



***Environmental
Planning
Commission***

***Agenda Number: 03
Project Number: 1008444
Case #: 10EPC-40046
February 3, 2010***

Supplemental Staff Report

<i>Agent</i>	COA, Planning Department
<i>Applicant</i>	City of Albuquerque
<i>Request(s)</i>	Deferral of the Volcano Trails Sector Development Plan
<i>Legal Description</i>	See attached map
<i>Location</i>	Area boundaries are Universe 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.
<i>Size</i>	Approximately 400 acres
<i>Existing Zoning</i>	RD
<i>Proposed Zoning</i>	New zoning: SU-2 VT Village Center, SU-2 VT Residential Developing area, SU-2 VT Urban Residential, SU-2 VT Small Lot Residential, SU-2 VT Medium Lot Residential. General Design Regulations are associated to varying degrees with all properties within the Volcano Trails SDP boundary.

Staff Recommendation

Recommendation of DEFERRAL of 10EPC-40046 for 30 days to the March 3, 2011 EPC Hearing.

Staff Planner

Petra Morris, Planner

Summary of Analysis

This third EPC Hearing for the Volcano Trails Sector Development Plan (SDP) is a continuance from November 4th, 2010.

The Volcano Trails SDP provides regulatory guidance for the development of the Trails, a 400-acre master planned community by Longford Homes. The plan adopts zoning and land use strategies which support area wide policies for high quality development with a range of housing densities and that is responsive to the area’s unique location and landscape. The plan’s strategies are based on implementing the policies of the Volcano Mesa amendment to the West Side Strategic Plan.

Since the November 4, 2010 hearing, Planning Staff has continued to meet with community members, property owners, commissioners and agency staff, but more work remains to be done to finalize agreements about plan details.

The Planning Department requests a 30-day deferral in order to continue working with major property owners to finalize proposed zoning and land-use and development regulations.

This supplemental staff report should be read in conjunction with the September 2, 2010 and November 4, 2010 staff reports.

