



## ***Environmental Planning Commission***

***Agenda Number: 06  
Project Number: 1008444  
Case #s: 13EPC-40160  
February 13, 2014***

### ***Staff Report***

<b><i>Agent</i></b>	COA, Planning Department
<b><i>Applicant</i></b>	City of Albuquerque
<b><i>Request(s)</i></b>	Recommend Approval of Text Amendments to the Volcano Trails Sector Development Plan (SDP)
<b><i>Legal Description</i></b>	See attached map
<b><i>Location</i></b>	Area boundaries are Universe Boulevard to the east; Volcano Cliffs SDP to the south; vacant Bernalillo County land to the west; and Paseo del Norte to the north.
<b><i>Size</i></b>	Approximately 446 acres
<b><i>Existing Zoning</i></b>	As identified in the Plan

### ***Staff Recommendation***

***Recommendation of APPROVAL of 13EPC-40160 be forwarded to the City Council, based on the Findings beginning on Page 16 and subject to the Conditions beginning on Page 18.***

***Staff Planner***

***Mikaela Renz-Whitmore, Planner***

### ***Summary of Analysis***

The Planning Department requests an Environmental Planning Commission (EPC) recommendation to City Council to approve text amendments to the Volcano Trails Sector Development Plan (SDP).

The Volcano SDPs address the same unique site context related to the Petroglyph National Monument and are addressed together in the Rank 2 West Side Strategic Plan Volcano Mesa amendment, adopted in 2011. Volcano Trails SDP was the second of the three SDPs to be adopted, in August 2011. Some of its regulations were refined in the Volcano Heights SDPs (adopted in August 2013), and development since the plan's adoption has illuminated the need to clarify and adjust some regulations that were leading to unintended results. The requested text amendments would adopt these refinements and provide consistency across the three plans where intended, simplifying the application of regulations and strengthening enforcement efforts.



City Departments and other interested agencies reviewed this application from 12/30/2013 to 01/10/2014.  
Agency comments used in the preparation of this report begin on Page 19.

## ***I. INTRODUCTION***

### ***Request***

The City of Albuquerque Planning Department requests amendments to the Volcano Trails Sector Development Plan (VCSDP) to reflect updates made to similar regulations in the Volcano Heights Sector Development Plan. No zone changes for individual properties are involved; rather, standards and regulations would affect all properties within a particular zone in the case of updates to zone categories and to all properties within the Plan area in the case of updates to general standards and regulations.

The proposed changes include:

- 1) Updating the transportation network map to be consistent with Volcano Heights SDP.  
[NOTE: See also public comments for a request to change the designation of Woodmont Avenue from a collector to a minor arterial, which the Planning Department supports.].
- 2) Fixing the zoning map label for VTRD where it was colored correctly but labeled incorrectly.
- 3) Revising General Standards regarding solar equipment, utilities, residential garages, and plant lists to be consistent with the Volcano Heights SDP.
- 4) Revising General Regulations regarding color restrictions, plant lists, and grading to be consistent with Volcano Heights SDP.

### ***Purpose/Intent***

This request is a Planning Department-led initiative to fix original errors in the document and update regulations, standards, graphics, and maps to be consistent with subsequent revisions made in the Volcano Heights SDP, adopted in August 2013. These amendments are intended to adopt improvements made in subsequent planning efforts to regulations first adopted in Volcano Cliffs SDP as well as to provide consistency where intended across the three Volcano SDPs, which simplifies development conditions and helps the Planning Department to successfully enforce all three plans.

### ***Environmental Planning Commission (EPC) Role***

The EPC's role in this case is quasi-judicial, as amendments will affect zoning regulations for all properties. The EPC is a recommending body for text amendments to Sector Development Plans, which are officially adopted by the City Council.

## ***II. PROPOSED TEXT AMENDMENTS***

Note: Please see redline version of the proposed Plan draft amendments in Attachment A. Staff analysis is provided in ***bold italics***.

- 1) On page 7: Update road network map with Primary Streets and intersections as adopted in the Volcano Heights SDP.

- 
- *Following the original intent of the Volcano plans, this change provides a consistent road network for Volcano Mesa, incorporating streets in the Volcano Heights SDP as well as updates made to access points on the limited-access Paseo del Norte and Unser Boulevard through the Metropolitan Planning Organization.*
- 2) On page 24: Fix the label for the area west of Rainbow Blvd. and south of Woodmont Ave. colored light orange. The color of the map correctly designates the area as SU-2/VTRD, but the label is incorrect as “RD.”
- *This change fixes an inadvertent error in the original Plan.*
- 3) On page 40: Add language exempting solar panels from height restrictions.
- *Height restrictions were intended to limit building height. Solar panels are becoming more common, but they are not yet addressed by the City Zoning Code or this sector plan. The technology is changing fairly rapidly, and it is difficult to anticipate how solar equipment might interface with buildings in the near future. The proposed amendment is intended to clarify that solar panels do not count toward building height*
- 4) On page 43: Replace Exhibit 16 with updated graphic from PNM in VHSDP (Appendix A-39).
- *The map of existing electric facilities in was updated to reflect projects completed after VTSDP’s adoption in 2011. [NOTE: See also agency comments for a request for further updates to the utility language to be consistent with VHSDP.]*
- 5) On pages 46-47: Replace Section 5. Residential Garages in its entirety with language, table, and graphics from Section 7.7 in VHSDP (pages 127-128).
- *Residential garage text and diagrams were revised further for Volcano Heights SDP, partly in response to comments received by developers in Volcano Cliffs and Volcano Trails. The revisions are largely to clarify intent and measurements, as well as reworking graphics to be more understandable as illustrative diagrams (not to scale).*
- 6) On page 52: Revise Section C. LANDSCAPE DESIGN STANDARDS 11. Appropriate Planting Lists to be compatible with the updated Plant Lists via VHSDP (pgs. 153-156).
- *The Native and Xeric plant lists were thoroughly revised and consolidated into one list by the City Parks and Recreation and Open Space Division during the Volcano Heights planning process, removing plants no longer available commercially and invasive species no longer desired in this area, as well as reorganizing the lists by planting type to be more user-friendly.*

- 
- 7) On page 56: “In any residential area” to extend color restrictions to all buildings in Volcano Trails. Add a limit of 20% of the façade area for accent colors per VHSDP Section 7.5.2 (pg. 126).
- *When adopted in 1989, the Northwest Mesa Escarpment Plan (NWMEP) set regulations about color restrictions in the area that now covers all three Volcano plans. According to the National Park Service and City Open Space Division, it was their intent to restrict color on residential buildings, including walls and roofs, although the final regulations only pertain to roof color. Further, when it was developed, the NWMEP envisioned primarily residential development in this area, as the zoning was predominantly for single-family uses at that time. Now that the Volcano plans have diversified zoning to include nodes of non-residential and mixed-use activity, the restrictions on color are proposed to be extended to these types of development in order to ensure that the original intent of the NWMEP – that development be visually compatible with the natural environment – is still met. The color restrictions are intended to preserve views into and from the nearby Petroglyph National Monument and City Major Open Space, as well as to the area from east of the Rio Grande, by minimizing the visual impact of development.*
- 8) On pages 57-61, delete the plant lists entirely, renumber subsequent sections, and update cross references accordingly.
- *The plant lists will now be in organized tables with the associated landscape regulations in General Standards. See #6 above.*
- 9) On page 62, Standard CM-1, revise language to include mixed-use and residential developments over two lots to the restriction on issuing grading permits concurrently with building permits. Delete the second sentence entirely, as it overlaps unnecessarily with existing procedures under the jurisdiction of Environmental Health. Add the following sentence in its place: “Applicants shall provide proof of a fugitive dust permit from Environmental Health prior to being issued a grading permit. If any soil stabilization is proposed, straw crimp plus seeding is the preferred method, due to the area’s proximity to the Petroglyph National Monument and the importance of protecting petroglyphs from fugitive dust.”
- *Fugitive dust is a growing problem on the West Side and is particularly urgent near the Petroglyph National Monument. This change enhances fugitive dust protections by restricting pre-mature grading for residential and mixed-use developments, as well as tying the issuance of grading permits to both a building permit and a fugitive dust permit from Environmental Health. Development currently requires a fugitive dust permit prior to any grading; this regulation attempts to reinforce oversight to ensure that applicants have proper mitigation measures planned prior to grading. Because Environmental Health already has jurisdiction over fugitive dust enforcement after grading begins, this amendment proposes to remove a redundant and potential ineffectual requirement for soil stabilization three months after grading for commercial development. [NOTE: Includes language added post-redline based on collaboration with City Environmental Health.]*

### **III. BACKGROUND AND HISTORY**

#### ***Context***

Volcano Trails is one of three sector development plan areas in Volcano Mesa, a community planning area that covers approximately 3,532 acres. Volcano Mesa is uniquely situated, surrounded on three sides by more than 7,000 acres of open space under City, State and Federal jurisdictions, including the Petroglyph National Monument, set aside by the U.S. Congress in 1990.

Volcano Mesa's unique cultural and natural context form an important policy consideration to ensure that development is sensitive and responsive to the area's sensitive lands and natural and cultural assets.

The Volcano Trails Sector Development Plan (SDP) covers approximately 446 acres west of Universe Boulevard and south of Paseo del Norte. The Plan area is approximately 40% developed with residential subdivisions. The land was owned historically by one master developer – Longford Homes.

Single-family residential development exists to the north in Ventana West. Some commercial activity exists northeast of the Plan area surrounding Paradise Blvd. Special Assessment District 228 is actively building infrastructure to support development to the south in Volcano Cliffs.

Topography varies throughout the Plan area, and there are significant views to Sandia Peak to the east. There are several basalt rock outcroppings scattered throughout the Plan area, connected by an open space corridor, which also includes several small neighborhood parks. These rock outcroppings are related to nearby volcanic activity that formed the Northwest Mesa Escarpment. The outcroppings have cultural, historical, and geological significance, as they are part of a unique landscape and a rich heritage of spiritual use by Pueblo peoples.

***Surrounding zoning, plan designations, and land uses:***

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	SU-2/VTVC SU-2/VTUR SU-2/VTRD SU-2/VTSL SU-2/VTML SU-2/RD SU-2/VT Open Space	Developing Urban, Westside Strategic Plan Northwest Mesa Escarpment Plan	Vacant, Residential, Park
<b><i>North</i></b>	RLT	Established Urban, WSSP, NWMEP	Residential- Single family
<b><i>South</i></b>	RO-20	Reserve, WSSP, NWMEP	School site, State land
<b><i>East</i></b>	SU-2/VHVC SU-2/VHMX SU-2/VHNT	Developing, WSSP, NWMEP	Vacant
<b><i>West</i></b>	A1 County and SU1 for Major Public Open Space	Developing, WSSP, NWMEP	Petroglyph National Monument (North Geologic Window) and Vacant

***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Unser and Paseo del Norte as a Limited-Access Principal Arterials, with rights-of-way of 156 feet.

The Long Range Roadway System designates Universe as a Minor Arterial, with a right-of-way of 86 feet.

The Long Range Roadway System designates Rainbow as a Principal Arterial, with a right-of-way of 124' (Established & Developing Urban) or 156' (elsewhere).

***Comprehensive Plan Corridor Designation***

The Albuquerque/Bernalillo Comprehensive Plan designates Paseo del Norte and Unser Boulevard as Proposed Express Corridors.

### ***Trails/Bikeways***

A bike trail and or lane are proposed for Paseo del Norte and Unser. A bike trail is shown on Gila Road on the MRCOG Long Range Bikeway map.

### ***Transit***

The MRCOG High Capacity Transit map shows Paseo del Norte and Unser as Potential High Capacity Transit Corridors.

### ***History***

In 2004, the Albuquerque City Council initiated a planning process for the Volcano Mesa, an area annexed by the City in 1981. Located along the volcanic escarpment of the city's Northwest Mesa, Volcano Mesa includes unique features and special characteristics and conditions worthy of preservation and protection.

In 2006 City Council adopted the Volcano Heights Sector Development Plan, which encompassed the Volcano Mesa area; however, the Plan was challenged in District Court and ultimately remanded to the City in 2008/9.

In 2010, the Planning Department and City Council staff separated the Volcano Mesa into three separate Sector Development Plans (SDPs) and an amendment to the West Side Strategic Plan (WSSP). Taken together, the Rank II Volcano Mesa Amendment and the three Rank III Sector Development Plans create recommendations, goals, policies, and new land-use regulations to guide the development of the unique Volcano Mesa community.

- The Volcano Mesa Amendment to the WSSP was adopted in February.
- Volcano Cliffs SDP was adopted by City Council on May 2, 2011.
- Volcano Trails SDP was adopted by the City Council on August 15, 2011.
- Volcano Heights SDP was adopted by City Council on August 5, 2013.

The Volcano Mesa amendment, Volcano Cliffs SDP, and the Volcano Trails SDP each included a map showing the proposed transportation network within Volcano Mesa. Volcano Heights SDP made several changes impacting this map, including (1) revised street alignments, (2) new cross sections, and (3) new intersections on Paseo del Norte and Unser Boulevard. These changes needed to be reflected in the map in each of the plans.

The proposed amendments also include several issues have been uncovered in reviewing prospective development proposals and preparing training materials for Planning Staff that warrant updates to ensure high quality development and consistent enforcement of Plan regulations.

The reader is encouraged to review all the specific, recommended changes in the red-line version of the Plan, provided as Attachment A.

#### **IV. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES**

Note: Policy citations are in regular text; staff analysis is in ***Bold Italics***.

##### ***Charter of the City of Albuquerque***

The Citizens of Albuquerque adopted the City Charter in 1971. Applicable articles include:

##### Article I, Incorporation and Powers

“The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. *The purpose of this Charter is to provide for maximum local self government.* A liberal construction shall be given to the powers granted by this Charter.” (emphasis added)

##### Article IX, Environmental Protection

“The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To affect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority and staff sufficient to effectively administer city policy in this area.”

***Clarification of a sector development plan is an exercise in local self-government and falls within the City’s powers (City Charter, Article I). The text amendments of the VHSDP “ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment.” (City Charter, Article IX).***

***Staff finds that the request is consistent with the City Charter.***

##### ***Albuquerque Comprehensive Zoning Code***

Authority and Purpose (summarized): The Zoning Code is Article 16 within Chapter 14 of the Revised Code of Ordinances of Albuquerque, New Mexico, 1994 (often cited as ROA 1994). The administration and enforcement of the Zoning Code is within the City’s general police power authority for the purposes of promoting the health, safety, and general welfare of the public. As such, the Zoning Code is a regulatory instrument for controlling land use activities for general public benefit.

Amendment Process (summarized): The City Council is the zoning authority for the City of Albuquerque and has sole authority to amend the Zoning Code. Through the City Charter, the City Council has delegated broad planning and zoning authorities to the Environmental Planning



Commission (EPC). The EPC is advisory to the City Council regarding proposed text amendments to the Zoning Code.

*The VTSDP is an extension of the Zoning Code through its SU-2 zones; therefore, amendments made to a sector plan's zoning are an amendment made to zoning regulations and are reflected as amendments to the zoning ordinance. The zoning ordinance is codified in the Zoning Code with extensions of modified regulations for unique areas in sector plans. Thus, these text amendments to the VTSDP are amendments to the zoning ordinance. There is no change to the zoning map.*

*The proposed text amendments generally further the intent of the Zoning Code to promote the health, safety and general welfare of the public because it will facilitate appropriate development of the City's West Side. As the zoning authority for the City of Albuquerque, the City Council will make the final determination on any proposed amendment to the VTSDP.*

#### **Rank 1 Albuquerque / Bernalillo County Comprehensive Plan**

The Comprehensive Plan, the Rank I planning document for the City, contains goals and policies that provide a framework for development and service provision. The Plan's goals and policies serve as a means to evaluate development proposals and requests for text amendments.

The Rank 3 Volcano Trails Sector Development Plan includes areas designated as Developing and Established Urban by the *Comprehensive Plan*. Applicable policies include:

**II.B.5 DEVELOPING AND ESTABLISHED URBAN AREAS:** The goal is to create a quality urban environment, which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

II.B.5 Developing and Established Urban Areas, Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

*The proposed text amendments include extending color restrictions to mixed-use and commercial development in order to minimize the visual impact of development on the natural environment and add restrictions to mixed-use and large residential development in order to limit fugitive dust near the Petroglyph National Monument.*

II B 5 Developing and Established Urban Areas, Policy k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

*The Volcano Mesa amendment to the WSSP contains policy 3.110, calling for the adoption of a road network map to plan for adequate connections between residential areas and surrounding non-residential development. The proposed amendments seek*

*to update the road network map to reflect changes in Volcano Heights. Further, proposed amendments update the series of cross sections showing how different roads should be planned within that road network. The cross sections are carefully assigned to street designations so that the streets and proposed land uses are compatible. The majority of streets include planting strips and wide sidewalks and trails to create a safe and attractive pedestrian, bicycling and driving environment.*

II B 5 Developing and Established Urban Areas, Policy m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

*The proposed amendment would extend current color restrictions on residential areas to all development in Volcano Trails. This regulation is intended to minimize the impact of the built environment on views from the Petroglyph National Monument as well as views to the area from east of the Rio Grande.*

**II.B.1 OPEN SPACE NETWORK:** The goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

II B 1 Open Space, Policy c: Development in or adjacent to the proposed Open Space network shall be compatible with open space purposes.

*Extending color restrictions to all development in Volcano Trails is intended to minimize the impact of the built environment on Major Public Open Space, including the Petroglyph National Monument. Revision to the plant list simplifies its use and ensures plantings of native and xeric species appropriate to this unique context.*

II.B.1 Open Space, Policy d: The City and County shall preserve the volcanoes, key portions of the basalt flow, and the escarpment as part of the Open Space network.

*The proposed text amendment to enhance fugitive dust protections is intended to protect the Petroglyph National Monument. Revision to the plant list ensures plantings of native and xeric species appropriate to this unique context.*

**II.B.7 ACTIVITY CENTERS:** The goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities that reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

II B 7 Activity Centers: The Goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl,

auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

*The proposed amendments to the transportation network help to coordinate land use and transportation near the Volcano Heights Major Activity Center and Volcano Cliffs Neighborhood Activity Center, as well as to support the zoning scheme within Volcano Trails, which includes zones with varying residential densities surrounding two Village Center zones.*

*Woodmont Avenue is proposed to change designations from a Collector to a Minor Arterial between Paseo del Norte and Rainbow Boulevard to enhance the connectivity of this area with the surrounding regional transportation network.*

*Currently, the Interim Long Range Roadway System (ILRRS) designates Woodmont a principal arterial (156 foot right-of-way). The Mid Region Council of Governments (MRCOG) is currently being updated. Staff is in discussions with MRCOG, Transportation Planning, and Department of Municipal Development staff to ensure coordinated planning efforts. The Volcano Mesa roadway network map needs to reflect the LRRS, including existing roadway portions and planned capacity on a regional basis.*

*Staff is also working to ensure that the cross section include multi-modal accommodations to create the high level of walkability and connectivity envisioned by the plan. This can be done through the proper street designation as well as through a possible addendum in the LRRS map noting the requested right-of-way in the Volcano Trails segment. There are three main reasons to limit the overall right-of-way on Woodmont:*

- 1) Best practices for walkability argue for the narrowest roadway to ensure pedestrian comfort and to “tame” traffic. Drivers tend to slow on narrower roads, and pedestrians feel safer.*
- 2) The phenomenon of “induced demand” argues that wider roads actually create more congestion, since there is so much latent demand. The more convenient driving is, the more people drive, creating conditions that perpetually add to congestion.*
- 3) The segment of Woodmont currently constructed is approximately 96 feet, so consistency argues that newer portions should be similar in right-of-way.*

*Planning for “complete streets” that accommodate pedestrians and cyclists, as well as drivers, coordinated with the land uses entitled by the zoning, provides opportunities to reduce sprawl, auto travel needs and provide retail, service and office needs closer to residences- proposed and existing.*

**II.C.8 DEVELOPED LANDSCAPE:** The goal is to maintain and improve the natural and the developed landscapes’ quality.

**II.C.8 DEVELOPED LANDSCAPE:** The goal is to maintain and improve the natural and the developed landscapes' quality.

**II.C.8 Developed Landscape, Policy a:** The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

*As noted above, the proposed amendment restricting color to natural landscape shades is intended to ensure that development is consistent with the natural and visual environment next to the unique Petroglyph National Monument. Revision to the plant list ensures plantings of native and xeric species appropriate to this unique context. The proposed text amendment to enhance fugitive dust protections is intended to protect the Petroglyph National Monument.*

**II.C.9 COMMUNITY IDENTITY AND URBAN DESIGN:** "The goal is to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods."

**II C 9 Community Identity and Urban Design:** The Goal is to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.

**II C 9 Community Identity and Urban Design, Policy b:** (excerpted)

In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following:

1) The natural environment

- Indigenous vegetation and other materials appropriate to landscapes.
- Topography and landscape features such as arroyos, the Rio Grande and bosque, the foothills and escarpments
- Soils and erosion potential
- Colors and textures of the natural environment
- Views

2) Built environment

- Road widths, sidewalks, curb cuts, medians
- Grain of streets/size of parcels
- Patterns of movement (e.g. pedestrian connections, access to transportation/transit)
- Landscaping materials, both planting and hardscape
- Relationship between built and natural environment

3) Local history

- Current and historic significance to Albuquerque

*Several amendments pertain to this policy. Color restrictions help minimize the visual impact of development. Fugitive dust restrictions help protect the Petroglyph National Monument. Amendments to transportation standards ensure appropriate road widths and street configuration coordinated with abutting parcels. Revision to the plant list simplifies its use and ensures plantings of native and xeric species appropriate to this unique context.*

II C 9 Community Identity and Urban Design, Policy e: Roadway corridors (collectors, arterials, Enhanced Transit and Major Transit) within each community and that connect the community's Activity Centers shall be designed and developed to reinforce the community's unique identity; streetscape improvements to these roadways shall be designed to:

- minimize water use
- screen parking areas
- create useful and attractive signage and building facades
- facilitate walking safety and convenience

*Proposed transportation amendments help to ensure street designations appropriate to proposed land use throughout Volcano Mesa.*

### ***Rank 2 West Side Strategic Plan (WSSP) (Rank 2)***

The *West Side Strategic Plan* (WSSP) was first adopted in 1997 and amended in 2002, 2009, and 2011. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The WSSP identifies fourteen communities in established areas of the West Side that are partially developed and describes how community concepts can be applied. A Community is comprised of a Neighborhood Center(s) and Community Center(s), and the Plan outlines uses that should occur within the centers, as well as uses that should occur in areas adjacent to the centers. The WSSP emphasizes throughout its text the concept of commercial development in cluster configurations in contrast to the traditionally evolved strip commercial development. Applicable policies include:

WSSP Policy 3.99: Development in the Volcano Mesa area should recognize the sensitive ecological, historical, and cultural importance of the area, and future Rank III plans in the area should respect this in the following ways:

- Protect the narrow band of the Escarpment on the eastern edge of Volcano Mesa and maintain the views to and from the Escarpment;
- Establish design standards for developments built adjacent to the edge of open space that will be compatible visually and ecologically with the high desert landscape ...

- Protect view sheds from the North Geologic Window and the cones of the northern most Volcanoes to the Sandia Mountains and the Rio Grande;

*The proposed amendments are intended to provide further protections from fugitive dust for the Petroglyph National Monument and ensure development compatible with adjacent open space and Escarpment by expanding color restrictions and simplifying plant lists.*

WSSP Policy 3.103: Protection of archeological and cultural resources should be ensured... The Volcano Mesa area contains several sites of archeological significance, many of which (but not all) have been designated as Major Public Open Space. These Petroglyph and settlement sites tend to be concentrated within the Northern Geologic Window, in the large tract owned by the State of New Mexico, along arroyo corridors, on some rock outcroppings, and within the Monument.

*As mentioned above, the proposed amendments are intended to provide further protections from fugitive dust for the Petroglyph National Monument and simplify the plant list to remove invasive species. .*

### **Northwest Mesa Escarpment Sector Development Plan (Rank 3)**

The Northwest Mesa Escarpment Sector Development Plan was first adopted in 1987 and amended in 1989. The Plan generally encompasses properties between Coors and Atrisco Vista Boulevards, the Bernalillo/Sandoval County Line, and I-40. It sets forth goals and policies regarding Escarpment face and the Volcanoes. Applicable policies include:

Policy 12. Structures shall not block views of the Escarpment or visually contrast with the natural environment.

*Color restrictions are proposed to be extended to all development in Volcano Trails in order to minimize the visual impact of development. The range of possible colors is illustrated in an appendix in each plan.*

Policy 20. The predominant colors used on structures within the View Area shall blend with the natural colors of the Mesa.

*As noted above, color restrictions are proposed to be extended to all development to blend with the natural colors of the Mesa.*

Policy 21. Structures above and below the escarpment shall not dominate the views of the Escarpment from the East side.

*As noted above, proposed amendments extend color restrictions to all development in Volcano Trails in order to minimize the visual impact of development.*

## **V. AGENCY & NEIGHBORHOOD CONCERNS**

### ***Reviewing Agencies/Pre-Hearing Discussion/ Neighborhood/Public***

Staff has received letters from the property owners in the area and several agencies. There is no known opposition to the proposed amendments. See Attachment B for requests from property owners. Where appropriate, agency comments have been addressed in the conditions to revise the draft and/or the language of the proposed amendments.

One outstanding concern is the proper designation of roads within Volcano Mesa. There are several layers to this issue:

- (1) their proper designation per the Long Range Roadway System Map, which identifies a standard right-of-way width,
- (2) their proper street type per the Volcano Mesa transportation network map, and
- (3) their proper cross section configuration, tied to the street type.

MRCOG is currently revising the LRRS map and right-of-way standards. Discussions continue with Transportation Planning, MRCOG, and Department of Municipal Development staff. Proposed changes to the Volcano Mesa transportation network map are expected throughout the adoption process for these amendments.

## **VI. Conclusion**

The Planning Department requests an Environmental Planning Commission (EPC) recommendation to City Council to approve text amendments to the Volcano Trails Sector Development Plan (SDP), based on the Findings starting on page 16 and subject to the Conditions of Approval starting on page 18.

Adopted in August 2011, the Volcano Trails SDP provides regulatory guidance for the development of the Trails, a 446-acre area originally master-planned by Longford Homes consisting of residential villages, parks, trails, and neighborhood retail and services.

The proposed changes include:

- 1) Updating the transportation network map to be consistent with Volcano Heights SDP.  
[NOTE: See also public comments for a request to change the designation of Woodmont Avenue from a collector to a minor arterial, which the Planning Department supports.].
- 2) Fixing the zoning map label for VTRD where it was colored correctly but labeled incorrectly.
- 3) Revising General Standards regarding solar equipment, utilities, residential garages, and plant lists to be consistent with the Volcano Heights SDP.
- 4) Revising General Regulations regarding color restrictions, plant lists, and grading to be consistent with Volcano Heights SDP.

The most substantial amendment involves updating the transportation network map for Volcano Mesa and coordinating street designations with the Long Range Roadway System map, currently being updated by the Mid-Region Council of Governments. The correct designation of streets within Volcano Mesa will continue to be a significant point of discussion, and the transportation network map can be expected to change based on collaboration among MRCOG, Transportation Planning staff, and DMD.

The remaining proposed amendments are minor in scope – either fixing original errors in the Plan or providing additional clarity and/or consistency among the other Volcano plans. The amendments further multiple policies of other ranked plans. There is no known opposition from either neighbors or property owners. All public comments received are included as Attachment B.



---

***FINDINGS - 13EPC 40160, February 13, 2014. Recommendation of approval of text amendments to the Volcano Trails Sector Development Plan.***

1. The Volcano Trails Sector Development Plan (VTSDP) covers an area of approximately 446 acres. The plan boundaries are Universe Boulevard to the east; State land, APS school sites and the North Geologic Window to the south; vacant Bernalillo County land to the west; and Paseo del Norte to the north.
2. This plan is one of three distinct but related sector development plans intended to guide future development in the larger Volcano Mesa Community. The other two plans are the Volcano Heights and Volcano Cliffs Sector Development Plans. The three plans share similar policy underpinnings that are included in a companion amendment to the Rank II, West Side Strategic Plan (WSSP).
3. Volcano Trails Sector Development Plan currently contains the following zoning: SU-2/VTVC (Volcano Trails Village Center); SU-2/VTRD (Volcano Trails Residential Developing area), SU-2/VTUR (Volcano Trails Urban Residential); SU-2VTSL (Volcano Trails Small Lot residential); SU-2/VTML (Volcano Trails Medium Lot residential). The Plan includes General Standards and General Regulations that are associated to varying degrees with all properties within the Volcano Trails SDP boundary.
4. The Zoning Map is not changed: proposed amendments only affect design standards and do not change zoning or land uses for any property; therefore, they are not subject to R-270-1980 analysis. There is no known opposition from neighbors or property owners.
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Volcano Trails Sector Development Plan, Northwest Mesa Escarpment Plan, etc. and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The proposed text amendments are consistent with the City Charter, which empowers the City to ensure proper land use and development (City Charter, Article I and support a high-quality urban environment (City Charter, Article IX).
7. The VTSDP is an extension of the Zoning Code through its SU-2 zones; therefore, amendments made to a sector plan's zoning are an amendment made to zoning regulations and are reflected as amendments to the zoning ordinance but do not amend the Zoning Map. The proposed text amendments generally further the intent of the Zoning Code to promote the health, safety and general welfare of the public because it will facilitate appropriate development of the City's West Side.

8. Amendments to the transportation standards support the following goals and policies in the Rank 1 Albuquerque/Bernalillo County Comprehensive Plan:
  - a. II.B. 5 Developing and Established Urban Areas Policy k protecting livability and safety of residential neighborhoods and
  - b. II C 9 Community Identity and Urban Design Policy b protecting natural environment and improving built environment and Policy e matching street design to community identity.
9. The proposed amendments on color restrictions, fugitive dust, and plant lists support goals and policies in several ranked City Plans:
  - a. Rank 1 Albuquerque/Bernalillo County Comprehensive Plan: II.B.5 Developing and Established Urban Areas Policy d protecting natural, social, cultural and recreational resources and Policy m protecting vistas and improving quality of visual environment; II.B.1 Open Space Policy c ensuring compatibility with open space network; II.C.8 Developed Landscape Policy a protecting significant features in natural and visual environment, and II.C.9 Community Identity and Urban Design Policy b protecting natural environment and improving built environment.
  - b. Rank 2 West Side Strategic Plan: Policies 3.99 and 3.103 protecting the Escarpment, view sheds, and cultural resources.
  - c. Rank 3 Northwest Mesa Escarpment Plan: Policies 12, 20, and 21 ensuring that development is compatible with the natural landscape by minimizing visual contrast.
10. There is no known opposition to these amendments.

***RECOMMENDATION – 13EPC 40160, February 13, 2014***

**THAT A RECOMMENDATION OF APPROVAL BE FORWARDED TO THE CITY COUNCIL of 13EPC 40160, text amendments to the Volcano Trails Sector Development Plan, based on the preceding Findings and subject to the following Conditions.**

---



**Mikaela Renz-Whitmore  
Planner**

**CONDITIONS FOR RECOMMENDATION OF APPROVAL- Project # 1008444 13EPC-40160  
February 13, 2014**

1. On page 7, Exhibit 6, in the Volcano Mesa roadway network map, change the symbol at the southern terminus of Transit Boulevard to indicate a full-access, signalized intersection. Delete “proposed” from the caption. [1]
2. On page 6, Exhibit 5 and page 7, Exhibit 6, change the designation of Woodmont Ave. to a minor arterial. [2] & [31]
3. On page 6, Exhibit 5, in the Volcano Mesa roadway network map, update the legend to delete “proposed” where it appears. [3]
4. On page 42, II – General Standards, Utilities, add a new section “3. General” as follows [32]:

**3. General.** Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Volcano Mesa area to provide electric service once regional employment center development occurs. Substations typically require two-acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines should be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020).
5. On page 62, Chapter 4 – General Regulations C – Construction Mitigation, replace Standard CM-1 with the language in Attachment C – Fugitive Dust Amendment. In Standard CM-4, delete the final sentence, which has been incorporated in the proposed amendment language. [4]

**Attachments**

- A – Redline Draft of Proposed Amendments**
- B – Public Comments**
- C – Fugitive Dust Amendment**

---

## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### **Zoning Enforcement**

No comment.

#### **Office of Neighborhood Coordination**

Paradise Hills, Petroglyph Estates, Ventana Ranch, Volcano Cliffs, Westside Coalition of NA's  
1/9/14– Staff Planner to provide ONC with a NL article for the January/February 2014 issue.

#### **Long Range Planning**

The proposed changes help to clarify the regulations in the plans and to correct or add information. These changes will make the administration of the plans more efficient, because the requirements will be more clear.

### ***CITY ENGINEER***

#### **Transportation Development Services (Planning Department):**

No comments.

#### **Traffic Engineering Operations (Department of Municipal Development):**

*No comments received.*

#### **Hydrology (Planning Department):**

No comments.

### ***DEPARTMENT of MUNICIPAL DEVELOPMENT***

#### **Transportation Planning**

Reviewed, and there are no comments.

#### **Street Maintenance:**

*No comments received.*

### ***ENVIRONMENTAL HEALTH DEPARTMENT***

#### **Air Quality Division**

*No comments received.*

#### **Environmental Services Division**

EHD recommends adding language that clarifies the type of permit, and a citation to the regulation that requires the permit. Please see suggested changes below in blue.

Applicants shall provide proof of a 20.11.20 NMAC Fugitive Dust Control Permit from the Environmental Health Department prior to being issued a grading permit. If any soil stabilization is proposed, straw crimp plus seeding is the preferred method, due to the area's proximity to the Petroglyph National Monument and the importance of protecting petroglyphs from fugitive dust.

With regards to the language being acceptable, EHD's Fugitive Dust Enforcement Section has reviewed the proposed changes and determined there are no apparent conflicts between Planning's enforcement of the amended language in the Sector Development Plans and EHD's enforcement of 20.11.20 NMAC Fugitive Dust Control Permit.

Because our two departments have different enforcement authority, I appreciate you and your staff including EHD in the review and comment of any proposed language in the future where there might be overlap, so that both departments can avoid confusion and enforcement challenges.

Again, thank you for including EHD's input into the amendments to Planning's fugitive dust regulation.

## ***PARKS AND RECREATION***

### ***Planning and Design***

*No comments received.*

### ***Open Space Division***

*No comments received.*

### ***City Forester***

*No comments received.*

## ***POLICE DEPARTMENT/Planning***

*No comments received.*

## ***SOLID WASTE MANAGEMENT DEPARTMENT***

### ***Refuse Division***

Approved as long as it complies with the SWMD Ordinance and our requirements.

***FIRE DEPARTMENT/Planning***

*No comments received.*

***TRANSIT DEPARTMENT***

None.

## ***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

*No comments received.*

***ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY***

***Utility Services***

*No comments received.*

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Reviewed, no comment.

***ALBUQUERQUE PUBLIC SCHOOLS***

The City of Albuquerque proposes several text amendments to the Volcano Trails Sector Development Plan (SDP). The plan area is located on Paseo del Norte and Universe between Major Public Open Space and Universe. The text amendments include; (1) updating transportation network map and standards to be consistent with Volcano Heights SDP, including adding cross section and access modifications, Volcano Heights SDP, and Special Assessment District 228 to include the full transportation network within Volcano Mesa, (2) fixing the zoning map label for VTRD where it was colored correctly but labeled incorrectly (3) revising General Standards regarding residential garages and utilities to be consistent with the Volcano Heights SDP (4) revising General Regulations regarding plant lists, color restrictions, and grading to be consistent with Volcano Heights SDP.

APS schools that serve the plan area include Tierra Antigua Elementary, Sunset View Elementary, Tony Hillerman Middle School, James Monroe Middle School, Cibola High School, and Volcano Vista High School.

Currently, Tierra Antigua Elementary is exceeding capacity, Sunset View Elementary and James Monroe Middle School are nearing capacity, and Volcano Vista High School is at capacity. All other schools within the plan area currently have excess capacity. APS does not oppose this amendment.

Loc No	School	2013-14 40th Day	2013-14 Capacity	Space Available
389	Tierra Antigua ES	768	660	-108
393	Sunset View ES	583	660	77
492	Tony Hillerman MS	1006	1200	194
490	James Monroe MS	980	1000	20
580	Cibola HS	1864	2100	236
575	Volcano Vista HS	2200	2200	0

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

**All planned additions to existing educational facilities are contingent upon taxpayer approval.**

#### **MID-REGION COUNCIL OF GOVERNMENTS**

*No comments received.*

#### **MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

*No comments received.*

#### **PUBLIC SERVICE COMPANY OF NEW MEXICO**

Underlined text indicates added language and strike-through text indicates deleted language.

6. On page 42, II – General Standards, Utilities, add a new section “3. General” as follows:

**3. General.** Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Volcano Mesa area to provide electric service once regional employment center development occurs. Substations typically require two-acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines should be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020).

**NEW MEXICO DEPARTMENT OF TRANSPORTATION**

The NMDOT has no objections to the coordination among the plans which resulted in amendments to the West Side Strategic Plan, Volcano Trails Sector Development Plan, and the Volcano Cliffs Sector Development Plan.



## **Attachment A – Redline Draft of Proposed Amendments**

This Page Left Intentionally Blank

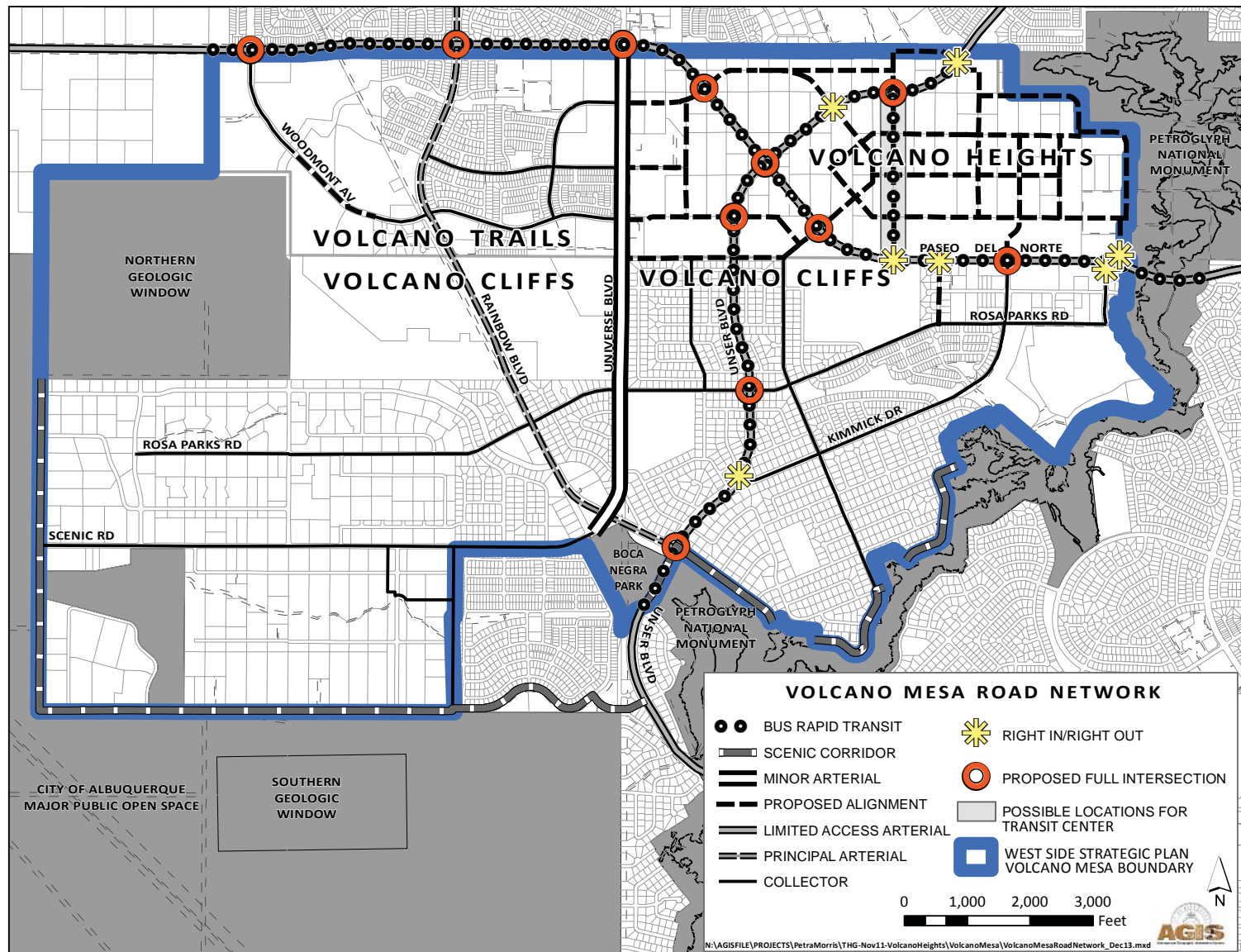


Exhibit 6, Proposed Volcano Mesa Road Network

# Chapter 3

## I –Zoning

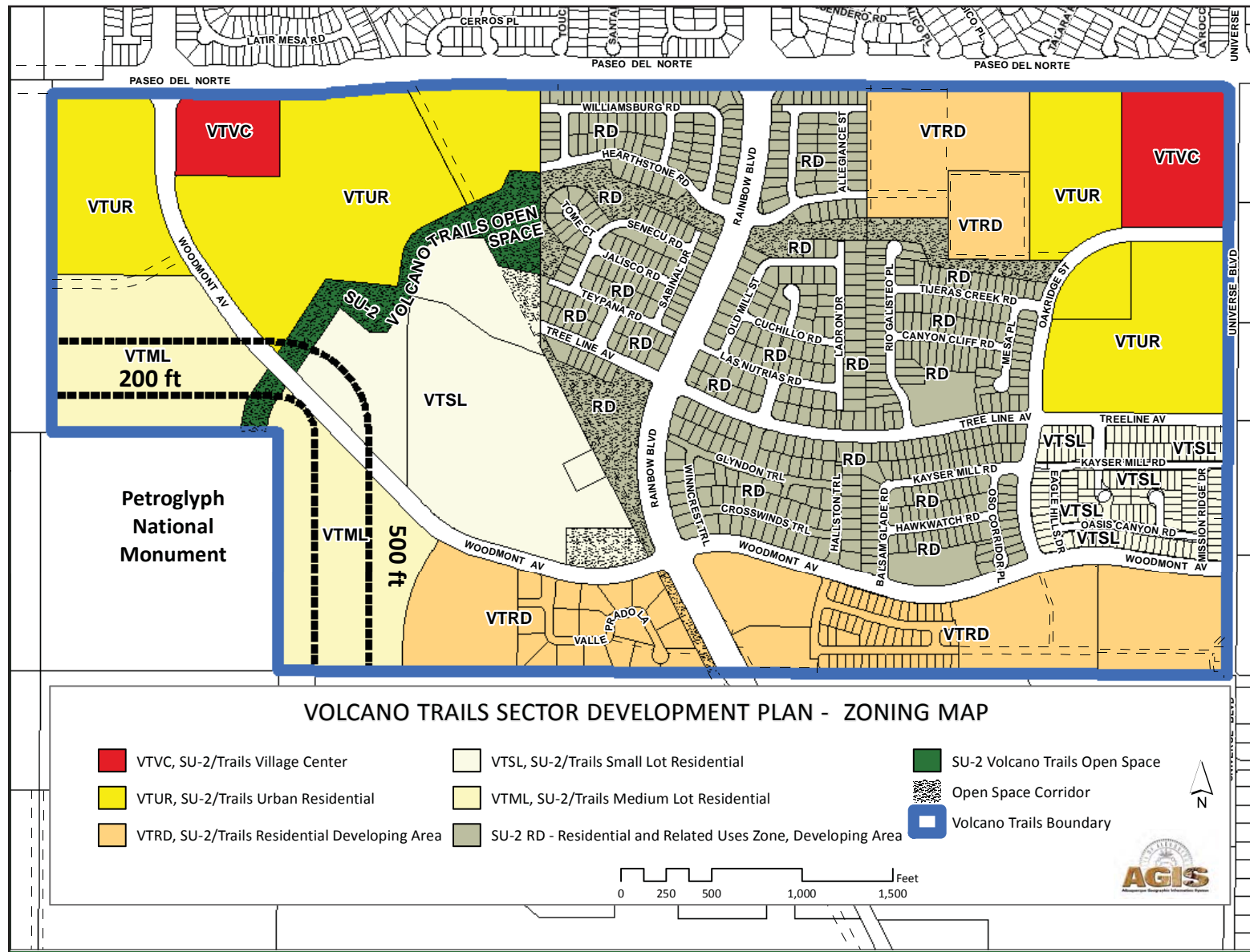


Exhibit 10, Zoning Established by the Volcano Trails Sector Development Plan



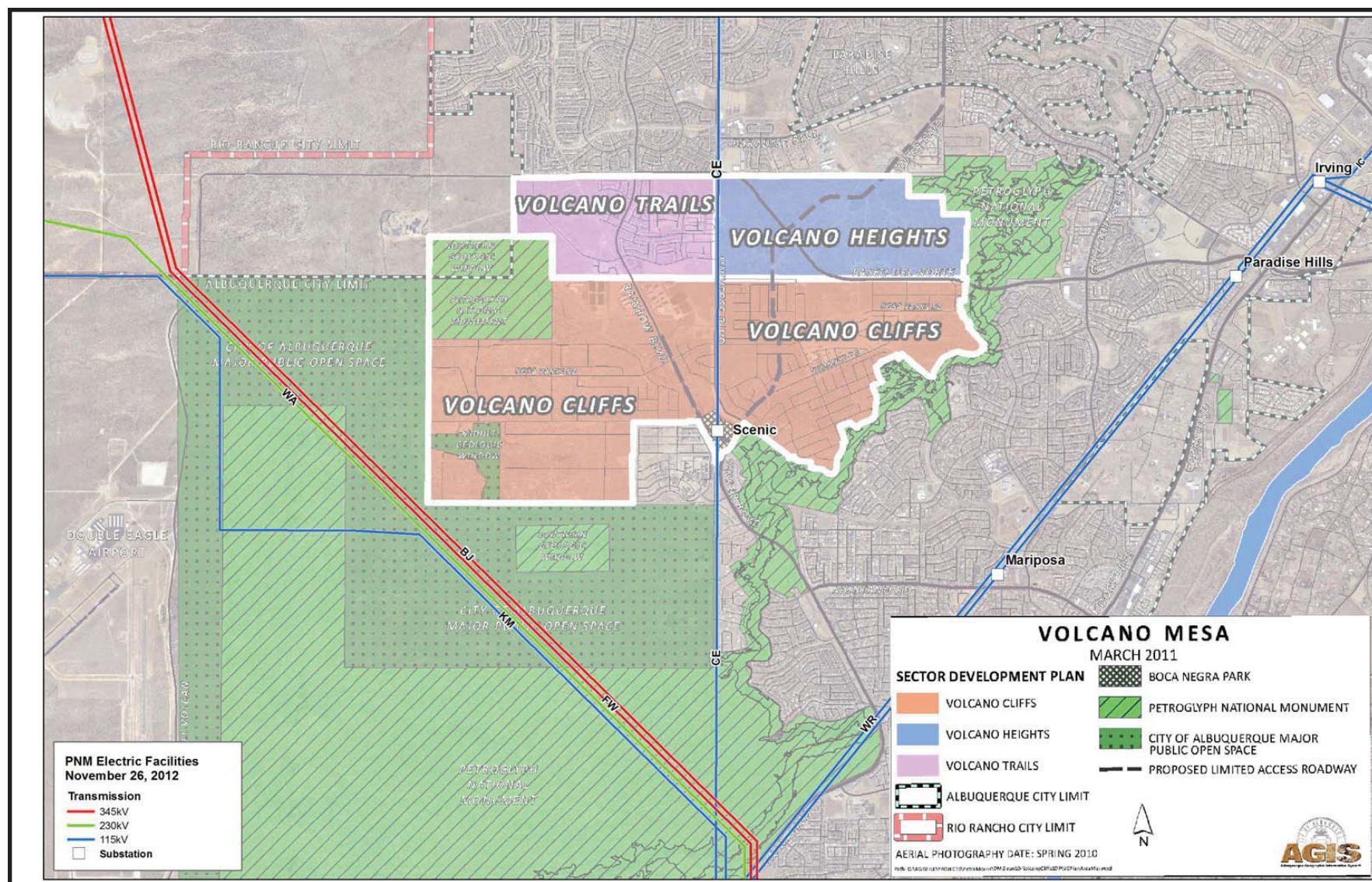


Exhibit 16, PNM Electric Facilities

[Updated to show Scenic facility]

## Chapter 3

### II – General Standards

8. ~~**Residential Garages.**~~ Garages shall not dominate the front façade. Street-fronting garages shall be per the requirements of **Table 3**. Garages shall not exceed 50% of the total front façade.
- a. ~~Garage doors shall be set back a minimum of 2 feet from the garage facade to create a “shadow box” that minimizes the prominence of the garage door.~~
  - b. ~~Three-car garages are not permitted on lots equal to or less than 48 feet wide. Three-car garages on lots greater than 48 feet wide shall have a third garage setback of 3 feet minimum from the primary garage façade.~~
  - c. ~~On lots less than 48 feet, property owners intending to build garages on the property lot line shall submit a platted and filed maintenance easement agreement signed by the adjacent property owner prior to being issued a building permit.~~
  - d. ~~The color of garage doors shall blend with or complement the exterior wall color in order to minimize the prominence of the garage door. See **B. Building Design Standards 9. Color** for additional requirements.~~
  - e. ~~See **Table 3** for additional garage requirements.~~

II – General Standards

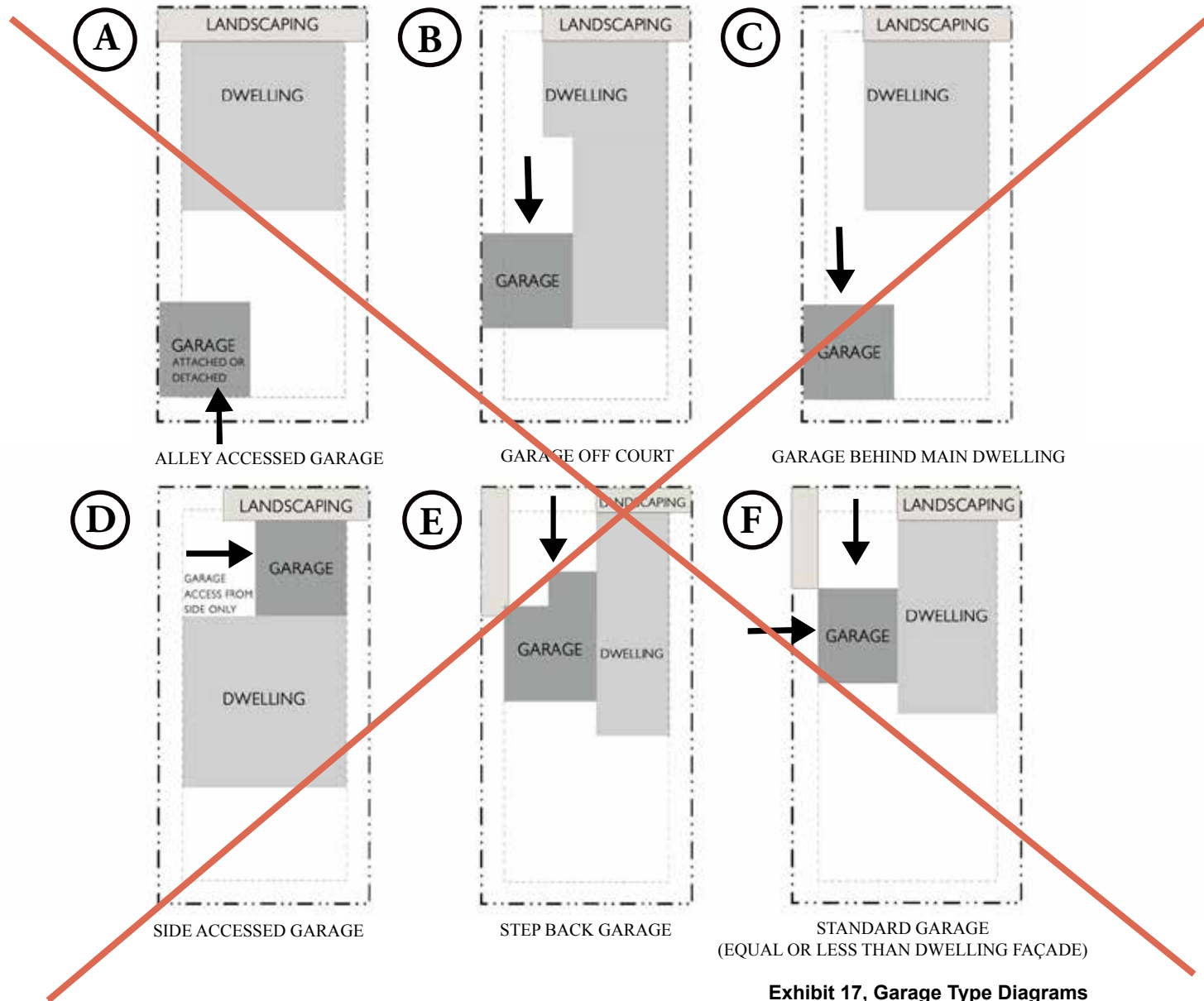


Exhibit 17, Garage Type Diagrams

# Chapter 3

## II – General Standards

### 8. Residential Garages.

#### a. Access

- i. Where alleys are available, residential garages shall be accessed via the alley. On streets designated Collector or lower, residential garages on corner lots shall be accessed from an alley or side street.
- ii. Where allowed, townhouses and courtyard apartments shall use rear-loaded garages.
- iii. Front-loaded garages on residential lots less than 40 feet wide shall be prohibited. Garages on these lots shall be either Garage Type A or D in **Exhibit 17** per the standards in **Table 3**.
- iv. Lots equal to or greater than 40 feet shall use any of the garage types in **Exhibit 17** per the requirements in **Table 3**.
- v. Front-loaded three-car garages are not permitted on lots equal to or less than 70 feet wide.
- vi. Garage Types D and F may be accessed from either front or side.
- vii. Driveway access, including drive pad but exclusive of wings, is limited to 14 feet for Garage Types B, C, D, E, and F except where providing access from **alleys**.
- viii. Where allowed, property owners intending to build garages on the property lot line shall submit a platted and filed maintenance easement agreement signed by the abutting property owner prior to being issued a building permit.

#### b. Design

- i. The garage façade area shall not exceed 50% of the total front façade area, inclusive of porches, so that garages shall not dominate the front façade.
- ii. Three-car garages on lots greater than 70 feet wide shall have a third garage setback of three (3) feet minimum from the primary garage façade.
- iii. Where there is no setback from the property line, gutters and downspouts shall drain to the street or water harvesting area to avoid impact to abutting lots.



## II – General Standards

- iv. Individual garage bays shall be no greater than 12 feet wide. For garages with multiple bays, all garage doors shall be divided into single bays separated by at least a 16-inch pier or column.
- v. The color of garage doors shall blend with or complement the exterior wall color in order to minimize the prominence of the garage door.
- vi. Garage Type D shall have a minimum of 5 linear feet of fenestration on the street façade and be articulated to resemble the main structure.

LOT WIDTH	ALLOWABLE GARAGE TYPES	FRONT GARAGE SETBACK	SIDE GARAGE SETBACK	REAR GARAGE SETBACK
GREATER THAN 48 FEET	A, B, C, D, E, F	20' MINIMUM	5' MINIMUM	2' MINIMUM 5' MAXIMUM
40 FEET TO 48 FEET	A, B, C, D, E, F	20' MINIMUM	NONE	2' MINIMUM 5' MAXIMUM
LESS THAN 40 FEET	A, B, C, E	20' MINIMUM	NONE	2' MINIMUM 5' MAXIMUM

NOTE 1: Setbacks from the property line are regulated first by zone and secondarily by minimums specified above.

NOTE 2: Where setbacks apply to the garage door facade, setbacks shall be measured from the property line to the garage door.

NOTE: 1. ~~Garage Type D shall have a minimum of 5 linear feet of fenestration on the street façade and be articulated to resemble main structure.~~

NOTE: 2. ~~Garage Type F may be accessed from either front or side.~~

NOTE: 3. ~~Driveway access from street, including curb cut, is limited to 12 feet for Garage Types A, B, C, D, E, and F except where providing access from alleys.~~

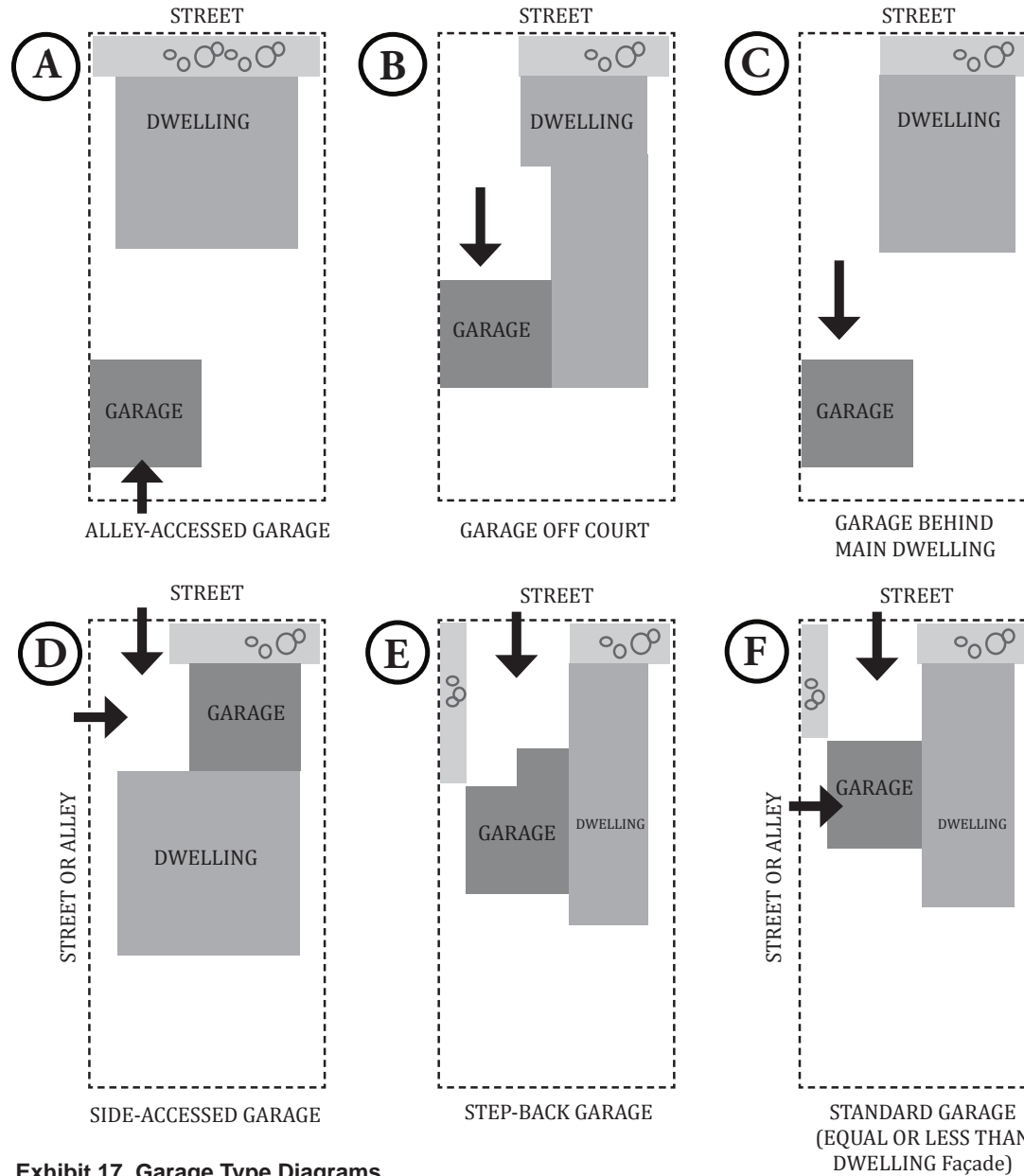
NOTE: 4. ~~On streets designated Collector or lower, residential garages on corner lots shall be accessed from an alley or side street.~~

TABLE 3, GARAGE TYPES.

\* See Exhibit 17, Garage Type Diagrams

## Chapter 3

### II – General Standards



*Note: Diagrams are for illustration only. Diagrams are not to scale. Setbacks are regulated first by zone and secondarily by minimums set in Table 3.*

**Exhibit 17, Garage Type Diagrams**

## II – General Standards

11. **Appropriate Plant Lists.** The purpose of regulating plants is to reduce water usage, maintain the character of native plants now existing in the Petroglyph National Monument, and provide a harmonious landscape image. ~~Plantings from the Two~~ plant lists shall guide landscaping within the Plan Area. Shrubs and trees shall be nursery grown. All properties in Volcano Trails more than 200 feet from public lands such as the Petroglyph National Monument, arroyos, and other Major Public Open Space shall use plants listed as ~~native or xeric from the plant list in Chapter 4 General Regulation B from Plant List A and/or B~~. Land disturbed in development shall be re-vegetated using ~~native species from the the appropriate~~ Plant List. (See **Chapter 4 General Regulation C – Construction Mitigation** Standard CM-5.)
- a. **List A ~~List A – Petroglyph National Monument Plant List~~.** These are plant species ~~selected as appropriate from an inventory of species within the Petroglyph National Monument by the National Park Service in 1994-1995 including almost 200 plants (amended)~~. ~~This~~ Plants listed as native in the plant list in **Chapter 4 General Regulation B** shall be used in specified areas as identified in Table 4 to limit impact of invasive and/or non-native plants on native vegetation.
- b. **List B ~~Xeric Plants List~~.** These plant species ~~were selected as appropriate for Volcano Trails from~~ ~~are~~ the official xeric or low-water use plant list of the Albuquerque Bernalillo County Water Utility Authority (ABCWUA). ~~The majority of the list is low and medium water-use plants. Some high-water use plants are also listed in order to classify them as such in implementation of the water conservation program. This xeric plant list is extensive and updated periodically by the ABCWUA. Contact the ABCWUA to obtain the most current information.~~ (See contact information provided in Plants listed as xeric in the plant list in **Chapter 4 General Regulation B** shall be used in specified areas as identified in Table 4.

Areas/Zoning	Native	Xeric
Open Space Areas, Arroyos, Conservation Easements, SU-2 Volcano Trails Open Space	*	
SU-2/VTVC, SU-2/VTUR SU-2/VTRD, SU-2/VTSL SU-2/VTML, SU-2 RD	*	*
Scenic Corridors	*	
Other Roads		*
	* allowed	

TABLE 4, PERMITTED PLANT LIST

# Chapter 4 – General Regulations

## A – Approved Colors

### APPROPRIATE COLORS FROM THE NATURAL LANDSCAPE

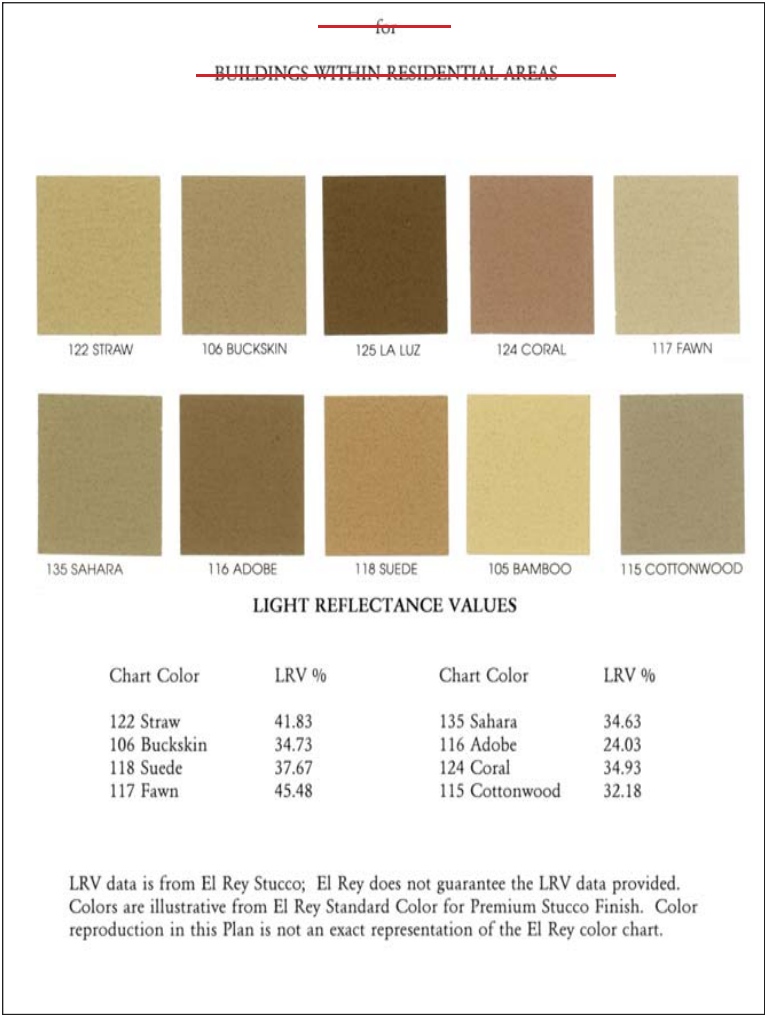


Exhibit 18, Sample Colors within Approved LRV Range

### Exterior color and reflectivity standards for buildings. ~~residential areas~~

~~In any residential area,~~ Exterior building colors shall have a “light reflective value” (LRV) within the range of 20% to 50% LRV rating. Stucco and other materials with colors similar to those illustrated in **Exhibit 18** may be used, as long as they have integral color and meet the standards for reflectivity and harmony with the natural landscape. (See **Chapter 3 Section II – General Standard B.1.** for more details about Exterior Finishes permitted by the Plan.)

In keeping with New Mexico tradition, accent colors on front doors, window sash, and other incidental elements are allowed **up to 20% of a façade area** as long as the accent does not overwhelm the building’s basic color or create a visual distraction from the adjacent streets, lots, or public areas.

The sample colors illustrated in **Exhibit 18** are stucco with integrated color as manufactured by El Rey traditional cementitious stucco in Albuquerque. El Rey Premium Stucco Finish is a compound of cement, hydrated lime, sand aggregates, and iron oxide pigments. Since the stucco is integrally colored, it will never need to be painted. Like many natural landscapes, the traditional cement stucco is breathable and appears slightly different during each season and at alternate times of the day.

TABLE 5 – PLANT LIST (TREES)

Scientific Name	Common Name	Native or Xeric	Deciduous or Evergreen	Approx. Height x Width at Maturity (in ft.)
<i>Cercocarpus ledifolius</i>	Curleaf mountain mahogany	Xeric	Evergreen	12 x 8
<i>Chilopsis linearis</i>	Desert willow	Native	Deciduous	20 x 20
<i>Juniperus monosperma</i>	Oneseed juniper	Native	Evergreen	15 x 15
<i>Juniperus scopulorum</i>	Rocket Mountain juniper, female	Xeric	Evergreen	40 x 20
<i>Juniperus virginiana</i>	Juniper, female	Xeric	Evergreen	20 x 10
<i>Leucana retusa</i>	Golden ball leadtree	Xeric	Deciduous	15 x 15
<i>Melia azedarach</i>	Chinaberry	Xeric	Deciduous	25 x 20
<i>Prosopis glandulosa</i>	Honey mesquite	Xeric	Deciduous	25 x 30
<i>Prosopis pubescens</i>	Screwbean mesquite	Xeric	Deciduous	20 x 20
<i>Prosopis torreyana</i>	Western honey mesquite	Xeric	Deciduous	18 x 20
<i>Prosopis velutina</i>	Velvet mesquite	Xeric	Deciduous	20 x 25
<i>Quercus grisea</i>	Gray oak	Xeric	Evergreen	30 x 30
<i>Quercus suber</i>	Cork oak	Xeric	Evergreen	30 x 30
<i>Quercus turbinella</i>	Shrub live oak	Xeric	Evergreen	18 x 20
<i>Sambucus mexicana</i>	Mexican elder	Xeric	Deciduous	20 x 25
<i>Sapindus drummondii</i>	Western soapberry	Xeric	Deciduous	30 x 30
<i>Zizyphus jujuba</i>	Jujube	Xeric	Deciduous	25 x 25

## Chapter 4 – General Regulations

### B – ~~Native~~ Plant List ~~A & Xeric Plant List B~~

TABLE 5 - PLANT LIST (SHRUBS)

Scientific Name	Common Name	Native or Xeric	Deciduous or Evergreen	Approx. Height x Width at Maturity (in ft.)
Agave sp.	Agave	Native	Evergreen	varies
Artemisia filifolia Torr	Sand sage	Native	Evergreen	3 x 3
Atriplex canescens	Fourwing saltbrush	Native	Deciduous	5 x 5
Brickellia californica	California brickellbush	Native	Deciduous	3 x 3
Dalea sp.	Purple sage	Native	Deciduous	5 x 5
Dasyllirion sp.	Sotol	Xeric	Evergreen	5 x 5
Fallugia paradoxa	Apache plume	Native	Deciduous	5 x 5
Fouquieria splendens	Ocotillo	Xeric	Deciduous	15 x 10
Krascheninnikovia lanata	Winterfat	Native	Deciduous	5 x 5
Nolina microcarpa	Beargrass	Xeric	Evergreen	5 x 6
Opuntia sp.	Prickly pear	Native	Evergreen	varies
Rhus trilobata	Skunkbush sumac	Native	Deciduous	3 x 3
Ribes sp.	Gooseberry	Native	Deciduous	5 x 3
Yucca sp.	Yucca	Native	Evergreen	varies

## Chapter 4 – General Regulations

### B – ~~Native~~ Plant List ~~A & Xeric Plant List B~~

**TABLE 5 – PLANT LIST (FORBS, GRASSES, AND GROUNDCOVERS)**

Scientific Name	Common Name	Native or Xeric	Approx. Height x Width at Maturity (in inches)
<i>Abronia villosa</i>	Sand verbena	Native	1 x 4
<i>Andropogon saccharoides</i>	Silver beardgrass	Native	2.5 x 2
<i>Aristida purpurea</i>	Purple threeawn	Native	1 x 1
<i>Artemisia ludoviciana</i>	Prairie sage or white sagebrush	Native	3 x 3
<i>Asclepias speciosa</i>	Showy milkweeds	Native	2 x 3
<i>Baileya multiradiata</i>	Desert marigold	Native	varies
<i>Bouteloua curtipendula</i>	Sideoats grama	Native	2 x 1
<i>Bouteloua gracilis</i>	Blue grama	Native	1 x 1
<i>Bouteloua eriopoda</i>	Black grama	Native	1 x 1
<i>Elymus elymoides</i>	Bottlebrush squirreltail	Native	varies
<i>Eriogonum annuum</i>	Annual buckwheat	Xeric	1-5 x 2
<i>Gaillardia pulchella</i>	Firewheel	Native	varies
<i>Hilaria jamesii</i>	Galleta	Native	2 x 1
<i>Linum perenne lewisii</i>	Blue flax	Xeric	2 x 2
<i>Mirabilis</i> sp.	Four o'clock	Native	1 x 4
<i>Muhlenbergia porteri</i>	Bush muhly	Native	varies
<i>Oenothera</i> sp.	Evening primrose	Native	1.5 x 4
<i>Oryzopsis hymenoides</i>	Indian ricegrass	Native	varies
<i>Parthenium incanum</i>	Mariola	Native	varies
<i>Penstemon ambiguous</i>	Beardtongue	Native	2 x 1
<i>Phacelia integrifolia</i>	Scorpionflower	Native	1 x 1
<i>Philostrophe taetina</i> (also <i>Psilostrophe taetina</i> )	Paperflower	Native	3 x 3
<i>Sporobolus cryptandrus</i>	Sand dropseed	Native	varies
<i>Zinnia grandiflora</i>	Desert zinnia	Xeric	varies

## B – Native Plant List A & Xeric Plant List B

### Native Plant List A

List of Plant Species of Petroglyph National Monument - Plants found by Bleakly during survey from August 1994 through September 1995. One hundred and ninety-two (192) plants from 40 families were identified. Arrangement is alphabetical by family, genus, and species with some synonyms and common names. An asterisk (\*) before the name indicates plants listed in Barlow-Irick (1993). Nomenclature according to Kartesz (1994). Common names from various sources. Number of species in each family are in parentheses after family name. A "pound sign" (#) indicates that a voucher is housed at the UNM Herbarium.

**ADIANTACEAE** Maidenhair Fern Family (1)  
Cheilanthes feei T. Moore SLENDER LIPFERN #

**AGAVACEAE** Agave or Yucca Family (1)  
Yucca glauca Nutt. SMALL SOAPWEED

**AMARANTHACEAE** Pigweed Family (3)  
Amaranthus acanthochiton Sauer GREENSTRIPE #  
Amaranthus wrightii S. Wats. WRIGHT'S AMARANTH #  
Tidestromia lanuginosa (Nutt.) Standl. WOOLLY TIDESTROMIA

**ANACARDIACEAE** Sumac Family (1)  
Rhus trilobata Nutt. SKUNKBUSH, SKUNKBUSH SUMAC

**APIACEAE** (=UMBELLIFERAE) Parsley or Carrot Family (1)  
Cymopterus acaulis (Pursh) Raf. var. fendleri (Gray)  
Goodrich (Cymopterus fendleri Gray) FENDLER SPRINGPARSLEY #

**ASCLEPIADACEAE** Milkweed Family (1)  
Asclepias subverticillata (Gray) Vail WHORLED MILKWEED

**ASTERACEAE** (=COMPOSITAE) Sunflower Family (42)  
Acourtia nana (Gray) Reveal & King (Perezia nana Gray) DWARF  
DESERT HOLLY, DWARF DESERTPEONY #  
Aphanostephus ramosissimus DC. PLAINS DOZEDAISY #  
Artemisia bigelovii Gray BIGELOW'S SAGEBRUSH #

Artemisia filifolia Torr. SANDSAGE, SAND SAGEBRUSH  
Artemisia frigida Willd. FRINGED SAGE  
Artemisia ludoviciana Nutt. ssp. albula (Woot.) Keck WHITE SAGEBRUSH #  
\* Bahia absinthifolia Benth. #  
\* Bahia dissecta (Gray) Britt.  
Bahia pedata Gray BLUNTSCALE BAHIA #  
Baileya multiradiata Harvey & Gray ex Gray DESERT MARIGOLD #  
\* Berlandiera lyrata Benth.  
Brickellia californica (Torr. & Gray) Gray CALIFORNIA BRICKELLBUSH #  
Chaetopappa ericoides (Torr.) Nesom (Leucelene ericoides (Torr.) Greene)  
WHITE ASTER

\* Chrysothamnus nauseosus (Pallas ex Pursh) Britt. ssp. bigelovii (Gray)  
Hall & Clements #  
Chrysothamnus pulchellus (Gray) Greene ssp. pulchellus  
SOUTHWESTERN RABBITBRUSH #  
Coryza canadensis (L.) Cronq. CANADIAN HORSEWEED  
\* Gaillardia pinnatifida Torr. #  
Gaillardia pulchella Foug. FIREWHEEL  
Gutierrezia sarothrae (Pursh) Britt. & Rusby BROOM SNAKEWEED #  
Helianthus petiolaris Nutt. PRAIRIE SUNFLOWER  
Hymenopappus flavescens Gray var. canotomentosus Gray YELLOW-FLOWERED  
WHITE RAGWEED, COLLEGEFLOWER #  
Machaeranthera canescens (Pursh) Gray HOARY TANSYASTER #  
\* Machaeranthera gracilis (Nutt.) Shinn. (Haplopappus gracilis  
(Nutt.) Gray) #  
Machaeranthera pinnatifida (Hook.) Shinn. (Haplopappus spinulosus  
(Pursh) DC.) LACY TANSYASTER  
Malacothrix fendleri Gray FENDLER DESERTDANDELION #  
Melampodium leucanthum Torr. & Gray PLAINS BLACKFOOT #  
\* Microseris sp. Palafoxia sphacelata (Nutt. ex Torr.) Cory OTHAKE #  
Parthenium incanum Kunth MARIOLA #  
Pectis angustifolia Torr. var. angustifolia NARROWLEAF PECTIS #  
Psilostrophe tagetina (Nutt.) Greene WOOLLY PAPERFLOWER  
Sanvitalia abertii Gray ABERT'S CREEPING ZINNIA #



## Chapter 4 – General Regulations

### B – Native Plant List A & Xeric Plant List B

*Senecio flaccidus* Less. var. *flaccidus* (*Senecio douglasii* DC. ssp. *longilobus* (Benth.) L. Benson THREADLEAF GROUNDSEL #  
*Senecio multicapitatus* Greenm. ex Rydb. RAGWORT GROUNDSEL #  
*Senecio riddellii* Torr. & Gray RIDDELL'S RAGWORT OR GROUNDSEL #  
*Stephanomeria pauciflora* (Torr.) A. Nels. BROWNPLUME WIRELETTUCE #  
*Thelesperma megapotamicum* (Spreng.) Kuntze HOPI TEA, GREENTHREAD  
*Thymophylla acerosa* (DC.) Strother (*Dyssodia acerosa* DC.) PRICKLYLEAF DOGWEED #  
*Verbesina encelioides* (Cav.) Benth. & Hook. f ex Gray GOLDENCROWNBEARD, COWPEN DAISY  
*Xanthium strumarium* L. COCKLEBUR  
*Zinnia grandifolia* Nutt. ROCKY MOUNTAIN ZINNIA #

#### **BIGNONIACEAE** Bignonia Family (1)

*Chilopsis linearis* (Cav.) Sweet DESERT WILLOW

#### **BORAGINACEAE** Borage Family (4)

*Cryptantha cinerea* (Greene) Cronq. var. *cinerea* (*C. jamesii* Payson var. *multicaulis* (Torr.) Payson) JAMES' CATSEYE #  
*Cryptantha crassisejala* (Torr. & Gray) Greene var. *elachantha* I.M. Johnst. THICKSEPAL CATSEYE #  
*Heliotropium convolvulaceum* (Nutt.) Gray PHLOX HELIOTROPE  
*Lappula occidentalis* (S. Wats.) Greene var. *occidentalis* (*L. redowskii* (Hornem.) Greene) FLATSPINE STICKSEED #

#### **BRASSICACEAE** (=CRUCIFERAE) Mustard Family (7)

*Descurainia pinnata* (Walt.) Britt. WESTERN TANSYMUSTARD #  
*Dimorphocarpa wislizenii* (*Dithyrea wislizenii*)

#### SPECTACLE POD, TOURISTPLANT

*Lepidium lasiocarpum* Nutt. var. *lasiocarpum* SHAGGYFRUIT PEPPERYWEED #

\* *Lepidium montanum* Nutt.

*Lesquerella fendleri* (Gray) S. Wats. FENDLER BLADDERPOD #

#### **CACTACEAE** Cactus Family (6)

*Echinocereus fendleri* (Engelm.) F. Seitz PINKFLOWERED HEDGEHOG CACTUS  
*Escobaria vivipara* (Nutt.) Buxbaum (*Coryphantha vivipara* (Nutt.) Britt. & Rose) SPINYSTAR  
*Opuntia clavata* Engelm. CLUB CHOLLA  
*Opuntia imbricata* (Haw.) DC. TREE or WALKINGSTICK CHOLLA  
*Opuntia phaeacantha* Engelm. BROWNSPINE PRICKLYPEAR  
*Opuntia polyacantha* Haw. PLAINS PRICKLYPEAR

#### **CAPPARACEAE** Caper Family (1)

*Polanisia dodecandra* (L.) DC. ssp. *trachysperma* (Torr. & Gray) Ilitis SANDYSEED CLAMMYWEED #

#### **CHENOPODIACEAE** Goosefoot Family (5)

*Atriplex canescens* (Pursh) Nutt. FOURWING SALTBUCH  
\* *Chenopodium denticatum* A. Nels. #  
*Chenopodium fremontii* S. Wats. FREMONT'S GOOSEFOOT #  
*Krascheninnikovia lanata* (Pursh) Guldenstaedt (*Ceratoides lanata* (Pursh) J.T. Howell; *Eurotia lanata* (Pursh) Moq.) WINTERFAT

#### **CUCURBITACEAE** Gourd Family (1)

*Cucurbita foetidissima* Kunth COYOTE or MISSOURI GOURD

#### **CUPRESSACEAE** Cypress Family (1)

*Juniperus monosperma* (Engelm.) Sarg. ONESEED JUNIPER

#### **EPHEDRACEAE** Jointfir Family (1)

*Ephedra torreyana* S. Wats. TORREY JOINTFIR or MORMON TEA #

## B – Native Plant List A & Xeric Plant List B

### **EUPHORBIACEAE** Spurge Family (7)

*Chamaesyce parryi* (Engelm.) Rydb. PARRY'S SANDMAT or SPURGE #

*Chamaesyce serpyllifolia* (Pers.) Small THYMELEAF SANDMAT or SPURGE #

*Chamaesyce serrula* (Engelm.) Woot. & Standl. SAWTOOTH SANDMAT or SPURGE #

*Croton texensis* (Klotzsch) Muell.-Arg. TEXAS CROTON #

*Euphorbia dentata* Michx. TOOTHED SPURGE #

\* *Tragia amblyodonta* (Muell.-Arg.) Pax & K. Hoffmann

*Tragia ramosa* Torr. BRANCHED NOSEBURN

### **FABACEAE** (=LEGUMINOSAE) Bean or Pea Family (14)

*Astragalus amphioxys* Gray var. *amphioxys* CRESCENT MILKVETCH #

*Astragalus ceramicus* Sheld. var. *ceramicus* PAINTED MILKVETCH #

*Astragalus lentiginosus* Dougl. var. *diphysus* (Gray) Jones SPECKLEDPOD MILKVETCH #

*Astragalus nuttallianus* DC. SMALLFLOWERED MILKVETCH #

*Caesalpinia jamesii* (Torr. & Gray) Fisher JAMES' HOLDBACK

*Dalea compacta* Spreng. var. *compacta* COMPACT PRAIRIECLOVER #

*Dalea formosa* Torr. FEATHERPLUME

*Dalea lanata* Spreng. var. *terminalis* (Jones) Barneby WOOLLY PRAIRIECLOVER #

*Dalea nana* Torr. ex Gray var. *carnescens* Kearney & Peebles DWARF PRAIRIECLOVER #

*Dalea scariosa* S. Wats. (*Petalostemon scariosa* (S. Wats.) Wemple)

ALBUQUERQUE

PRAIRIECLOVER #

*Hoffmannseggia glauca* (Ortega) Eifert INDIAN RUSHPEA

*Pediomelum hypogaeum* (Nutt.) Rydb. (*Psoralea hypogaea* Nutt.) SCURFPPEA #

*Psoralea scoparius* (Gray) Rydb. (*Dalea scoparia* Gray) BROOM

### **DALEA**; PURPLE SAG

### **FUMARIACEAE** Fumitory Family (1)

*Corydalis aurea* Willd. GOLDEN CORYDALIS, SCRAMBLED EGGS,

GOLDENSMOKE, BUTTER AND EGGS

### **GROSSULARIACEAE** Gooseberry Family (1)

*Ribes* sp. GOOSEBERRY

### **HYDROPHYLLACEAE** Waterleaf Family (4)

*Nama hispidum* Gray BRISTLY NAMA

*Phacelia crenulata* Torr. var. *crenulata* CLEFTLEAF WILDHELIOSTROPE #

*Phacelia integrifolia* Torr. GYPSUM SCORPIONWEED #

*Phacelia ivesiana* Torr. IVES PHACELIA #

### **LINACEAE** Flax Family (2)

*Linum aristatum* Engelm. BRISTLE FLAX

\* *Linum australe* Heller #

### **LOASACEAE** Stickleaf Family (2)

*Mentzelia albicaulis* (Dougl.) Dougl. WHITESTEM BLAZINGSTAR

*Mentzelia pumila* (Nutt.) Torr. & Gray DWARF MENTZELIA #

### **MALVACEAE** Mallow Family (5)

*Sida abutifolia* P. Mill. (*Sida filicaulis* Torr. & Gray)

SPREADING FANPETALS #

\* *Sida neomexicana* Gray

*Sphaeralcea angustifolia* (Cav.) G. Don ssp. *lobata* (Woot.) Kearney

COPPER GLOBEMALLOW #

*Sphaeralcea hastulata* Gray (*Sphaeralcea subhastata* Coul.)

SPEAR GLOBEMALLOW #

*Sphaeralcea incana* Torr. ex Gray GRAY GLOBEMALLOW #

### **NYCTAGINACEAE** Four O'clock Family (7)

*Abronia fragrans* Nutt. ex Hook. FRAGRANT WHITE SAND VERBENA

\* *Allionia choysia* Standl. #

*Allionia incarnata* L. TRAILING WINDMILLS #

*Boerhavia spicata* Choisy (*B. torreyana* (S. Wats.) Standl.) CREEPING

SPIDERLING

#

\* *Mirabilis glabra* (S. Wats.) Standl. (*Oxybaphus glaber* S. Wats.) #

*Mirabilis linearis* (Pursh) Heimerl NARROWLEAF FOUR O'CLOCK

*Selinocarpus diffusus* Gray SPREADING MOONPOD #

## Chapter 4 – General Regulations

### **OLEACEAE** Olive Family (1)

*Menodora scabra* Gray ROUGH MENODORA

### **ONAGRACEAE** Evening Primrose Family (2)

*Gaura coccinea* Nutt. ex Pursh SCARLET BEEBLOSSOM

*Oenothera pallida* Lindl. PALE EVENINGPRIMROSE #

### **OROBANCHACEAE** Broomrape Family (1)

*Orobanche ludoviciana* Nutt. (*O. multiflora* Nutt.) LOUISIANA BROOMRAPE #

### **PEDALIACEAE** Sesame Family (1)

*Proboscidea louisianica* (P. Mill.) Thelleng COMMON DEVILSCRAW, DEVILSHORN, RAM'S HORN

### **PLANTAGINACEAE** Plantain Family (1)

*Plantago patagonica* Jacq. (*P. purshii* Morris) WOOLLY PLANTAIN #

*Plantago lanceolata* L. NARROWLEAF PLANTAIN

### **POACEAE** (=GRAMINAE) Grass Family (42)

*Aristida adscensionis* L. SIXWEEKS THREEAWN #

\* *Aristida arizonica* Vasey

*Aristida havardii* Vasey HAVARD'S THREEAWN #

\* *Aristida pansa* Woot. & Standl.

*Aristida purpurea* Nutt. var. *fendleriana* (Steud.) Vasey

FENDLER'S THREEAWN #

\* *Aristida purpurea* Nutt. var. *neallyi* (Vasey) Allred #

\* *Aristida purpurea* Nutt. var. *purpurea* #

\* *Bothriochloa barbinodis* (Lag.) Heter #

*Bothriochloa laguroides* (DC.) Heter ssp. *torreyana* (Steud.) Allred & Gould  
(*Andropogon saccharoides* Sw.) SILVER BEARDGRASS or SILVER BLUESTEM #

*Bouteloua aristoides* (H.B.K.) Griseb. var. *aristoides* NEEDLE GRAMA #

*Bouteloua barbata* Lag. var. *barbata* SIXWEEKS GRAMA #

*Bouteloua curtipendula* (Michx.) Torr. SIDEOATS GRAMA

*Bouteloua eriopoda* (Torr.) Torr. BLACK GRAMA #

*Bouteloua gracilis* (Willd. ex Kunth) Lag. ex Griffiths BLUE GRAMA

*Bouteloua hirsuta* Lag. HAIRY GRAMA

\* *Cenchrus carolinianus* Walt. (*Cenchrus incertus* M.A. Curtis)

\* *Digitaria californica* (Benth.) Henr. #

*Elymus elymoides* (Raf.) Swezey (*Sitanion hystrix* (Nutt.) J.G. Sm.; *Elymus longifolius* (J.G. Sm.) Gould) SQUIRRELTAIL #

*Enneapogon desvauxii* Beauv. NINEAWN PAPPUSGRASS #

*Erioneuron pulchellum* (Kunth) Tateoka (*Dasyochloa pulchella* (Kunth) Willd.

ex Rydb.) FLUFFGRASS, LOW WOOLLYGRASS #

*Hilaria jamesii* (Torr.) Benth. (*Pleuraphis jamesii* Torr.) GALLETA #

\* *Koeleria macrantha* (Ledeb.) J.A. Schultes

(*Koeleria cristata* auct. p.p. non Pers.)

\* *Lycurus phleoides* Kunth

*Monroa squarrosa* (Nutt.) Torr. (*Munroa squarrosa* (Nutt.) Torr.)

FALSE BUFFALOGRASS #

\* *Muhlenbergia tenacea* (Buckl.) A.S. Hitchc.

*Muhlenbergia arenicola* Buckl. SAND MUHLY #

*Muhlenbergia porteri* Scribn. BUSH MUHLY #

*Muhlenbergia pungens* Thurb. SANDHILL MUHLY #

*Muhlenbergia torreyi* (Kunth) A.S. Hitchc. ex Bush RING MUHLY

*Oryzopsis hymenoides* (Roemer & J.A. Schultes)

Ricker ex Piper INDIAN RICEGRASS

\* *Poa bigelovii* Vasey & Scribn.

*Scleropogon brevifolius* Phil. BURROGRASS #

*Setaria leucopila* (Scribn. & Merr.) K. Schum.

STREAMBED BRISTLEGRASS #

\* *Setaria lutescens* (Weigel) F.T. Hubbard ?

*Sporobolus contractus* A.S. Hitchc. SPIKE DROPSEED

*Sporobolus cryptandrus* (Torr.) Gray SAND DROPSEED #

\* *Sporobolus flexuosus* (Thurb. ex Vasey) Rydb. #

*Sporobolus giganteus* Nash GIANT DROPSEED #

*Stipa comata* Trin & Rupr. var. *comata* NEEDLEANDTHREAD #

\* *Stipa neomexicana* (Thurb. ex Coult.) Scribn.

*Stipa spartea* Trin. PORCUPINEGRASS #

*Vulpia octoflora* (Walt.) Rydb. (*Festuca octoflora* Walt.)

SIXWEEKS FESCUE #

### B – Native Plant List A & Xeric Plant List B

#### **POLEMONIACEAE** Phlox Family (1)

*Ipomopsis pumila* (Nutt.) V. Grant DWARF GILIA #

#### **POLYGONACEAE** Knotweed Family (4)

*Eriogonum abertianum* Torr. var. *abertianum* ABERT BUCKWHEAT #

\* *Eriogonum effusum* Nutt.

*Eriogonum polycladon* Benth. SORREL BUCKWHEAT #

*Eriogonum rotundifolium* Benth. ROUNDLEAF BUCKWHEAT #

*Rumex hymenosepalus* Torr. CANAIGRE; DOCK #

#### **PORTULACACEAE** Purslane Family (1)

*Portulaca* sp. PURSLANE

#### **RANUNCULACEAE** Crowfoot Family (1)

*Delphinium* sp. LARKSPUR

#### **ROSACEAE** Rose Family (1)

*Fallugia paradoxa* (D. Don) Endl. ex Torr. APACHE PLUME

#### **SALICACEAE** Willow Family

*Salix* sp. WILLOW

#### **SCROPHULARIACEAE** Figwort Family (3)

*Epixiphium wislizenii* (Engelm. ex Gray) Munz (*Maurandya wislizenii*

Engelm. ex Gray) BALLOONBUSH #

*Penstemon ambiguus* Torr. GILIA PENSTEMON or BEARDTONGUE

\* *Penstemon* sp.

#### **SOLANACEAE** Potato Family (3)

*Chamaesaracha coronopus* (Dunal) Gray GREENLEAF FIVE EYES #

*Datura innoxia* P. Mill. THORNAPPLE; JIMSONWEED #

*Lycium pallidum* Miers PALE WOLFBERRY

*Nicotiana trigonophylla* Dunal DESERT TOBACCO #

*Physalis acutifolia* (Miers) Sandw. (*P. wrightii* Gray) SHARPLEAF

GROUNDCHERRY #

*Solanum elaeagnifolium* Cav. SILVERLEAF NIGHTSHADE

#### **VERBENACEAE** Vervain Family (2)

*Aloysia wrightii* Heller ex Abrams WRIGHT'S BEEBRUSH #

\* *Tetradlea coulteri* Gray #

#### **ZYGOPHYLLACEAE** Caltrop Family (2)

*Kallstroemia* sp. CALTROP

### Xeric Plant List B

A list of official xeric or low-water plant species periodically updated by the Albuquerque Bernalillo County Water Utility Authority (ABCWUA).

To obtain the most current information, contact ABCWUA:

Telephone: 505-842-WATR

Website: <http://www.abcwua.org/pdfs/xeriplantlist.pdf>

For additional information, see ABCWUA's

How-To Guide to Xeriscaping:

<http://www.abcwua.org/content/view/full/63/>

# Chapter 4 – General Regulations

## C – Construction Mitigation

Any damage to the vegetation, slope, or placement of boulders due to or related to construction shall be mitigated as provided herein.

**Standard CM-1:** ~~Grading permits shall only be issued concurrently with building permits for all non-residential and mixed-use developments, as well as residential developments over two lots. Grading permits for commercial lot developments in the Volcano Trails Sector Development Plan area will be issued concurrently with the respective commercial building permits.~~ Grading permits for **residential** developments greater than 10 acres shall require soil stabilization, approved by the Environmental Health Department, which shall be applied to the disturbed area within three months after grading of the site commences. Grading within public rights-of-way or public drainage easements is exempt.

**Standard CM-2:** Prior to beginning construction, the property owner shall construct a temporary silt fence at the site boundary adjacent to sensitive lands (i.e. the Escarpment Buffer, Major Open Space Area, archeological site, or public or private conservation area to be maintained in natural desert landscape) to effectively protect them from heavy equipment and vehicles. Photographs of the site in its original condition shall be submitted with the application for building permit and subdivision and/or site development plan.

**Standard CM-3:** Public- and private-sector projects facing the Escarpment and adjacent to archeological sites must include geotechnical data and analysis that demonstrate to the satisfaction of the City Engineer that proposed trenching or blasting will not affect the face of the Escarpment, whether by potentially causing erosion or caving of the slopes and boulders, threatening public safety or welfare, or otherwise damaging archeological resources.

**Standard CM-4:** In the selection of alignment and in site design, grading plans shall demonstrate that cut and fill has been kept to a minimum consistent with the standards in this Plan. Generally, the overall topography of the site is not to be substantially altered. Development must comply with the joint Albuquerque-Bernalillo County Fugitive Dust Ordinance found in the New Mexico Administrative Code 20.11.20.

**Standard CM-5:** Replacement of boulders shall approximate the original location, angle, and surface exposure. Revegetation to approximate original cover with appropriate native or naturalized plants as identified in **Chapter 4 General Regulation B – Plant List A** is required within 90 days of project completion. A deviation may be granted by the Planning Director or his/her designee if the type of vegetation or time of year make revegetation within 90 days impossible. For infrastructure projects on public lands, the construction company shall post a warranty bond effective for three years after completion of the infrastructure work to insure successful revegetation.

**This Page Left Intentionally Blank**

## **Attachment B – Public Comments**



## **Volcano Cliffs Property Owners Association, Inc.**

**P.O. Box 27666, Albuquerque, New Mexico 87125**

January 29, 2014

Mikaela J. Renz-Whitmore  
Planning Department  
City of Albuquerque

sent by email

Subject: Volcano Cliffs SDP Amendment

Dear Mikaela:

As a follow to up to our discussion about the amendments to VCSDP we request that one item be added. You probably have to use different wording but here's our thoughts on the amendment.

In the VCRR zone the current amendment allows open view fencing which is appropriate for perimeter, yard or corrals.

Please add text that would allow Patio-Pool-Courtyard walls that meet these standards:

- a.) Must be attached to a dwelling
- b.) Must not infringe on any of the front, side or rear setbacks
- c.) Must be made of materials similar to or complementary to the dwelling
- d.) The total enclosed wall area (any combination of a Patio, Pool, Courtyard) per dwelling unit may be 1000 sq.ft. or 50% of the dwelling square footage whichever is greater. (If a home owner wanted a small walled area in front this would then be deducted from the remaining space allowed in the side or rear.)

Purpose:

Protect and provide privacy for patio and pool areas adjacent to dwellings in a zone that could have significant distances between houses and otherwise requires open view fencing.



Provide security for the home and a secure area for children to play. The Rural Residential area with its low density and openness encourages the roaming of wildlife including coyotes.

Protect areas close to homes from dust and tumbleweeds.

We studied several house plans and discussed with realtors to come up with a size recommendation. A Pool or grass area of 20'X40' would be 800 sq.ft. A homeowner would then need some space for bar-b-que and patio furniture. In this example an area of 1200-1400 sq.ft. would seem reasonable.

This is what the Patio area to home size would look like.

1600 sq.ft. (smallest per some covenants) home could have 1000 sq.ft. walled Patio area

2000 sq.ft. home could have 1000 sq.ft. walled Patio area

2500 sq.ft. home could have 1250 sq.ft. walled Patio area

3000 sq.ft. home could have 1500 sq.ft. walled Patio area

4000 sq.ft. home could have 2000 sq.ft. walled Patio area

Contact information for the VCPOA includes email: [volcanocliffs@hotmail.com](mailto:volcanocliffs@hotmail.com) or free phone message line 1-877-793-8173, or board member phone numbers are listed below.

Sincerely  
Volcano Cliffs Property Owners Association Board

*Dave Heil*

Board of Directors:

Joe Archbold (505) 328-1331, Blake Thompson (Sec.) (505) 328-3117, Patrick Chapman (505) 897-0337, Ralph Davis (Treas) (505) 899-1705, Dave Heil (Pres.) (505) 228-7189, Barbara Mueller (505) 898-7755, Bill Wright (505) 872-0523, Kyle Falls (V.P.) (505) 459-3638, Ivan Santestivan (505) 350-3324, Markku Koskelo (505) 898-7875, Jim Wiegmann (505) 881-4597, Keith Perry (505) 298-2547

**Renz-Whitmore, Mikaela J.**

---

**From:** Hoffman, Jim <jim.hoffman@alcon.com>  
**Sent:** Thursday, January 30, 2014 2:06 PM  
**To:** Renz-Whitmore, Mikaela J.; Webb, Andrew  
**Subject:** Public Comment - Volcano Mesa Plan Amendments for EPC 2/13/14

Attached are my comments regarding the three Volcano Mesa sector plan updates to be heard at EPC on 2/13/14.

**Volcano Trails**

1. Page 7 - The legend Volcano Mesa Road Network map should reflect that intersections are approved, not proposed. A reference to TCC resolution 13-03 should also be included either on the map of the sector plan text.

**Volcano Cliffs**

2. Page 29 - The legend Volcano Mesa Road Network map should reflect that intersections are approved, not proposed. A reference to TCC resolution 13-03 should also be included either on the map of the sector plan text.
3. Page 34 - The legend Volcano Mesa Road Network map should reflect that intersections are approved, not proposed. Cross section 7.1 does not make sense for Paseo del Norte. Specifically, why would BRT lanes on Paseo del Norte transition from being outside lanes in cross section 7.4, to median lanes in cross section 7.1, and then back to outside lanes in cross section 6?
4. Page 48 - Which side of the road is the multi-use trail on in cross section 7.4 for Paseo del Norte?
5. Page 84 – Align terminology for “significant rock outcropping” in the VCSDP with “rock outcropping” in the VHSDP

**Volcano Heights**

6. Page 49 - Align terminology for “rock outcropping” in the VHSDP with “significant rock outcropping” in the VCSDP
7. Other definitions – Add definitions for “Leapfrog Development” and “Urban Infill”.

Leapfrog Development – Development that does not occur contiguously to existing development

Urban Infill – New development within an existing community that is enclosed by other types of development

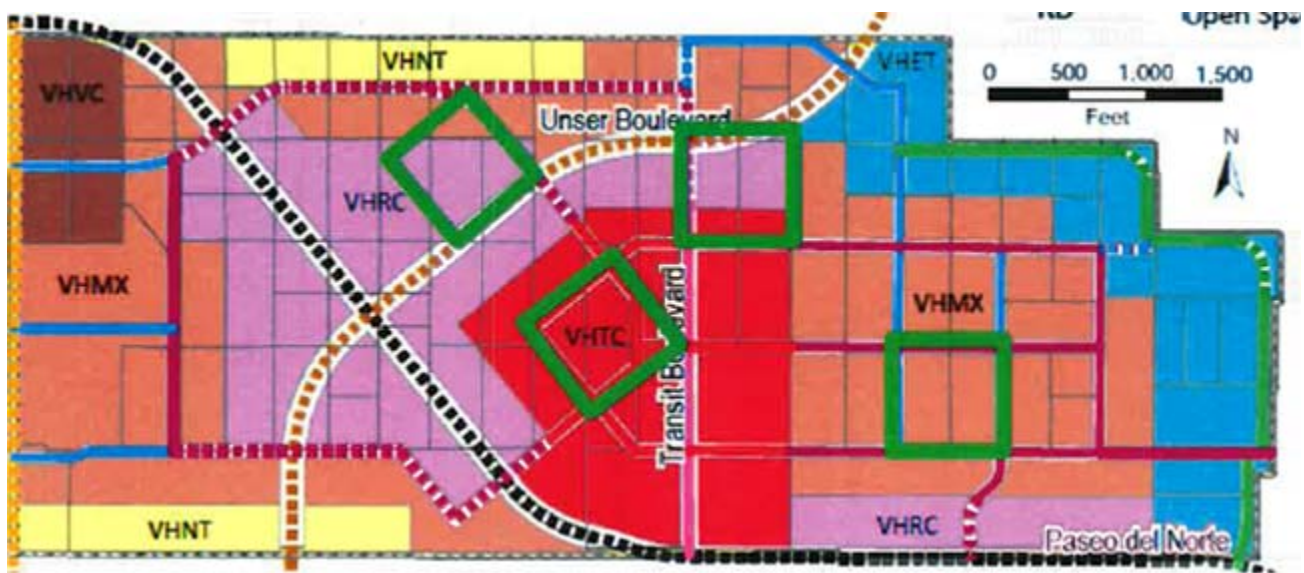
The plan should reference that Volcano Heights is urban infill due to previous leapfrog development that occurred in the past 15 years.

8. Pages 163 / 164 - Cross section ST7.1 does not make sense for Paseo del Norte. Specifically, why would BRT lanes on Paseo del Norte transition from being outside lanes in cross section 7.4, to median lanes in cross section 7.1, and then back to outside lanes in cross section 6?
9. Page 187 / 188 - Which side of the road is the multi-use trail on in cross section ST7.3 for Unser Blvd. and ST7.4 for Paseo del Norte? What is the purpose of the multi-use trails as they are not part of the other cross-sections for Unser Blvd. and Paseo del Norte.

10. Page 197 – I do not agree with section 10.7.2 and table 10.2. Please refer to the figure below that shows four different square ~10 acre parcels (~660' x 660'). Two parcels contain regional center zoning that is supposed to allow more auto oriented use, one parcel is mixed use, and one parcel is town center. If one looks at the two parcels with regional center zoning the corner adjacent to the two "B" streets (Unser Blvd and transit Rd / Loop Rd) would be the most desirable corner for auto oriented uses. However, one is to access this corner via an internal "B" street, then any other internal street within the regional center would need to be an "A" street with the associated "A" streetscape to meet the requirements of table 10.2. Conversely, if one looks at the mixed use or town center parcel which are completely surrounded by "A" streets, internal auto oriented "B" streets can divide these parcels into four smaller parcels (each ~330' x 330') while meeting the requirements of table 10.2. It is counter-intuitive that the more pedestrian oriented town center can be built out with more auto-oriented "B" street flexibility than the regional center zones which are supposed to be more auto-oriented.

This situation arises because Unser Blvd. and Paseo del Norte are classified as "B" streets. While these two regional highways are definitely auto-oriented, they are limited access roadways that do not provide direct site access. Both Unser Blvd. and Paseo del Norte also have "A" street characteristics such as bike lanes and multi-use trails.

I fully support that the entire plan area should incorporate features to create a walkable environment; however, in order to avoid the problems cited above, Unser Blvd. and Paseo del Norte should be classified as "A" streets for determining the percentages in table 10.2.



11. Page 225 - The legend Volcano Mesa Road Network map should reflect that intersections are approved, not proposed.

#### Additional Comment

I would also like to comment that I fully support Policy 13.3.1 / 13.3.1 i on page 216 regarding Regionally Significant Roads, section 14.1 regarding Priority Capital Improvement Projects on page 234, and the inclusion of the Fiscal Impact Analysis (Appendix E), in the adopted VHSDP. Policy 13.3.1 originated from condition 96 in the previous EPC notice of decision dated December 10, 2012 following public comment regarding regional infrastructure needs. I would like to ask for EPC's re-affirmation of this policy as there is a continued need for constructive dialogue between the City and landowners to plan both the build out of the regional transportation infrastructure of the two regional highways (Unser Blvd. and Paseo del Norte), along with associated "backbone" utility infrastructure to be located along the right-of-way of these highways, while landowners concurrently plan for the secondary roadway and utility infrastructure in the VHSDP plan area.

Respectfully,

James Hoffman

817-551-4335 (work)

817-568-6971 (fax)

817-689-4897 (cell)

## **Attachment C – Fugitive Dust Amendment**

## **Fugitive Dust Amendment**

In order to minimize opportunities for fugitive dust during site development and construction, development shall comply with the following standards:

- a. All development over  $\frac{3}{4}$  acres must comply with the joint Albuquerque and Bernalillo County Fugitive Dust Ordinance found in the New Mexico Administrative Code 20.11.20.
- b. All development must comply with the City Drainage Control Ordinance and the Flood Hazard Control Ordinance, including a requirement for an approved Erosion and Settlement Control Plan prior to being issued a grading permit.
- c. Due to the area's proximity to the Petroglyph National Monument and the importance of protecting petroglyphs from fugitive dust, preferred methods for soil stabilization should be incorporated where appropriate.
- d. For all non-residential and mixed-use developments, grading permits shall only be issued concurrently with building permits. For developments over  $\frac{3}{4}$  of an acre, applicants shall provide proof of a 20.11.20 NMAC Fugitive Dust Control Permit from the Environmental Health Department prior to being issued a building permit.
- e. For exclusively residential developments, a grading permit shall only be issued after a preliminary plat and an Erosion and Sediment Control Plan have been approved.
- f. Grading within public rights-of-way or public easements is exempt.

**Volcano Cliffs:** On page 92, Chapter 5 – General Regulations D – Construction Mitigation, replace Standard CM 1 with the language above. In Standard CM-2, delete the final sentence, which has been incorporated in the language above.

**Volcano Heights:** On page 116, Section 6.5.3, delete the final sentence, which has been incorporated in the language above. Add a new Section 6.5.4 with the language above. Delete 6.6.2 in its entirety and renumber subsequent sections accordingly.

**Volcano Trails:** On page 62, Chapter 4 – General Regulations C – Construction Mitigation, replace Standard CM-1 with the language above. In Standard CM-4, delete the final sentence, which has been incorporated in the language above.