



**Environmental  
Planning  
Commission**

**Agenda Number: 04  
Project Number: 1008444  
Case #: 10EPC-40045  
February 3, 2011**

**Supplemental Staff Report**

<b>Agent</b>	COA, Planning Department
<b>Applicant</b>	City of Albuquerque
<b>Request(s)</b>	Deferral for 60 days of the Volcano Heights Sector Development Plan
<b>Legal Description</b>	See attached map
<b>Location</b>	Area boundaries are the Petroglyph National Monument to the east, Paseo del Norte to the south, Universe to the west and Paseo del Norte and the grant line to the north.
<b>Size</b>	Approximately 460 acres
<b>Existing Zoning</b>	RD, SU-1 for PRD, SU-1 for C1 uses
<b>Proposed Zoning</b>	New zoning: SU-2 VH Town Center, SU-2 VH Neighborhood Mixed Use, SU-2 VH Urban Campus, SU-2 VH Urban Residential, SU-2 VH Neighborhood Residential.  General Design Regulations are associated to varying degrees with all properties within the Volcano Heights SDP boundary.

**Staff Recommendation**

**Recommendation of DEFERRAL of 10EPC-40045 for 60 days to the EPC Hearing April 7, 2011.**

**Staff Planner**

**Petra Morris, Planner**

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

This third hearing for the Volcano Heights Sector Development Plan (SDP) is a continuance from November 4<sup>th</sup> 2010.

The Volcano Heights SDP provides regulatory guidance for the development of a large-scale, mixed-use, major activity center serving regional needs. It adopts flexible zoning, land use, transportation strategies in recognition of the larger difficulties of infrastructure delivery, development phasing, and fluctuating economic conditions affecting the plan area.

Since the November 4, 2010 hearing, Planning Staff has discussed comments concerning proposed zoning and land-use and development regulations with major property owners, which will be directly affected by City Council action taken on the West Side Strategic Plan amendment regarding the designation of a Community Activity Center (CAC) or Major Activity Center (MAC) for the Volcano Heights Town Center.

The Planning Department requests a 60-day deferral in order to incorporate the necessary adjustments to the VH SDP based on the Council's designation.

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

