County Water Utility Authority,
19 Albuquerque Metropolitan Area Flood Control Authority, ABQ Ride, Mid-
20 Region Council of Governments, and City Department of Municipal
21 Development (Policy 3.98).

22 C. The Plan’s comprehensive street network, requirements for
23 usable and detached open space, and regulatory and incentive-based
24 protections for archaeological and geological resources, native plant lists,
25 grading and construction mitigation standards, and context-sensitive zoning
26 and design standards will work together to protect the area’s sensitive
27 resources and encourage development in harmony with the unique natural
28 setting (Policies 3.99, 3.100, 3.101, 3.103, 3.104, 3.105, 3.106, 3.107, 3.108).

29 D. Adequate access and transportation choices for all users
30 are supported by additional intersections along Paseo del Norte and Unser
31 Boulevard, proposed high-capacity transit corridor and transit-supportive
32 densities, land uses, and development patterns, and multi-modal cross
33 sections (Policies 3.110, 3.111, and 3.112).

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1 7. The Plan implements the Rank Two Facility Plan for Major Public
2 Open Space as follows:

3 A. The Escarpment Transition zone limits building height,
4 scale, massing, building color, and density adjacent to the Petroglyph
5 National Monument to ensure compatible development. The transition zone
6 works with the proposed single-loaded Park Edge Road to protect visual
7 access and view corridors (Design Guidelines for Development Adjacent to
8 Major Public Open Space B.3.A and B.3.B; Resource Management C.6.E, West
9 Side Open Space, Section 4, Policy C.1).

10 B. Grading and construction mitigation regulations, the Park
11 Edge Road and associated bioswale/linear pond, and coordination with a
12 future drainage management plan by AMAFCA will protect the escarpment by
13 managing stormwater and controlling erosion (West Side Open Space,
14 Section 4, Policy D.1).

15 8. The Plan implements policies in the Rank Two Facility Plan:
16 Electric System Generation and Transmission (2010-2020) by limiting
17 electrical uses in the Escarpment and Neighborhood Transition zones to
18 ensure the appropriate siting of electrical facilities away from residential
19 areas, sensitive lands, and highly visible topographic areas (Standard III.A.1,
20 III.A.9, and III.A.10).

21 9. The Plan’s height limits, color restrictions, drainage and
22 construction mitigation regulations, reflectivity limits, Park Edge Road,
23 Escarpment Transition zone, bonus height system, and multi-modal street
24 network complement many policies of the Rank Three Northwest Mesa
25 Escarpment Plan (NWMEP) (9, 11, 12, 15, 19, 20, 21, 23, and 35).

26 10. The Plan’s sign standards are generally consistent with the
27 Unser Boulevard Design Overlay Zone (DOZ) and address the regulation of
28 signs in a more holistic and context sensitive way.

29 Section 2. The City Council makes the following findings, which are
30 supported by and further elucidated in the complete record, as to compliance
31 with R-270-1980 for the zone changes with respect to the VHSDP’s new zones:

32 1. With respect to Policy (A), the zoning established in the VHSDP is
33 consistent with the health, safety, morals, and general welfare of the city

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1 because it helps ensure that future development within the Plan area furthers
 2 the goals and policies of the Comprehensive Plan and other applicable plans.
 3 Specifically, it provides opportunities for sustainable, mixed-use development
 4 and additional employment on the West Side that can help address the
 5 imbalance of jobs to housing that creates significant traffic congestion and
 6 negatively impacts quality of life for West Side residents.

7 2. With respect to Policy (B), the VHSDP’s zoning creates
 8 predictability for future development and, thus, brings stability to this largely
 9 undeveloped area. The new zoning established in this Plan is needed in order
 10 to implement established policies in the Rank One Comprehensive Plan, Rank
 11 Two West Side Strategic Plan, Rank Two Facility Plan for Major Public Open
 12 Space, and Rank Three Northwest Mesa Escarpment Plan that; existing
 13 zoning does not further adopted City policies and should, thus, be changed.

14 3. With respect to Policy (C), the VHSDP’s zoning poses no
 15 significant conflict with adopted elements of the Comprehensive Plan or other
 16 city master plans and amendments as outlined in Findings 5 through 9 in
 17 Section 1 of this Resolution.

18 4. With respect to Policy (D), the existing R-D zoning in the area is
 19 inappropriate and new zones are needed because community conditions have
 20 changed, including existing and anticipated traffic congestion and a
 21 preponderance of single-family residential uses without the balance of nearby
 22 employment opportunities. Furthermore, the new zones are more
 23 advantageous to the community, as articulated in the Comprehensive Plan
 24 and other adopted City plans as cited above, than existing zoning since they
 25 provide the opportunity for a range of uses, including employment, retail, and
 26 services, in close proximity to existing residential areas and future residents
 27 in the Plan area.

28 5. With respect to Policy (E), permissive uses in the VHSDP’s zones
 29 would not be harmful to adjacent property, the neighborhood, or the
 30 community because the mix of uses and the urban form resulting from the
 31 design standards create compatibility within the Plan area and with adjacent
 32 development. The Plan’s proposed development pattern of walkable and
 33 transit supportive retail, employment, and residential uses provides benefits

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1 for existing and future residents. Additionally, permissive uses at the edges
 2 of the Plan area in the Transition zones are limited to those that are
 3 compatible with existing nearby development.

4 6. With respect to Policy (F), the establishment of new zones in the
 5 VHSDP does not require major and unprogrammed capital expenditures by
 6 the City. The plan suggests various strategies to finance infrastructure,
 7 including Public Improvement Districts (PIDs), Tax Increment Development
 8 Districts (TIDDs), or Special Assessment Districts (SADs), which all require
 9 property owners to collaborate, vote to institute the mechanism, and work
 10 with the City to implement the agreed-upon infrastructure improvements. The
 11 Plan also identifies potential priority capital improvement projects, such as
 12 the full build out of regionally-significant roadways, that are essential to
 13 implementing the development vision of the Plan, but the Plan in no way
 14 obligates the City to make or fund any capital improvements. Decisions about
 15 future City participation in the provision of infrastructure to support
 16 development in Volcano Heights should assess the potential return on
 17 investment of the improvements and take into consideration both the
 18 economic and community benefits that would result from creating an area
 19 well-served by infrastructure.

20 7. With respect to Policy (G), the cost of land or other economic
 21 considerations are not the determining factor for the zone changes. The most
 22 significant factor is that the changes are more advantageous to the
 23 community as articulated in adopted City plans.

24 8. With respect to Policy (H), the VHSDP does not use “location on a
 25 collector or major street” as the justification for establishing mixed-use
 26 zoning within the Plan area; rather the location of mixed-use and higher-
 27 density residential zoning is related to the vision proposed for the whole
 28 Volcano Mesa area.

29 9. With respect to Policy (I), the Plan does not establish spot zones;
 30 rather the Plan contains a rational nesting of zone categories, with the most
 31 dense and intense at the center, and least dense and intense at the borders
 32 where the boundaries abut existing single-family residential areas or the
 33 Petroglyph National Monument. Additionally, the Plan does not allow the use

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1 of SU-1 Special Use zones, which are inherently spot zones and would
2 undermine the Plan's comprehensive, yet flexible, zoning strategy.
3 10. With respect to Policy (J), the Plan does not establish strip
4 zones; rather the Plan establishes zoning in accordance with a
5 comprehensive transportation network to allow the development of all
6 properties, create transitions between zones, and implement adopted City
7 policies.
8 Section 3. The Volcano Heights Sector Development Plan, attached hereto
9 and made a part hereof, is adopted as a Rank Three Plan with land use control
10 pursuant to the Comprehensive City Zoning Code and as a regulatory guide to
11 the implementation of the Rank One Albuquerque/Bernalillo County
12 Comprehensive Plan and applicable Rank Two and Three Plans as cited
13 above.
14 Section 4. All development activities within the Volcano Heights Sector
15 Development Plan boundaries shall be guided and regulated by the policies,
16 standards, and regulations of the VHSDP.
17 Section 5. The Zone Map, adopted by Article 14-16-4-9 ROA 1994, is hereby
18 amended to reflect the rezoning in the map contained in Chapter 2, Section 4
19 of the Volcano Heights Sector Development Plan.
20 Section 6. With respect to any overlap that exists between the Volcano
21 Heights Sector Development Plan and any other Rank Three Plan, where the
22 regulations conflict, the Volcano Heights Sector Development Plan shall
23 prevail.
24 Section 7. EFFECTIVE DATE. This resolution shall take effect five days
25 after publication by title and general summary.
26 Section 8. SEVERABILITY CLAUSE. If any section paragraph, sentence,
27 clause, word, or phrase of this resolution is for any reason held to be invalid
28 or unenforceable by any court of competent jurisdiction, such decision shall
29 not affect the validity of the remaining provisions of this resolution. The
30 Council hereby declares that it would have passed this resolution and each
31 section, paragraph, sentence, clause, word or phrase thereof irrespective of
32 any provisions being declared unconstitutional or otherwise invalid.
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1 PASSED AND ADOPTED THIS 5th DAY OF August 2013
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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Daniel P. Lewis, President
City Council

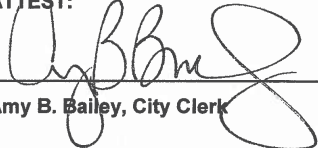
12
13 APPROVED THIS 28th DAY OF August, 2013

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17 Bill No. F/S R-13-132

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Richard J. Berry, Mayor
City of Albuquerque

ATTEST:

Amy B. Bailey, City Clerk

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CITY of ALBUQUERQUE
TWENTY-FIRST COUNCIL

COUNCIL BILL NO. R-14-72 ENACTMENT NO. R-2014-079

SPONSORED BY: Dan Lewis, by request

1 RESOLUTION
2 AMENDING THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN TO
3 UPDATE THE ROAD NETWORK, RECONCILE AMENDMENTS MADE TO
4 ADJACENT PLANS, AND MAKE MINOR CLARIFICATIONS TO DEVELOPMENT
5 STANDARDS.

6 WHEREAS, the City Council, the governing body of the City of
7 Albuquerque, has the authority to adopt and amend plans for the physical
8 development of areas within the planning and platting jurisdiction of the City
9 authorized by Statute, Section 3-19-1 et. Seq., NMSA 1978, and by its home
10 rule powers; and

11 WHEREAS, The City Council adopted the Volcano Heights Sector
12 Development Plan in August 2013, for an area of approximately 569 acres,
13 bounded generally by Paseo del Norte and existing development to the north,
14 Universe Boulevard to the west, Volcano Cliffs to the south, and the
15 Petroglyph National Monument to the east; and

16 WHEREAS, this Plan seeks to capitalize on Volcano Heights' location at the
17 intersection of two regional transportation corridors, which represents a
18 unique opportunity to address the imbalance of jobs and housing on the City's
19 West Side by enabling the development of a mixed-use, urban, walkable and
20 transit-friendly environment that attracts employers and destination retail and
21 provides higher-density residential living options; and

22 WHEREAS, the Rank 1 Comprehensive Plan's update in 2013 designated
23 Volcano Heights as a Major Activity Center, as recommended by the Rank 2
24 West Side Strategic Plan's 2011 Volcano Mesa Amendment; and

25 WHEREAS, the Rank 2 West Side Strategic Plan's Volcano Mesa
26 Amendment establishes the policy to direct growth within the three Rank 3

1 Sector Development Plans – Volcano Cliffs, Volcano Trails, and Volcano
2 Heights; and
3 WHEREAS, the policies and regulations intended to be consistent among
4 the three plans were reviewed, revised, and refined throughout the process of
5 adopting the three Rank 3 plans, which were adopted in succession beginning
6 in May 2011 with Volcano Cliffs and ending in August 2013 with Volcano
7 Heights; and

8 WHEREAS, amendments are needed to reconcile the street network within
9 Volcano Mesa to incorporate cross sections for Volcano Cliffs and Volcano
10 Heights; and

11 WHEREAS, amendments are needed to reconcile adjustments made to the
12 design requirements for residential garages; strengthen regulations to
13 minimize fugitive dust during construction activities; organize regulations
14 regarding blasting in the Escarpment Transition zone; adjust regulations that
15 would have resulted in undesirable, unintended consequences; and correct
16 errata adopted in the original Plan; and

17 WHEREAS, amendments to the Volcano Heights Sector Development Plan
18 (VHSDP) are consistent with the applicable goals and policies of the
19 Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic
20 Plan, the Facility Plan for Major Public Open Space, the Facility Plan: Electric
21 System Generation and Transmission, the Northwest Mesa Escarpment Plan,
22 and the Comprehensive Zoning Code.

23 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
24 ALBUQUERQUE:

25 Section 1. The City Council adopts the following findings:

26 1. The VHSDP area comprises 569 acres of land surrounding the
27 intersection of two significant regional roads, Unser Blvd. and Paseo del
28 Norte, and is bounded generally by existing development in Paradise Hills and
29 part of Paseo del Norte to the north, Universe Boulevard to the west, the
30 Volcano Cliffs Sector Plan area to the south, and the Petroglyph National
31 Monument to the east.

32 2. The Plan area is primarily undeveloped except for the two regional
33 roads that traverse it. It is surrounded by existing residential subdivisions and

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1 areas of platted land awaiting development. It is divided into approximately
2 100 properties ranging from 2.5 acres to 68 acres, which are owned by about
3 35 different property owners. Five property owners account for approximately
4 75% of the Plan area.

5 3. The Plan establishes the following SU-2 zones: Volcano Heights
6 Town Center (VHTC), Volcano Heights Regional Center (VHRC), Volcano
7 Heights Mixed Use (VHMX), Volcano Heights Escarpment Transition (VHET),
8 and Volcano Heights Neighborhood Transition (VHNT). No zone changes are
9 involved in the amendments; rather, revised design standards would equally
10 affect all properties.

11 4. The majority of the VHSDP area is within a part of the city
12 designated Developing or Established Urban by the Rank 1
13 Albuquerque/Bernalillo County Comprehensive Plan (Comprehensive Plan).
14 The VHSDP amendments implement and further the applicable Goals and
15 Policies of the Comprehensive Plan as follows:

16 A. Amendments affecting blasting within the SU-2/VHET
17 (Volcano Heights Escarpment Transition) zone, fugitive dust, and perimeter
18 walls will protect and preserve natural and cultural resources, vistas, and the
19 visual environment; provide visual variety in this Major Activity Center; and
20 emphasize new employment opportunities (II.B.1 Policy d, II.B.5 Policy d, II.B.7
21 Policy c, II.C.8 Policy a, II.C.9 Policy b, and II.D.6 Policy a).

22 B. Amendments to the transportation standards help protect
23 the livability and safety of residential neighborhoods and match street design
24 to community identity (II.B.5 Policy k and II.C.9 Policies b and e).

25 5. The VHSDP amendments implement and further the established
26 goals and policies of the Rank 2 West Side Strategic Plan as follows:

27 A. Amendments affecting blasting within the SU-2/VHET
28 (Volcano Heights Escarpment Transition) zone, fugitive dust, and perimeter
29 walls are intended to help protect the Escarpment, view sheds, and cultural
30 resources (Policy 3.99).

31 B. Adequate access and transportation choices for all users
32 within Volcano Mesa are supported by multi-modal cross sections (Policies
33 3.111 and 3.112).

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1 6. The amendment to reorganize and consolidate blasting
2 regulations within the SU-2/VHET (Volcano Heights Escarpment Transition)
3 zone helps ensure appropriate construction mitigation near the Escarpment,
4 as set out in Policy 11 in the Rank 3 Northwest Mesa Escarpment Plan
5 (NWMEP).

6 Section 2. The City Council makes the following findings, which are
7 supported by and further elucidated in the complete record, as to compliance
8 with R-270-1980 with respect to the amendments affecting zoning standards
9 for residential garages:

10 1. With respect to Policy (A), the proposed zoning regulations
11 contribute to the general welfare of the neighborhood, community, and the
12 city because they contribute to a safer public right-of-way, enhance the public
13 realm, and help ensure a high-quality built environment.

14 2. With respect to Policy (B), the proposed zoning regulations
15 contribute to the stabilization of the area by setting standards for all
16 residential garages to ensure high-quality design. The standards are intended
17 to create a high-quality built environment compatible with and complementary
18 to the natural beauty of the Petroglyph National Monument, which surrounds
19 Volcano Mesa on three sides and protects a unique volcanic landscape in
20 perpetuity.

21 3. With respect to Policy (C), the proposed zoning standards are
22 consistent with and implement elements of the Rank 1 Comprehensive Plan,
23 Rank 2 West Side Strategic Plan, and Rank 3 Northwest Mesa Escarpment
24 Plan, as demonstrated below.

25 A. Rank 1 Comprehensive Plan:

26 (1) II.B.1. Open Space Goal and Policy b: Standards for
27 residential garages will help ensure that development adjacent to the
28 proposed Open Space network is compatible with open space purposes. The
29 standards are intended to ensure a high-quality built environment
30 commensurate with the beauty of the Petroglyph National Monument, which
31 surrounds the planning area on three sides. The standards reduce the
32 dominance of auto-oriented elements of residential lots and balance the
33 competing needs of pedestrians, residents, and drivers.

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- 1 (2) II.B.5 Developing and Established Urban Goal and
2 Policy d: Residential garage standards help ensure that the location,
3 intensity, and design of new development respects the natural environmental
4 conditions, scenic resources, and social, cultural, and recreational values and
5 opportunities connected to the Petroglyph National Monument.
6 (3) II.B.5 Developing and Established Urban Goal and
7 Policy f: Residential garage standards help ensure that houses are oriented
8 toward pedestrian walkways and share access with people other than drivers.
9 The proposed standards ensure facades that balance the orientation for
10 vehicle access via garages with the orientation for pedestrian access via
11 sidewalks and the public realm.
12 (4) II.B.5 Developing and Established Urban Goal and
13 Policy I: Residential garage standards encourage quality design in new
14 development and design that is appropriate to the Plan area.
15 (5) II.B.5 Developing and Established Urban Goal and
16 Policy m: Residential garage standards are an important part of the site
17 design that improves the quality of the visual environment.
18 (6) II.C.8. Environmental Protection and Heritage
19 Conservation Goal and Policy a: Residential garage standards are proposed
20 in the Plan area to respect the natural and visual environment, particularly the
21 unique Albuquerque feature that includes the volcanic landscape, of which the
22 Petroglyph National Monument is an integral part.
23 (7) II.C.8 Environmental Protection and Heritage
24 Conservation Goal and Policy e: In this highly scenic area, residential garage
25 standards ensure development design that is in harmony with the landscape.
26 (8) II.C.9 Community Identity and Urban Design Goal
27 and Policy b: Residential garage standards consider how best to design the
28 built environment to contribute to and enhance the natural environment,
29 including standards for the placement of entrances and windows, parking
30 areas and relationship to buildings, drive pads and curb cuts, and the massing
31 of buildings.
32 (9) II.D.4 Transportation and Transit Goal and Policy g:
33 Residential garage standards help protect pedestrians in the public realm,

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- 1 minimize opportunities for conflicts with auto access to individual properties,
2 and create pleasant non-motorized travel conditions.
3 (10) II.D.5 Housing Policy b: Residential garage
4 standards help promote quality in new housing design.
5 B. Rank 2 West Side Strategic Plan:
6 (1) Policy 3.99: The residential garage standards
7 establish design standards for developments in Volcano Mesa, which abuts
8 the Petroglyph National Monument, in order to recognize and respect the
9 sensitive ecological, historical and cultural importance of the area by ensuring
10 that development is compatible and contributes to a high-quality built
11 environment.
12 C. Rank 3 Volcano Heights Sector Development Plan:
13 (1) Environment and Open Space Goal 12.1.4:
14 Residential garage standards help minimize the visual impact of development
15 adjacent to the Escarpment and form a pleasant transition from the developed
16 to the natural area.
17 (2) Transportation Goals 12.3.1 and 12.3.3: Residential
18 garage standards are intended to contribute to pedestrian-friendly
19 thoroughfares that promote walking and help pedestrians feel safe and
20 comfortable.
21 (3) Land Use and Urban Design Goal 12.4.1: Residential
22 garage standards are intended to help create safe, comfortable, and visually
23 attractive settings to support the community's long-term economic, cultural,
24 and social viability.
25 (4) Land Use and Urban Design Goal 12.4.2: These
26 standards are part of a strategy to promote walking and create a walkable
27 district within Volcano Heights. Walkable neighborhoods have proven social
28 and economic benefits resulting from better access to basic needs and
29 amenities, safer and more active streets, and improved health through
30 physical activity, particularly for segments of the population without
31 automobile access, including youth and seniors.

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1 (5) Land Use and Urban Design Goal 12.4.3: Residential
2 garage standards are intended to ensure high-quality design for individual
3 buildings, which contributes to a sense of place and permanence.

4 (6) Land Use and Design Policy 13.4.3: These standards
5 are intended to contribute to a high-quality built environment, with particular
6 emphasis on providing visual interest at the scale of the pedestrian in order to
7 create a walkable district for residents, employees, and visitors.

8 4. With respect to Policy (D), existing zoning standards are
9 inappropriate and inadequate because the proposed revisions to the existing
10 residential garage standards are more advantageous to the community, as
11 articulated by the preponderance of applicable goals and policies in the
12 Comprehensive Plan and WSSP cited in Section C above.

13 A. There is a public need for the proposed standards, as
14 they help ensure a high-quality built environment that is more compatible with
15 the sensitive and unique volcanic landscape of which this Plan area is a part
16 and the permanent open space protected in perpetuity as the Petroglyph
17 National Monument. The residential standards also improve the safety and
18 continuity of the pedestrian realm in front of these residential properties.

19 B. The location of this Plan area, with its relationship to the
20 abutting Petroglyph National Monument, makes these residential standards
21 important and appropriate to meet the public need for high-quality built
22 environments and safe and continuous pedestrian realms.

23 5. With respect to Policy (E), these zoning standards affect one
24 permissive use for properties between 48 and 70 feet wide. Residential
25 garages for three or more cars would be prohibited for properties less than 70
26 feet wide; the existing standards specify a minimum of 48 feet to allow a
27 three-car garage. The more restrictive standard is intended to minimize the
28 proportion of the lot delegated for garage façade and ensure the safety and
29 quality of the pedestrian and public realm in front of residential lots. The
30 change is not harmful to adjacent property, neighborhood, or community;
31 rather the standards benefit surrounding property by ensuring a high-quality
32 built environment and safe pedestrian realm.

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1 6. With respect to Policy (F), this zoning standard does not require
2 major and unprogrammed capital expenditures by the city.

3 7. With respect to Policy (G), the cost of land and other economic
4 considerations are not the determining factor for the additional zoning
5 standards.

6 8. With respect to Policy (H), the proposed standards are not
7 intended for properties on major streets and does not affect apartment, office,
8 or commercial land uses.

9 9. With respect to Policy (I), the additional standards do not
10 constitute spot zoning.

11 10. With respect to Policy (J), the additional standards do not
12 constitute strip zoning.

13 Section 3. The City Council makes the following findings, which are
14 supported by and further elucidated in the complete record, as to compliance
15 with R-270-1980 with respect to the amendments affecting zoning standards
16 for the archaeological review of projects two or more acres in size and/or
17 properties on which a potential archaeological resource is discovered during
18 development or land disturbance:

19 1. With respect to Policy (A), the proposed zoning contributes to the
20 general welfare of the neighborhood, community, and the city. The proposed
21 zoning regulation would lower the threshold for archaeological review of site
22 development plans or master development plans and apply the Albuquerque
23 Archaeological Ordinance (City Zoning Code §14-16-3-20) on all properties,
24 regardless of size, in the event that a potential archaeological resource is
25 discovered during development or land disturbance. The proposed zoning
26 regulation would replace the existing regulation requiring a 50-foot setback
27 from any petroglyph or archaeological site. This proposed change removes a
28 potential impediment to development while protecting unique cultural and
29 historical resources, consistent with the goals and policies of the
30 Comprehensive Plan and other applicable plans. The proposed regulation has
31 no adverse effect on public facilities or services, fire and police facilities,
32 drainage facilities, or roadways. Where a petroglyph or other significant
33 archaeological resource is discovered within a proposed facility site or right-

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1 of-way, a Certificate of No Effect or a treatment plan would need to be
2 approved by the City Archaeologist, but no such condition is known at this
3 time.

4 2. With respect to Policy (B), the proposed requirement contributes
5 to the stabilization of the area by helping to preserve archaeological
6 resources and maintain a connection with the unique volcanic landscape and
7 continuous cultural and historical use by native peoples for centuries, while
8 still allowing for development on private property. The City and the federal
9 government protected much of this landscape in perpetuity by creating the
10 Petroglyph National Monument, which surrounds Volcano Mesa on three
11 sides. The Archaeological Ordinance in City Comprehensive Zoning Code
12 §14-16-3-20 defines archaeological resources of at least 75 years old that
13 might be considered significant and protects them from adverse impacts of
14 development. The Archaeological Ordinance is currently applicable for
15 projects five or more acres in size on property with SU-2 zoning requiring site
16 plan approval. The proposed regulation would extend the applicability of this
17 ordinance to projects 2 or more acres in size requiring site plan approval as
18 well as to any property on which a potential archaeological resource were
19 discovered. In the event that a potential archaeological resource were
20 discovered on private property of any size, the proposed requirement is
21 intended to determine its significance and encourage appropriate treatment
22 while still allowing for development on the remaining portion of the property.
23 The requirement is intended to encourage the conservation of petroglyphs
24 and other significant archaeological resources as integral parts of the unique
25 cultural, historical, and geologic landscape that includes the volcanoes,
26 basalt flow, and escarpment.

27 3. With respect to Policy (C), the proposed zoning standard is
28 consistent with and implements elements of the Rank 1 Comprehensive Plan,
29 Rank 2 West Side Strategic Plan, and Rank 3 Northwest Mesa Escarpment
30 Plan, as demonstrated below.

31 A. Rank 1 Comprehensive Plan:

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1 (1) II.B.1. Open Space Goal and Policy a: Adding the
2 proposed general standard will protect and preserve a natural resource and
3 environmental feature and conserve archaeological resources.

4 (2) II.B.1. Open Space Goal and Policy d : The proposed
5 regulation is intended to preserve petroglyphs and other archaeological
6 resources connected to the landscape, geology, and cultural importance of
7 the volcanoes, basalt flow, and escarpment.

8 (3) II.C.6. Archaeological Resources Goal and Policy b:
9 In the event that a significant archaeological resource is discovered, a
10 treatment plan must be prepared and approved by the City Archaeologist, who
11 can assure that the treatment is appropriate to preserve and/or protect
12 significant sites.

13 (4) II.C.9 Community Identity and Urban Design Goal
14 and Policy b: Preservation of petroglyphs and other significant archaeological
15 resources maintains the integrity of the volcanic landscape in a unique area of
16 Albuquerque with distinct and rich local history and cultural traditions dating
17 back to pre-historic use as prayer sites by Pueblo peoples that continues
18 today.

B. Rank 2 West Side Strategic Plan:

19 (1) Policy 3.103: The proposed regulation protects and
20 ensures conservation of archaeological and cultural resources.

21 (2) Policy 2.104: The proposed regulation requires the
22 appropriate treatment of significant archaeological resources, which may
23 include a buffer or setback from petroglyphs and archaeological sites, which
24 would be consistent with this policy that advocates a 50-foot setback from
25 petroglyphs for development, trails, and recreation areas.

26 (3) Policy 3.107: The proposed regulation would help
27 ensure conservation of rock outcroppings containing petroglyphs.

28 C. Rank 3 Volcano Heights Sector Development Plan:

29 (1) Environment and Open Space Goal 12.1.3:
30 Protecting petroglyphs and significant archaeological resources is part of
31 respecting Albuquerque's culture and history, including Native American
32 traditions, through contextually sensitive development of Volcano Heights.
33

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1 (2) Environment and Open Space Policy 13.1.3: The
2 proposed regulation provides flexibility that will help incentivize various
3 methods to conserve archaeological resources in Volcano Heights.
4 D. Rank 3 North West Mesa Escarpment Plan (NWMEP):
5 (1) Policy 10: The proposed regulation protects
6 significant archaeological sites.
7 4. With respect to Policy (D), existing zoning standards are
8 inappropriate and inadequate because removing the 50-foot buffer for
9 petroglyphs and replacing it with a standard is more advantageous to the
10 community. The proposed standard is more flexible and can be customized
11 more appropriately for any archaeological resources that are discovered and
12 found to be significant. This flexibility is expected to remove a potential
13 disincentive for compliance and help ensure the protection and preservation
14 of archaeological resources, particularly petroglyphs, as articulated by the
15 preponderance of applicable goals and polices in the Comprehensive Plan,
16 WSSP, and NWMEP cited in Section C. The proposed zoning standard helps
17 conserve unique natural and cultural resources; preserve the connection to a
18 unique natural and cultural landscape – a large portion of which is preserved
19 in perpetuity by the Petroglyph National Monument; and maintain the cultural
20 and historical importance of these petroglyphs for the public and the Pueblo
21 people.
22 A. There is a public need for the proposed standard;
23 petroglyphs and other significant archaeological resources are unique and
24 irreplaceable. They are an integral part of a cultural, historical, and geological
25 landscape that contributes to the richness of Albuquerque and the value of
26 the priceless Petroglyph National Monument. It serves the public interest to
27 preserve these unique resources and help protect the integrity of this unique
28 landscape. Preserving these resources in perpetuity allows for future
29 opportunities for research, experience, and education.
30 B. The threshold for archaeological review should be
31 extended within Volcano Mesa because this area was used heavily over time
32 by Pueblo people for cultural and spiritual rituals connected to the volcanic
33 landscape. The Petroglyph National Monument preserved the most heavily


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1 Section 5. All development activities within the Volcano Heights Sector
2 Development Plan boundaries shall be guided and regulated by the policies,
3 standards, and regulations of the VHSDP.
4 Section 6. EFFECTIVE DATE. This resolution shall take effect five days
5 after publication by title and general summary.
6 Section 7. SEVERABILITY CLAUSE. If any section paragraph, sentence,
7 clause, word, or phrase of this resolution is for any reason held to be invalid
8 or unenforceable by any court of competent jurisdiction, such decision shall
9 not affect the validity of the remaining provisions of this resolution. The
10 Council hereby declares that it would have passed this resolution and each
11 section, paragraph, sentence, clause, word or phrase thereof irrespective of
12 any provisions being declared unconstitutional or otherwise invalid.
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1 PASSED AND ADOPTED THIS 6th DAY OF October, 2014
2 BY A VOTE OF: 8 FOR 0 AGAINST.

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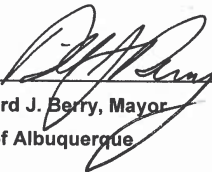
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Ken Sanchez, President
City Council

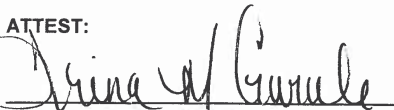
APPROVED THIS 22nd DAY OF October, 2014

Bill No. R-14-72



Richard J. Berry, Mayor
City of Albuquerque

ATTEST:



Trina M. Gurule, Acting City Clerk

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LIST OF ACRONYMS

AASHTO:	American Association of State Highway and Transportation Officials	LID*:	Low Impact Design	SAD:	Special Assessment District
ABCWUA:	Albuquerque-Bernalillo County Water Utility Authority	LRV:	Light Reflective Value	SDP:	Sector Development Plan
ADA:	Americans with Disabilities Act	MAC:	Major Activity Center	SF:	Square Feet
AMAFCA:	Albuquerque Metropolitan Area Flood Control Authority	MPO:	Metropolitan Planning Organization	SIA:	Subdivision Improvement Agreement
AMPA:	Albuquerque Metropolitan Planning Area	MPOS:	Major Public Open Space	TCC:	Transportation Coordinating Committee
BID:	Business Improvement District	MRCOG:	Mid-Region Council of Governments	TDM:	Travel Demand Model
BRT*:	Bus Rapid Transit	MRMPO:	Mid-Region Metropolitan Planning Organization	TIF:	Tax Increment Financing
BTZ*:	Build-to Zone	MTB:	Metropolitan Transportation Board	TIDD:	Tax Increment Development District
CABQ:	City of Albuquerque	MTP:	Metropolitan Transportation Plan	VHET:	Volcano Heights Escarpment Transition Zone
DMD:	City Department of Municipal Development	MUTCD:	Manual on Uniform Traffic Control Devices	VHMX:	Volcano Heights Mixed-use Zone
DOZ:	Design Overlay Zone	NMDOT:	New Mexico Department of Transportation	VHNT:	Volcano Heights Neighborhood Transition Zone
DPM:	Development Process Manual	NOD:	Notice of Decision	VHRC:	Volcano Heights Regional Center Zone
DRB:	Development Review Board	NWMEP:	Northwest Mesa Escarpment Plan	VHRT:	Volcano Heights Review Team
DRC:	City Design Review/Construction Section	ONC:	City Office of Neighborhood Coordination	VHSDP:	Volcano Heights Sector Development Plan
DRT:	Design Review Team	POA:	Property Owners Association	VHTC:	Volcano Heights Town Center
EIFS:	Exterior Insulating Finishing System	PID:	Public Improvement District	WSSP:	West Side Strategic Plan
EPC:	Environmental Planning Commission	PNM:	Public Service Company of New Mexico (Electric Utility)	WTF:	Wireless Telecommunications Facility
FAABS:	Future Albuquerque Area Bikeways and Streets	PRT:	Pre-application Review Team	ZHE:	City Zoning Hearing Examiner
FHWA:	Federal Highway Administration	PUE:	Public Utility Easement		
FTE:	Full Time Equivalent (Employee)	RI/RO:	Right-in / Right-out (Intersection)		
GSF*:	Gross Square Feet	ROW:	Right-of-Way		
HOA:	Homeowners Association				
HOV:	High-occupancy Vehicle				
ITE:	Institute of Transportation Engineers				
ITS*:	Intelligent Transportation Systems				

* See **Section 3.5. Definitions** starting on page 40 for full definitions, which include any term other than a section heading or cross reference that appears as bold in this Plan.

QUICK REFERENCE ZONE MATRIX

Notes:

- (1) These summary tables are meant for quick reference only and do not provide complete information. See Plan regulations for details.
- (2) Uses are regulated by Character Zone and can be found in **Table 4.4** starting on page 64.
- (3) Frontage standards are handled by Character Zone in **Section 5** starting on page 77 and summarized here.

CHARACTER ZONE	SECONDARY STREETS		BUILDING FRONTAGE REQUIRED	
	'A' Street (min.)	'B Street' (max.)	'A' Street (min.)	'B Street' (min.)
Town Center	50%	50%	80%	30%
Regional Center	25%	75%	60%	20%
Village Center	25%	75%	60%	30%
Mixed Use	25%	75%	50%	25%
Escarpment Transition	25%	75%	60%	30%
Neighborhood Transition	0%	100%	60%	30%

CHARACTER ZONE	TOTAL ACREAGE	MAX. HEIGHT	BONUS HEIGHT	BLOCK LENGTH	BLOCK PERIMETER	SETBACKS (feet)		BUILT-TO ZONE (feet)	
	(in acres)	(in feet)	(in feet)	(in feet)	(max. in feet)	Front 'A' Streets	Front 'B' Streets	'A' Street	'B Street'
Town Center	83	40	75	225 - 500	2,000	5	10	0-10	0-15
Regional Center	109	40	60	300-800	2,200	5	10	0-15	0-15
Village Center	12	40	60	300-800	2,000	5	10	0-10	0-20
Mixed Use	219	26	40	300-1200	3,600	5	10	0-15	0-20
Escarpment Transition	68	26*	NA	250-600	2,000	5	10	0-10	0-20
Neighborhood Transition	33	26	NA	200-600	2,000	5	10	0-10	0-20

* Structures within the Impact Area of the Northwest Mesa Escarpment Plan are restricted to 15 feet. Beyond the Impact Area, structures within 200 feet of the Petroglyph National Monument boundary are restricted to 18 feet, with up to 50% of the building footprint allowed to go up to 26 feet.

In order to provide predictability of high-quality built environment along corridors, across property lines, and over time, this Plan includes Site Development and Building Design Standards by Character Zone in **Sections 5-7** as well as Streets and Streetscape Standards in **Sections 10 and 11**.

- Primary Street cross sections are found in **Section 10.6** starting on page 173.
- Secondary Street cross section options are found in **Section 10.7** starting on page 199.

CHAPTER I

CHAPTER I

introduction

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I.0 EXECUTIVE SUMMARY

1.0 EXECUTIVE SUMMARY

1.1. Plan Area

Volcano Heights is one of three Sector Development Plan areas in Volcano Mesa. [See **Exhibit I.1**].

The Volcano Heights Sector Development Plan (SDP) is bordered by Paseo del Norte to the north before it curves southeast, the Petroglyph National Monument on the east, Volcano Cliffs SDP boundary on the south, and Universe Boulevard on the west. The Plan area includes approximately 570 acres and surrounds the intersection of Paseo del Norte and Unser Boulevard— two vital, regional traffic arteries.

1.2. Purpose

The purpose of the Plan is to support pedestrian-friendly and transit-supportive development with particular emphasis on employment, while buffering pre-existing single-family neighborhoods and sensitive lands on the borders of the Plan area from higher-density development toward the center of the Plan area. The Plan seeks to create a walkable, urban center with a sense of place rooted in its unique volcanic context and with development that respects the Petroglyph National Monument, which includes over 10,000 acres of open space preserved in perpetuity by an act of Congress in 1990.

1.3. Intent

The intent of this Plan is to encourage development that creates an attractive, vibrant Major Activity Center that respects and honors the unique cultural, historical, geological, and volcanological setting, while providing employment, services, amenities, housing, and transportation choices for the larger region as part of a sustainable community on Albuquerque's West Side.

Adding jobs, urban and mixed-use housing options, and regional retail opportunities in Volcano Heights is part of a larger strategy to provide a center on the West Side that can begin to address the imbalance of jobs and housing that is expected to contribute to increasing traffic congestion on the region's river crossings in the future.

The zoning and corresponding standards are created to support economic development, a sustainable tax base, and job creation by establishing the predictability of private development along corridors and across property lines to support and leverage investment in Volcano Heights. Infrastructure and utilities, such as safe, reliable electric service, are essential to economic development for the Plan area.

The Plan aims to encourage attractive development through the use of recognized principles of urban design and to allow property owners flexibility in land use, while providing predictability through a higher level of detail in proscribed site development standards, building design, and the form of the built environment.

1.4. Strategy for Zoning

All zones in Volcano Heights allow a mix of residential and non-residential development in order to provide maximum flexibility to property owners to adapt to market conditions over time and to encourage a mix of housing and services within walking and biking distance. [See **Exhibit 4.1** on page 64.]

East of the intersection of Paseo del Norte and Unser Boulevard, the Plan envisions a Town Center with employment-oriented development and entertainment uses organized around a planned transit corridor. Development lining these vital regional auto transportation corridors in the Regional Center Zone is intended to support auto-oriented, destination retail and businesses accessed from local roads.

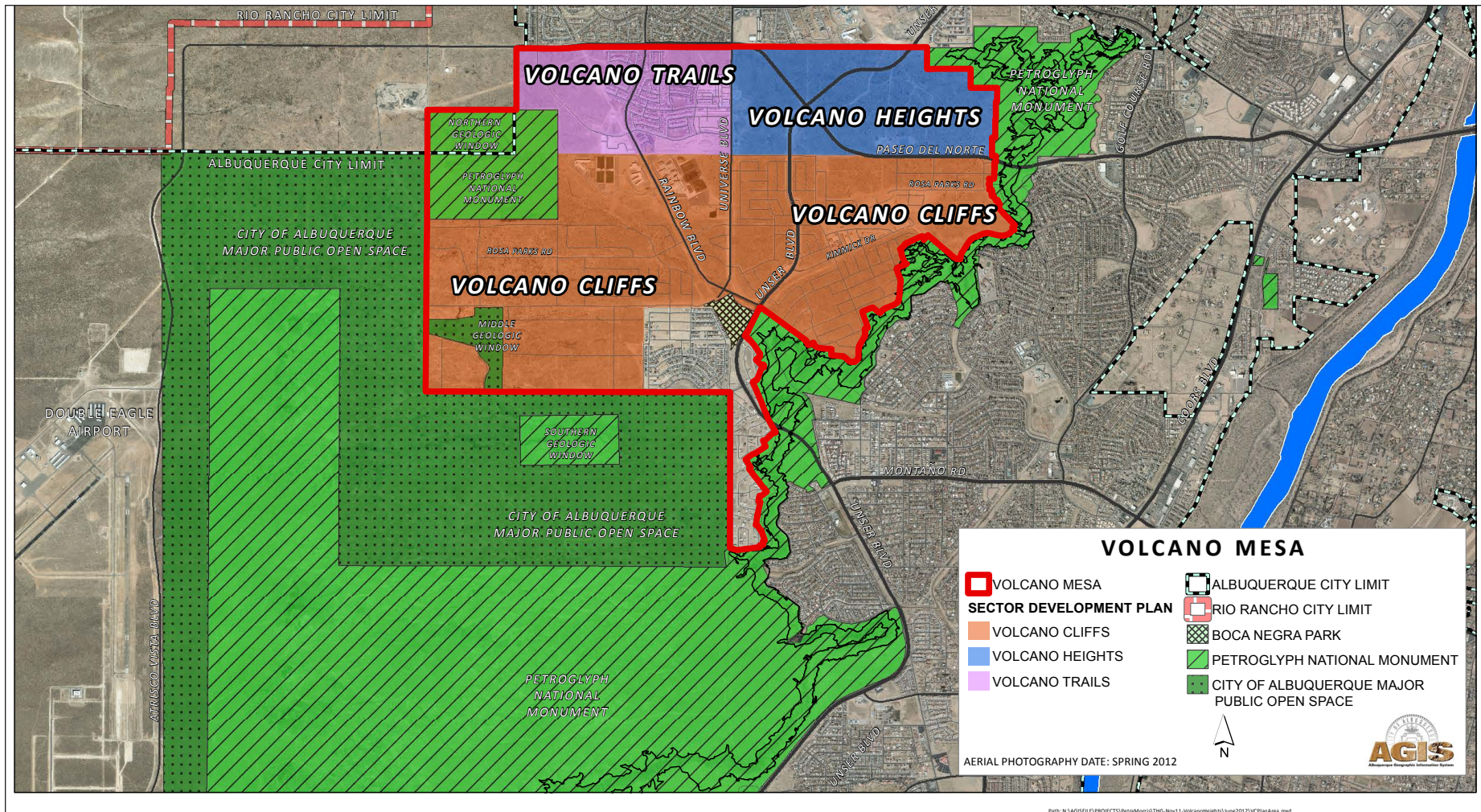


EXHIBIT I.1 – VOLCANO MESA SECTOR DEVELOPMENT PLAN AREAS

Surrounding the Town Center and Regional Center, the Plan offers pedestrian-oriented, mixed use development opportunities with convenient access between new and existing neighborhoods and shopping, employment, services, and amenities throughout the Plan area.

One Village Center is incorporated at the intersection of Paseo del Norte and Universe Boulevard, mirroring a Village Center in Volcano Trails.

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1.0 EXECUTIVE SUMMARY

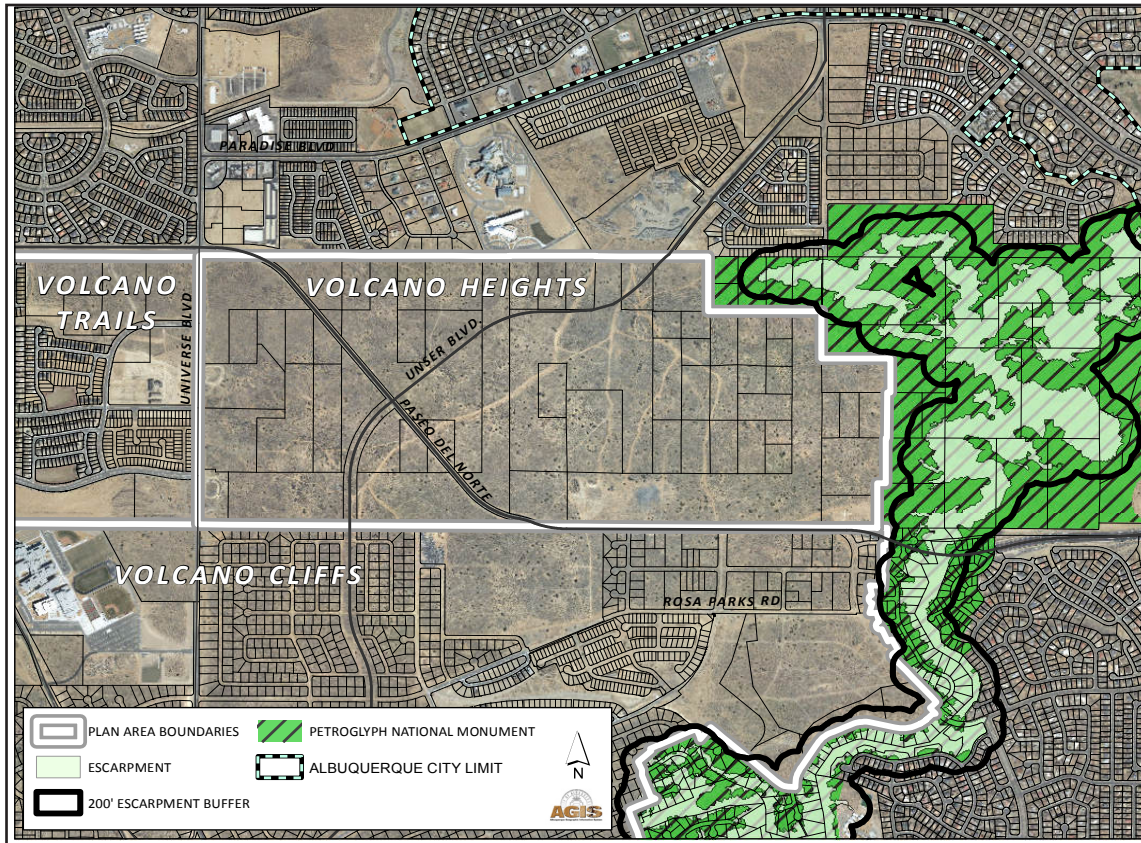


EXHIBIT 1.2 – VOLCANO HEIGHTS PLAN AREA

ILLUSTRATION – Example of potential development layout assuming Anticipated Build-out levels by 2035



The Plan includes two types of transition zones as buffers between development densities and intensities: (1) Neighborhood Transitions to ensure that new development is compatible with single-family residential areas to the north and south of the Plan area and (2) an Escarpment Transition in the eastern part of the Plan area to ensure development compatible with sensitive lands within the Petroglyph National Monument.

As Volcano Heights is a unique landscape that shares a border with the Petroglyph National Monument, the Plan takes an innovative approach toward building height limits to concentrate opportunities for height and density toward the center of the Plan area and step heights down toward the edges with Transition zones. The Plan offers an optional bonus height system as an incentive to preserve and provide public access to rock outcroppings and other sensitive lands. [See **Section 6.4 Optional Height Bonus for Buildings** starting on page 111.]

1.5. Strategy for Development Standards

The Plan implements the vision for Volcano Heights as established by the zoning map. [See **Exhibit 4.1** on page 64.] The zoning requires minimum standards to guide property owners, developers, and the City on the form, character, and intensity of desired future development within key locations and along key corridors in the Plan area. Six distinct character zones enumerate specific site, building design, and other development standards as basic building blocks to create sense of place. Clear graphic standards are provided for location, height, and building design elements.

Such standards promote predictability of adjacent developments, flexibility in land use, walkable and transit-supportive mixed-use development, transitions to existing neighborhoods, and protection of natural and cultural resources.

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1.6. Anticipated Build-out by 2035

The zoning and development standards for Volcano Heights allow more density and intensity of uses than it seems the market will support in the foreseeable future in order to maximize density and thus walkability and transit serviceability where development occurs. The following development scenario represents an optimistic yet realistic vision for the ultimate build-out of Volcano Heights by 2035, based on the developable area in each zone and assuming the required internal street network, the preservation of significant rock outcroppings, and the achievement of bonus heights where they are allowed.

The Major Activity Center consists of the non-Transition Zones (approximately 477 acres). Consistent with the goal of providing a Major Activity Center, more retail and office uses are proposed than residential dwelling

units in these zones. Based on conservative estimates of employees per square feet for different land uses, the total jobs associated with the realistic vision for 2035 full build-out is approximately 5,400. No jobs are estimated in the Neighborhood Transition zone, so after removing that acreage, Volcano Heights would average an estimated 10 jobs per acre [i.e. 5,389 jobs / (570-32 acres)] including the Escarpment Transition zone. Based on an average household size of 2.7 people per dwelling unit, consistent with West Side demographics nearby, this anticipated build-out includes approximately 13,000 additional residents.

This anticipated build-out was also used as the base assumption for the traffic study for Volcano Heights found in **Appendix C**.

TABLE I.1 – VOLCANO HEIGHTS ANTICIPATED DEVELOPMENT TOTAL BY LAND USE

RESIDENTIAL	4,769 UNITS
HOTEL	53,600 square feet
OFFICE	1,180,135 square feet
RETAIL	819,498 square feet
OFFICE + RETAIL	1,999,633 square feet

TABLE I.2 – ANTICIPATED DEVELOPMENT BY CHARACTER ZONE

CHARACTER ZONE	UNIT COUNT			SQUARE FOOTAGE (SF)				
	Single-family detached	Single-family attached	Multifamily	Hotel	Office	Regional Retail	Specialty Retail	Local Retail
Town Center (VHTC)	0	0	1,406	0	552,650	25,000	125,000	25,000
Regional Center (VHRC)	0	0	551	0	352,800	301,700	131,600	47,600
Village Center (VHVC)	0	0	99	0	20,685	0	65,598	0
Mixed Use (VHMX)	0	165	2,002	0	254,000	0	0	80,000
Escarpment Transition (VHET)	234	126	56	53,600	0	0	0	18,000
Neighborhood Transition (VHNT)	130	0	0	0	0	0	0	0
VOLCANO HEIGHTS TOTAL	364	291	4,114	53,600	1,180,135	326,700	322,198	170,600
FULL-TIME EQUIVALENT (FTE) JOB ESTIMATE	NA	NA	NA	600 SF/FTE	300 SF/FTE	600 SF/FTE	600 SF/FTE	600 SF/FTE
JOB ESTIMATE TOTAL	NA	NA	NA	89	3934	545	537	284

1.0 EXECUTIVE SUMMARY

The hotel noted in the Escarpment Transition zone was an idea floated by community members during a public meeting. If realized, this facility could honor the unique geological, cultural, and historical context of this area and leverage the permanent open space, recreation opportunities, and spectacular views to create a destination spa/retreat/resort that would set the tone for the character of surrounding development and help anchor the area as a unique destination. While it is a use allowed by zoning, there is no requirement in this Plan that it be constructed or recommendation of its exact location.

1.7. Plan Components

The VHSDP shall provide the official zoning map. It establishes the development standards for all properties within the Plan area, including the following:

1.7.1. Character Zones

The zoning map designates all property in Volcano Heights as one of six character zones, described in **Section 4.0 Zoning** starting on page 55. Each character zone is intended to create a distinct urban form and a mix of residential and commercial uses.

Each character zone establishes the following:

- (i) The intended character of each zone in **Section 4.0 Zoning**, with land uses for each zone per **Table 4.4** on page 64, including permitted, conditional, and prohibited uses.
- (ii) Site Development and Building Design Standards, including building and parking location, height, massing, glazing, materials, and design, for each character zone per **Section 5.0** starting on page 77.

1.7.2. Regulations General to All Zones

The Plan provides standards applicable to all development regardless of character zone. These are presented in separate sections according to subject.

- (i) **Section 6.0 Site Development Standards** starting on page 109, including an optional bonus height system for buildings, grading standards, construction mitigation, utilities, screening, and rainwater harvesting equipment. The optional bonus height system is intended to provide additional height and density incentives for developments in appropriate locations that enhances the built and natural environments.
- (ii) **Section 7.0 Building Design Standards** starting on page 125, including building orientation, mass, scale, and color; parking structure and residential garage design; auto-oriented design and **street screens**; and communication antennae.
- (iii) **Section 8.0 Sign Standards** starting on page 133 with a table for anticipated sign elements.
- (iv) **Section 9.0 Open Space, Landscaping, and Site Lighting Design Standards** starting on page 141, including detached and **usable open space**, landscape, and site lighting.

I.0 EXECUTIVE SUMMARY

1.7.3. **Streets and Streetscape Standards**

Streets in Volcano Heights are to be constructed at the time of the property’s development. All streets and streetscape standards are described in **Section 10.0 Street Standards** starting on page 163. This Plan includes a street hierarchy of **Primary Streets** versus **Secondary Streets** and **street designations** of ‘A’ versus ‘B’ streets.

(i) **Primary Streets:** The Primary Street Map designates street types according to desired character of development along corridors, as well as designating **Primary Streets** as ‘A’ Streets versus ‘B’ Streets within the Plan area. All streets, whether ‘A’ or ‘B,’ whose alignments are mapped in **Exhibit 10.1** in **Section 10.4** are considered **Primary Streets** and should be constructed in that approximate location, with those general connections to other **Primary Streets**, and according to the cross section for the appropriate street type as shown in **Section 10.6** starting on page 173.

(ii) **Secondary Streets:** **Secondary Streets** are those local roads constructed to serve development projects and contribute to the local street network grid. These streets, described in **Section 10.7**, are to be constructed per a menu of cross section options in **Table 10.3**, based on whether they are to be designated ‘A’ or ‘B’ **Streets** (i.e. primarily to serve pedestrians or to provide vehicle access). Typical cross sections are provided in **Exhibit 10.20** and **Exhibit 10.21**.

TABLE I.3 – STREET HIERARCHY AND STREET DESIGNATIONS MATRIX

STREET HIERARCHY	STREET DESIGNATIONS	
	‘A’ Streets	‘B’ Streets
Primary Streets: <ul style="list-style-type: none"> Alignments & connections mapped Required cross sections by street type Primarily serve street network 	<ul style="list-style-type: none"> Primary Streets and portions of Primary Streets that are pedestrian-oriented Limited curb cuts Primary building frontage 	<ul style="list-style-type: none"> Primary Streets and portions of Primary Streets that are auto-oriented Curb cuts, parking, and alley access Primary service/loading access
Secondary Streets: <ul style="list-style-type: none"> Not mapped Cross section options by street designation Primarily serve local development projects 	<ul style="list-style-type: none"> Secondary Streets and portions of Secondary Streets that are pedestrian-oriented Limited curb cuts Primary building frontage 	<ul style="list-style-type: none"> Secondary Streets and portions of Secondary Streets that are auto-oriented Curb cuts, parking, and alley access Primary service/loading access

I.0 EXECUTIVE SUMMARY

This document must be read in its entirety to ensure full comprehension of the policies and regulations governing properties within the boundaries of the Volcano Heights Sector Development Plan.

1.8. Using This Plan

1.8.1. Plan Organization

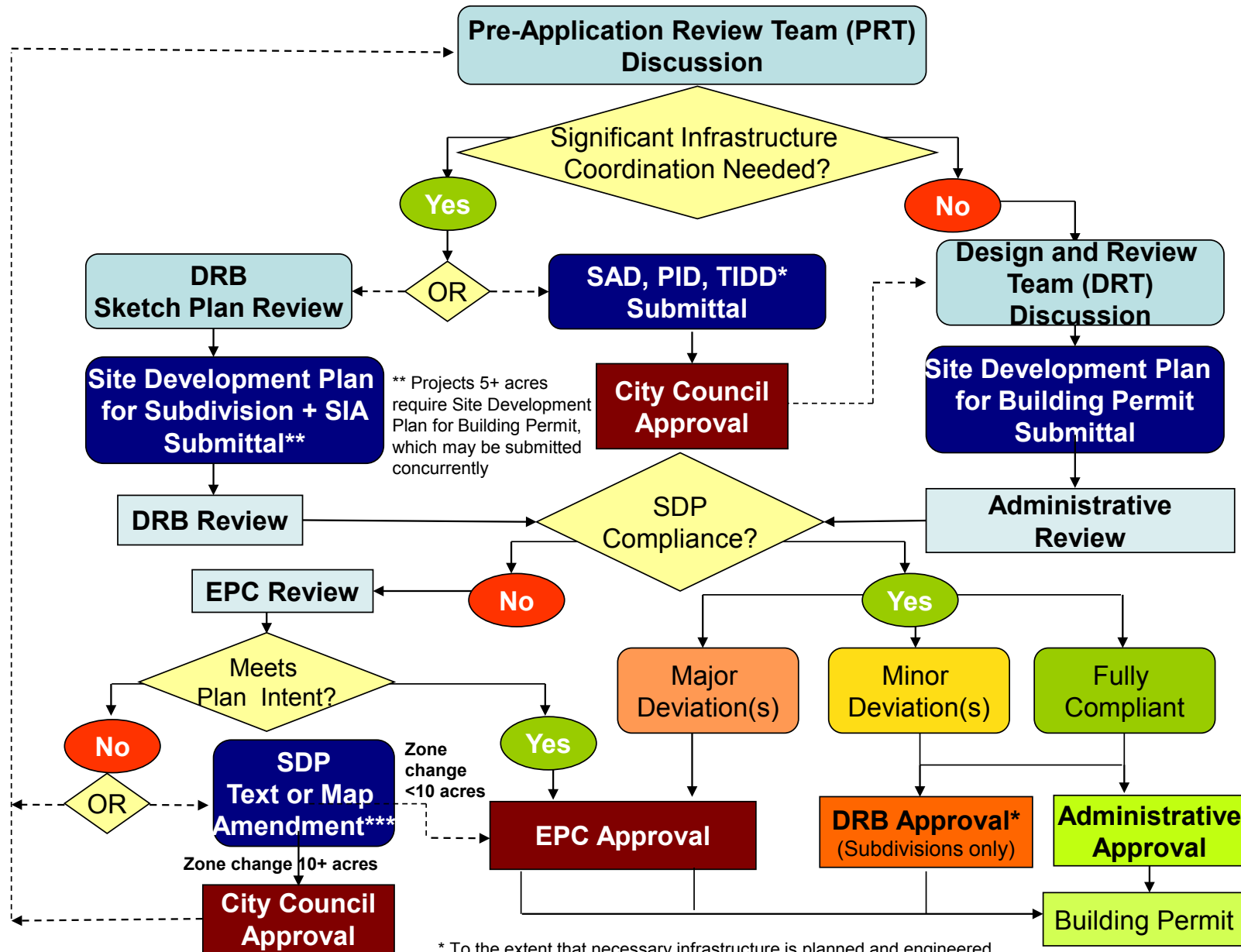
- (i) **Chapter I** summarizes the purpose and intent of the Plan.
- (ii) Only **Chapter II** includes regulations with the power of law, including zoning and all design and development regulations and standards.
- (iii) **Chapter III** provides standards for streets and streetscapes to be followed as properties develop individually and/or infrastructure is constructed as part of a coordinated effort.
- (iv) **Chapter IV** provides goals, policy and implementation guidance for City staff and developers organized around five main topics: Environment and Open Space; Economic Development; Transportation; Land Use and Urban Design; and Infrastructure.
- (v) The **Appendix** includes supplementary information, including conditions prior to the Plan's adoption, templates for conservation easements, and a traffic study performed for the **Primary Street** grid and recommended intersections with the limited-access roadways.

- 1.8.2. **Project Development Steps:** The following basic steps should be followed to determine the uses and development standards applicable on property within Volcano Heights, including where the building can sit on the **lot**, limits on its three-dimensional form, range of uses allowed, and palette of materials that will cover it.
- (i) Review **Exhibit 3.1**, the development review flow chart, on page 23 [copied for convenience at the end of this section] to determine the level of review required based on whether significant infrastructure coordination is needed for the proposed project.
 - (ii) Locate the subject property in **Exhibit 10.2** on page 166 and identify:
 - a. the character zone(s) in which the property is located and
 - b. the Street Type designation along all its **Primary Street** frontages, if any.
 - (iii) Review **Table 4.4 – Land Use Table by Character Zone** starting on page 64 to determine allowed uses.
 - (iv) Review **Table 3.1 – Applicability of Plan Sections by Development Type** starting on page 24 to evaluate the applicability of the uses and design standards/regulations based on the size and scope of the proposed project.

- (v) Examine **Section 5.0 Site Development and Building Design Standards Specific to Zones** starting on page 77 to determine the applicable development standards and any special frontage standards for each character zone.
- (vi) Refer to **Section 6.0 Site Development Standards** starting on page 109 for regulations at the site level that apply generally to all zones.
- (vii) Refer to **Section 7.0 Building Design Standards** starting on page 125 for regulations at the building level that apply generally to all zones.
- (viii) Refer to **Section 8.0 Sign Standards** starting on page 133 for regulations about signage that apply generally to all zones.
- (ix) Refer to **Section 9.0 Open Space, Landscaping, and Site Lighting Design Standards** starting on page 141 for regulations about open space, landscaping, and site lighting design that apply generally to all zones.
- (x) Review **Section 10.0 Street Standards** starting on page 163 for relevant **Primary Streets** and options for **Secondary Streets** proposed to serve the project.
- (xi) Projects are also subject to the City's Development Process Manual (DPM) [under separate cover], ordinances, and regulations not in conflict with this Plan.
- (xii) Prior to any application, schedule a free Pre-Application Review Team (PRT) meeting with the Planning Department to confirm the necessary review process based on the project scope.
 - a. If significant infrastructure is required, submit Site Development Plans for Subdivision to the Development Review Board for a free sketch plat review.
 - b. If no significant infrastructure is required, schedule a free Design Review Team (DRT) meeting with the Planning Department to review Site Plans for Building Permit and determine compliance with the policies and regulations in this Plan.

1.0 EXECUTIVE SUMMARY

VOLCANO HEIGHTS APPROVAL PROCESS DIAGRAM



* To the extent that necessary infrastructure is planned and engineered
 *** Map amendment includes zone changes.