

# Volcano Heights Sector Development Plan

## Open Space & Recreation Meeting

March 27, 2012

### Questions/Concerns/Comments

#### Roads

- Unser cross sections need to be coordinated with plans for Unser north of Paradise, as well as south of the Plan area through the Escarpment.
- Other roads need to be coordinated on a regional level, including Paseo del Norte, Coors Boulevard, Golf Course, and Eagle Ranch.
- If the regional traffic network cannot be improved, it is infeasible to add significant employment in the Volcano Heights area.
- Will the 36-foot right-of-way required in the Plan within 500 feet of intersections on Paseo del Norte and/or Unser Boulevard still be required if high-capacity transit is not implemented?
- The Unser Boulevard alignment shown on the maps should be adjusted to reflect the legal description of the road alignment.
- The Park Edge road should be moved to allow private development to back up to the Petroglyph National Monument. These are “ocean front property” opportunities and should not be taken for public views along the roadway.
- Park Edge road should be moved to provide more single-loaded street abutting the monument. See attached sketches.
- Is it possible for streets to be ‘A’ Streets on one side and ‘B’ streets on another? What happens if a property is too small to meet the required ‘A’ vs. ‘B’ percentages?
- The road connecting to the Boulders development to the north should be moved to connect to the stub street shown on the Boulders site plan.

#### Trails

- A trail should be added along the northern boundary of the Plan area. This would serve as an additional transition between existing neighborhoods and new development, as well as adding pedestrian and bicycle access for residents in the northern portion of the Plan area as well as in adjacent neighborhoods.
- A trail should be added to connect Piedras Marcadas to other bike trails in the Plan area.
- The Plan should include the possibility of property owners coordinating private trails within the Plan area.

#### Zoning

- Neighborhood Transition zone on the northern boundary should be extended east abutting the school, as was shown in previous draft zoning maps.

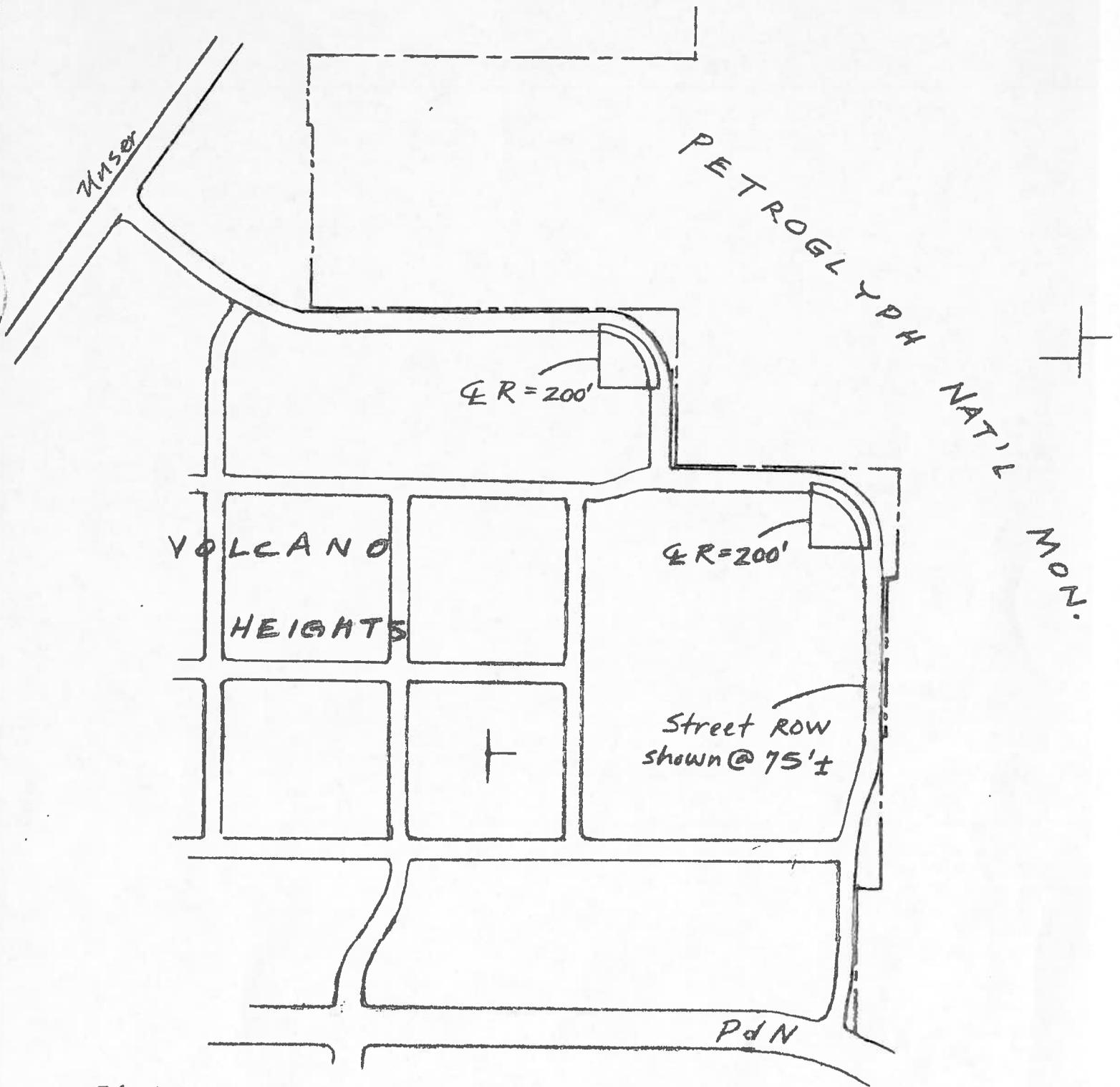
- Mixed Use zones within the “loop road” surrounding the Paseo del Norte/Unser Boulevard intersection should be replaced with Regional Center zone.

### **Height Bonus**

- An additional “carrot” [i.e. incentive] should be added by allowing developments additional height for optimizing topography in low areas. Developments that follow the terrain and limit fill should receive that extra height as a bonus.
- A bonus should be added to the Built Environment criteria for Monument/Gateway/Entrance signs or features.
- Is it possible to do a Transfer-of-Development Rights with City-owned parcels? Can property owners pay for and/or construct improvements on City-owned property as part of the bonus height system?
- If a property owner dedicates adjacent open space to the City, can the property owner still improve the open space in some way? Would those improvements count toward additional height bonuses?
- Transfers-of-Development Rights should be allowed within Volcano Mesa, not limited just within Volcano Heights as proposed in the current draft.
- If sites require fill to meet street grade, could re-creation of natural landscape count as preservation of natural landscape?

### **Infrastructure**

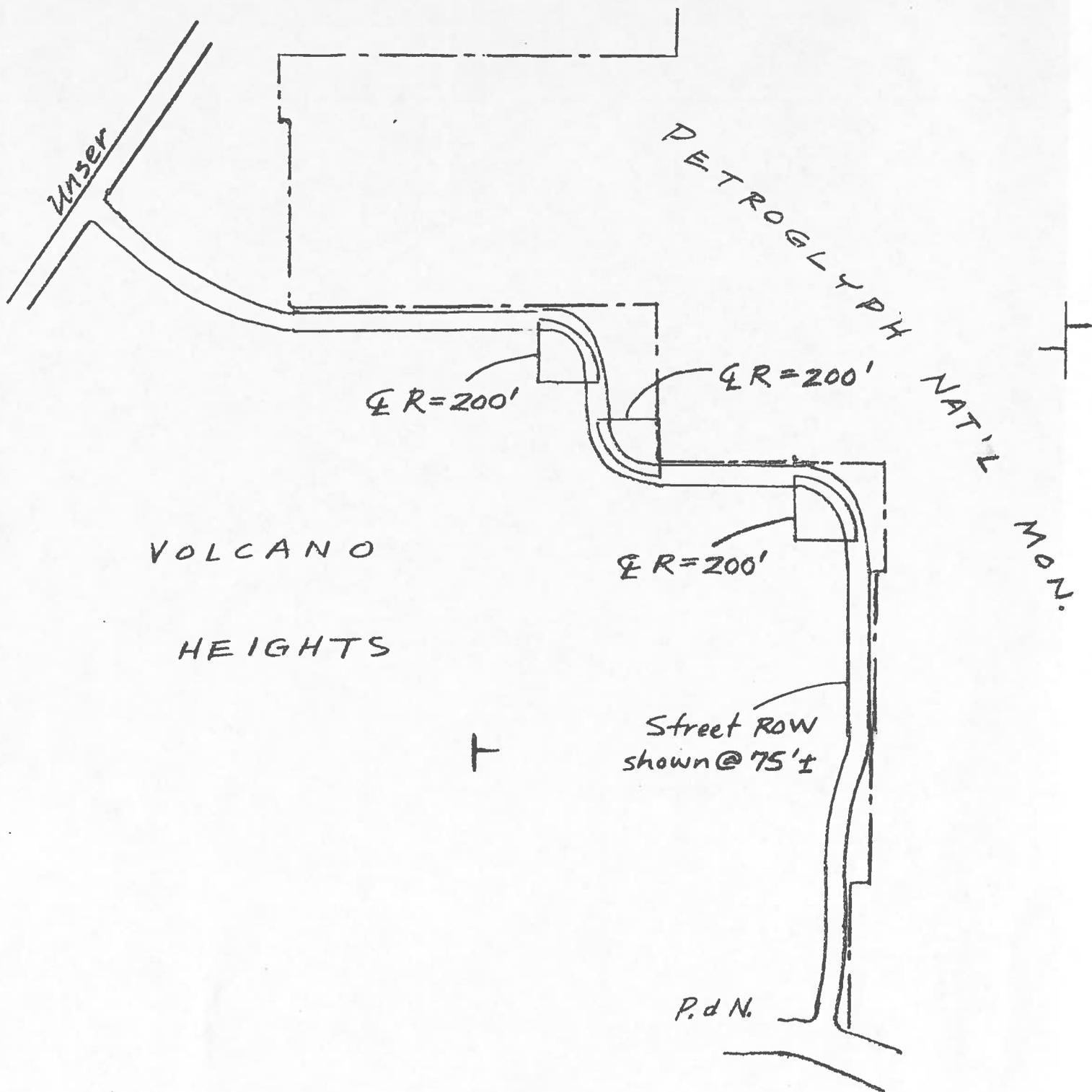
- Wilson & Company conducted a high-level utility plan for the 2006 Volcano Heights Sector Development Plan. This should be updated as part of this planning effort and included in this Plan.



Sketch of Street Bordering Petroglyph Nat'l Mon.

CONCEPT 2 - Tighter Curves same as Concept 1, but Street and nearby streets re-aligned.

Nominal Scale 1:6000 (1" = 500')



Sketch of Street Bordering Petroglyph Nat'l Mon.

CONCEPT 1 - Tighter Curves than  
Draft SDP. Centerline Radius  
200' instead of ca. 275'

Nominal Scale 1:6000 (1" = 500')