



# VOLCANO TRAILS

## Sector Development Plan



AMENDED NOVEMBER 5, 2014



## VOLCANO TRAILS SECTOR DEVELOPMENT PLAN

### **City of Albuquerque**

Richard J. Berry, Mayor

Robert J. Perry, Chief Administrative Officer

### **City Council**

Ken Sanchez, District 1

Debbie O'Malley, District 2

Isaac Benton, District 3

Brad Winter, District 4

Dan Lewis, District 5

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Don Harris, District 9, President

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Len Malry, Council District 6

Laurie Moyer, Vice Chair, District 7

Doug Peterson, Chair, Council District 8

Michael Dickson, Council District 9

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James Lewis, Parks and Open Space

Christina Sandoval, Parks and Recreation

John Hartmann, Department of Municipal Development

Brad Bingham, Albuquerque Metropolitan Arroyo Flood Control Authority

Allan Porter, Albuquerque Bernalillo County Water Utility Authority



## AMENDMENTS

### Volcano Trails Sector Development Plan

Originally Adopted by City Council and Signed by the Mayor in August 2011

Council Bill No. R-11-211 / City Enactment No. R-2011-066

EPC 1008444 / 10EPC-40046

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

Date Adopted	Council Bill No.	City Enactment No.	Relevant page(s), map(s), section(s), etc. affected by the Resolution	Description <i>[include purpose, summary, and EPC Case number]</i>
October 6, 2014	R-14-71	R-2014-078	Pages 6-7, 37, 42-48, 50, 52-60	Text amendment to update transportation network map and cross sections for consistency with all Volcano Mesa Plans, address residential and mixed-use development to minimize fugitive dust, adjust garage design standards, change height limits in SU-2 VTML and fix errata. [EPC 1008444-13EPC-40160]

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

**CITY OF ALBUQUERQUE  
NINETEENTH COUNCIL**

COUNCIL BILL NO. C/S R-11-211 ENACTMENT NO. R. 2011. 0666

SPONSORED BY: Dan Lewis by request

**RESOLUTION**

FOR AN AREA OF APPROXIMATELY 446 ACRES AND BORDERED GENERALLY BY UNIVERSE BOULEVARD TO THE EAST, STATE LAND, APS SCHOOL SITES AND THE NORTHERN GEOLOGIC WINDOW TO THE SOUTH, VACANT BERNALILLO COUNTY LAND TO THE WEST, AND PASEO DEL NORTE TO THE NORTH, ADOPTING THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN AS A RANK 3 PLAN; CHANGING EXISTING ZONING ON UNDEVELOPED PROPERTIES FROM RD TO SU-2 VOLCANO TRAILS VILLAGE CENTER, SU-2 VOLCANO TRAILS URBAN RESIDENTIAL, SU-2 VOLCANO TRAILS RESIDENTIAL DEVELOPING AREA, SU-2 VOLCANO TRAILS SMALL LOT, SU-2 VOLCANO TRAILS MEDIUM LOT, AND SU-2 VOLCANO TRAILS OPEN SPACE.

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

WHEREAS, on March 3, 2011 the Environmental Planning Commission, in its advisory role on land use and planning matters, recommended that the City Council adopt the Volcano Trails Sector Development Plan (VTSDP); and

WHEREAS, the Environmental Planning Commission found approval of the Volcano Trails Sector Development Plan consistent with applicable goals and policies of the Comprehensive Plan, the Westside Strategic Plan, the Trails and Bikeways Facility Plan, the Facility Plan for Electric Service Transmission and Subtransmission Facilities, the City of Albuquerque Major Public Open Space Facility Plan, the Facility Plan for Arroyos, the Northwest Mesa Escarpment Plan, the Comprehensive City Zoning Code, and R-270-1980.

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

Section 1. The VOLCANO TRAILS SECTOR DEVELOPMENT PLAN is hereby adopted subject to conditions of approval in Exhibit A:

A. The Volcano Trails Sector Development Plan attached hereto and made a part hereof, is hereby adopted as a land-use control pursuant to the Comprehensive City Zoning Code.

B. The maps on page 24 titled "Exhibit 10, Zoning Established by the Volcano Trails Sector Development Plan" and the text of Chapter 3 "Zoning and General Standards" are adopted as an extension of the Zoning Code and its zone map.

Section 2. FINDINGS ADOPTED. The City Council adopts the following findings:

A. The Volcano Trails Sector Development Plan is a Rank 3 plan that covers an area of approximately 446 acres. The Plan boundaries are Universe Boulevard to the east; State land, APS school sites and the Northern Geologic Window to the south; vacant Bernalillo County land to the west; and Paseo del Norte to the north.

B. 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). At the November 4, 2010 hearing, the EPC voted to send the WSSP amendment to the City Council with a recommendation of approval. On February 23, 2011, the City Council voted to adopt the WSSP amendment.

C. The Volcano Trails area currently contains land that is zoned RD, and the Volcano Trails Sector Development Plan proposes six new zone categories – SU-2 VT Village Center (VTVC), SU-2 VT Residential Developing area (VTRD), SU-2 VT Urban Residential (VTUR), SU-2 VT Small Lot Residential (VTSL), SU-2 VT Medium Lot Residential (VTML), SU-2/SU-1 for Open Space (privately owned) – as well as General Design Standards and General Regulations that are associated to varying degrees with all properties within the VTSDP boundary.



1 D. The Volcano Trails Sector Development Plan supports the following  
2 goals and policies in the Albuquerque/Bernalillo County Comprehensive Plan:

3 1. Policies II.B.5.a, c, d, h, i, k, m: through the mix of uses proposed in  
4 order to provide neighborhood services, retail, and higher-density housing  
5 in specific locations in the Volcano Trails area, and zoning regulations that  
6 ensure development will not be visually intrusive (i.e. restrictions on  
7 height, color, and reflectivity);

8 2. Policies II.B.1.c, f, j: through the location of the least intense zoning  
9 adjacent to Major Public Open Space, the General Standards that address  
10 colors, heights, reflectivity and fencing adjacent to the Petroglyph National  
11 Monument, and the recognition of the developer's proposals for open  
12 space corridors, parks, and trails;

13 3. Policy II.C.6.c: through the language in General Standards that  
14 address petroglyphs and archeological sites;

15 4. Policies II.C.8.a, b, d, e: through the General Standards protecting  
16 rock outcroppings; development buffers and low-intensity zoning nearest  
17 to the Petroglyph National Monument, arroyos, and Major Public Open  
18 Space; General Standards requiring street trees and native and xeric plants  
19 for landscaping; and zoning regulations that ensure development will not  
20 be visually intrusive (i.e. restrictions on height, color, and reflectivity);

21 5. Policies II.C.9.b, e: through the proposed zoning, and the proposed  
22 road network, and through the employment opportunities provided by the  
23 Village Centers;

24 6. Policies II.D.6. a, g: through the small business and employment  
25 opportunities provided by the mixed use areas and the Village Centers.

26 E. The Volcano Trails Sector Development Plan supports the following  
27 policies in the West Side Strategic Plan:

28 1. Policy 1.1 through the high-density and non-residential uses to be  
29 located in proposed nodes;

30 2. Policy 3.96 through the establishment of new zoning that will create  
31 mixed-use neighborhoods and allow higher-density residential  
32 development that can both support and be served by transit;

1 3. Policy 3.99 through General Standards that protect the Petroglyph  
2 National Monument's Northern Geologic Window from the impacts of  
3 development by requiring single-loaded streets along at least 60% of the  
4 lineal edge of the Northern Geologic Window and prohibiting storm runoff  
5 into the Northern Geologic Window in excess of natural flows;

6 4. Policy 3.100 through regulations on building color and reflectivity,  
7 heights and setbacks;

8 5. Policy 3.101 through regulations limiting fill;

9 6. Policy 3.103 by mapping Significant Rock Outcroppings and setting  
10 guidelines for their protection and requiring mitigation of storm runoff from  
11 development into the Petroglyph National Monument;

12 7. Policy 3.104 by requiring that development, trails and recreation  
13 areas be set back by at least 50 feet from prehistoric petroglyphs or other  
14 significant archaeological sites as defined by the Albuquerque  
15 Archaeological Ordinance;

16 8. Policy 3.105 by requiring larger lot sizes, up to a minimum of 11,000  
17 square feet for development within 200 feet of the Petroglyph National  
18 Monument or Major Public Open Space in order to preserve view corridors  
19 and visible private open space, by requiring single-loaded streets along at  
20 least 60% of the lineal edge of the Petroglyph National Monument's  
21 Northern Geologic Window;

22 9. Policy 3.106 by requiring that development, trails and recreation  
23 areas in the Volcano Trails area be set back by at least 50 feet from  
24 prehistoric petroglyphs or other significant archeological sites, unless  
25 designated under the guidance of a qualified archaeologist, per the city's  
26 Archaeological Ordinance;

27 10. Policy 3.107 by mapping Significant Rock Outcroppings defined in  
28 the Plan as bedrock or other stratum a minimum of 6 feet high on its  
29 steepest side as measured from the adjacent 10% slope line and in excess  
30 of 500 feet of surface area, and setting guidelines for their protection and  
31 access;

32 11. Policy 3.108 by mapping Significant Rock Outcroppings in the Plan  
33 area and requiring that they be preserved in place and incorporated into

1 privately-owned open space (open to the public) to be identified on existing  
2 and future site plans, and that access be provided via public right-of-way or  
3 public access easements as development occurs;

4 12. Policy 3.11 by promoting land-use, density and development  
5 standards that concentrate mixed-use and make frequent transit service  
6 viable;

7 13. Policy 3.13 by establishing a network of multi-use trails within an  
8 open space network and along key streets that provide access to several  
9 City and neighborhood parks, as well as the Petroglyph National  
10 Monument's Northern Geologic Window;

11 14. Policy 4.6 by establishing maximum development densities and lot  
12 sizes for development near the Petroglyph National Monument's Northern  
13 Geologic Window, through regulations on building color and reflectivity, by  
14 requiring single-loaded streets along at least 60% of the lineal edge of the  
15 Northern Geologic Window, by setting design standards for commercial  
16 signage, and by specifying coyote, post-and-wire or view fencing on  
17 properties located adjacent to the Petroglyph National Monument or Major  
18 Public Open Space.

19 15. Policy 4.6c by prohibiting gated or walled developments in any non-  
20 exempt part of the Volcano Trails Sector Development Plan area, and by  
21 prohibiting/strongly discouraging cul-de-sacs or dead-end streets in newly  
22 platted development.

23 16. Policies 7.7, 10.1, and 10.3 through the General Standards for  
24 naturalistic arroyo treatment.

25 F. The VTSDP supports the Proposed Trails Map on page 8 and the intent  
26 of the Rank 2 Trails and Bikeways Facility Plan through the expansion of the trail  
27 network in this area.

28 G. The Volcano Trails Sector Development Plan supports Policies 20, 21  
29 and 23 in the Northwest Mesa Escarpment Plan through the Zoning and General  
30 Standards in the VTSDP, written to avoid visually intrusive development and the  
31 recognition of the developer's proposed open space and scenic corridors for the  
32 Volcano Trails area.

1 H. The Volcano Trails Sector Development Plan supports the Proposed  
2 Trails Map on page 22 and the intent of the Rank II Trails and Bikeways Facility  
3 Plan through the expansion of the trail network in this area.

4 I. The Volcano Trails Sector Development Plan supports the Rank II  
5 Facility Plan for Electric Service Transmission and Subtransmission Facilities,  
6 through the addition of language provided with PNM to address utility easements,  
7 landscaping, and access to public utility facilities.

8 J. The Volcano Trails Sector Development Plan supports the Rank II City  
9 of Albuquerque Major Public Open Space Facility Plan policies B2-G, B2-K, C-3  
10 and Figure 4-1 through policies that address the environment and open space  
11 and design and zoning regulations that ensure appropriate transitions from  
12 developed areas to open space.

13 K. The Volcano Trails Sector Development Plan supports the Rank II  
14 Facility Plan for Arroyos: Multiple Use of Albuquerque's Arroyos and their  
15 Floodplains policies II.B. Drainage 1, II.B. Multiple Use 1, II.C.2, II.C.3, II.D.2, II.F.4  
16 through the proposed naturalistic treatment for arroyos and General Design  
17 Standards protecting the opportunity for trails along arroyos.

18 L. The Volcano Trails Sector Development Plan is justified per Resolution  
19 270-1980. The proposed zoning is more advantageous to the community because  
20 it furthers applicable goals and policies in the Comprehensive Plan, the WSSP,  
21 and the NWMEP. The Plan meets the public need for a sector-wide map  
22 amendment to ensure an adequate mix of residential, commercial, and service  
23 uses that encourage and allow residents to live, work, shop, and recreate all in  
24 close proximity. The proposed zoning is designed to create a healthy community  
25 that contains a mix of uses, is transit accessible and bicycle friendly, and  
26 encourages pedestrian activity, which will help decrease the demand on local  
27 streets and decrease vehicle miles traveled. Furthermore, this public need is best  
28 served by rezoning this particular sector in this particular manner as compared  
29 with other available properties, which do not exist in the amount or configuration  
30 necessary to meet the public need. The proposed zoning meets R-270-1980  
31 criteria as follows:

32 1. The zone changes proposed by the VTSDP are consistent with  
33 furthering the health, safety, morals and general welfare of the city. The



1 purpose of the VTSDP is to ensure that the area develops in such a way as  
2 to further the goals and policies of the Comprehensive Plan and other  
3 applicable plans – in this case the WSSP and the NWMEP. The plan  
4 proposes residential, commercial, office, and neighborhood service uses in  
5 a pattern designed to support transit.

6 2. The proposed zoning changes will provide the area with stability.  
7 The VTSDP area is currently zoned RD, which allows a range of densities,  
8 intensities, and uses with no requirement for coordination and/or planning.  
9 The proposed zoning for the VTSDP is designed to reflect the platting, the  
10 unique location of the area, and the road network and conditions while  
11 encouraging neighborhood services and retail in designated areas to serve  
12 Volcano Trails residents and surrounding neighbors. The proposed zoning  
13 is designed to ensure that non-residential uses, mixed uses, multifamily  
14 residential development, townhouses, and single-family uses all develop in  
15 a pattern and location that encourage and support a stable built  
16 environment.

17 3. The proposed VTSDP supports applicable goals and policies in the  
18 Comprehensive Plan, West Side Strategic Plan, the Northwest Mesa  
19 Escarpment Plan, the Trails and Bikeways Facility Plan, the Facility Plan for  
20 Electric Service, and the Facility Plan for Arroyos as outlined in previous  
21 findings D through K.

22 4. The existing zoning is inappropriate because:

23 a. The U.S. Congress created the Petroglyph National Monument  
24 after the establishment of the existing zoning. The proposed zoning  
25 responds to and endeavors to minimize adverse impacts on the  
26 Petroglyph National Monument while allowing private property to be  
27 developed; and

28 b. The proposed zoning would be more advantageous to the  
29 community because it furthers applicable goals and policies in the  
30 Comprehensive Plan, the WSSP and the NWMEP. The proposed zoning  
31 is designed to create a healthy community that contains a mix of uses,  
32 is transit accessible and bicycle friendly, and encourages pedestrian  
33 activity, as articulated in findings D through K above. Specifically:

1 i. SU-2 Volcano Trails Village Center (SU-2 VTVC): This zone  
2 category replaces existing R-D zoning for approximately 30 acres  
3 of land at two locations in the Plan area – the intersection of  
4 Paseo del Norte and Woodmont Dr., and the intersection of Paseo  
5 del Norte and Universe Blvd. The WSSP calls for each community  
6 on the West Side to be served by smaller Neighborhood Activity  
7 Centers that are easily reached by walking from surrounding  
8 neighborhoods and that offer opportunities for neighborhood-  
9 serving commercial activities and employment. The existing R-1  
10 zoning does not provide this opportunity, which is why a zone  
11 change is needed. The SU-2 VTVC permits both higher-density  
12 residential and neighborhood- and community-serving  
13 commercial uses in order to help achieve a balance of uses within  
14 a transit-supportive environment. Based on the existing platting  
15 and development in the area, the two VTVC zones are located on  
16 the only sufficiently sized tracts of land located near major roads  
17 and far enough away from Major Public Open Space and the  
18 Petroglyph National Monument to allow the potential to develop  
19 into true Neighborhood Activity Centers. There are no other  
20 comparable locations.

21 ii. SU-2 Volcano Trails Urban Residential (SU-2 VTUR): This zone  
22 category replaces existing R-D zoning in two specific areas within  
23 the VTSDP boundaries: 1.) along Paseo Del Norte east and west  
24 of Woodmont Ave, where it provides a transition between the  
25 Village Center zone and nearby Volcano Trails Open Space and  
26 lower-density single family housing, and 2.) to the west and south  
27 of the Village Center zone at Paseo del Norte and Universe Blvd.,  
28 where it also serves to buffer the Village Center zone from  
29 adjacent areas of less dense housing. It will allow a variety of  
30 urban housing types within a network of pedestrian-friendly  
31 streets. This zone is being used at these locations in order to step  
32 down the intensity of development as it transitions from urban to  
33 residential.

1           iii. SU-2 Volcano Trails Residential Developing Area Zone (SU-2  
2 VTRD): This zone category replaces existing R-D zoning for land  
3 on the northern and southern edges of the property. This zone  
4 category generally corresponds to the R-1 zone with certain  
5 additions and exceptions, including the prohibition of gated  
6 developments and an allowance for a minor second dwelling unit  
7 of up to 650 square feet. This zone is being used in these  
8 locations because of specific needs related to these locations.  
9           iv. SU-2 Volcano Trails Small Lot (SU-2 VTSL): This zone category  
10 replaces existing R-D zoning for approximately 60 acres near the  
11 center of the Plan area. This zone category allows typical  
12 suburban lot sizes, but with rear access alleys, houses moved up  
13 to the sidewalk, front porches and other features to create a more  
14 pedestrian-friendly environment. This zone is being used in this  
15 location because of specific needs related to this location.  
16           v. SU-2 Volcano Trails Medium Lot (SU-2 VTML): This zone  
17 category replaces existing R-D zoning for approximately 60 acres  
18 to the north and south of the Petroglyph National Monument's  
19 Northern Geologic Window. It allows single-family homes on  
20 progressively larger lots depending on proximity to the Northern  
21 Geologic Window in order to protect views and reduce the impact  
22 of development in this area. This zone is being used in this  
23 location in order to step down development intensities in this  
24 geologically, archaeologically and culturally sensitive area.  
25           5. The proposed zoning does not contain uses that would be harmful to  
26 adjacent properties, neighbors, or the community. Per the Zone Code, non-  
27 residential properties are required to buffer residential properties when  
28 they meet.  
29           6. None of the Plan's zone changes require major capital expenditures.  
30           7. The cost of land is not discussed in the Plan, and is not the reason  
31 for adopting the plan.

1           8. The location of mixed-use and higher-density residential zoning is  
2 related to the vision proposed for the whole Volcano Mesa area, and is not  
3 based solely on location on a collector or major street.  
4           9. The Council finds that the proposed SU-2 zones do not create spot  
5 zones. To the extent to which any of the proposed SU-2 zones are found to  
6 be spot zones, they are justified as follows:  
7           a. The proposed zoning clearly facilitates realization of the  
8 Comprehensive Plan, the Westside Strategic Plan, the Trails and  
9 Bikeways Facility Plan, the Facility Plan for Electric Service, the  
10 Facility Plan for Arroyos, and the Northwest Mesa Escarpment Plan  
11 as detailed above in the response to R-270-1980, Section L.4.; and  
12           b. The proposed zones and their individual, component regulations  
13 within the plan area and the plan area itself are different from  
14 surrounding land. The proposed locations of zone boundaries  
15 create differences between adjacent lands and zones as well as  
16 differences between zones within the plan area. The proposed  
17 zone categories create the opportunity for sustainable growth that  
18 entails different land uses that help to meet the area's housing,  
19 service, and employment needs. The proposed zoning categories  
20 establish and facilitate transitions between adjacent zones within  
21 the plan area and where adjacent to existing zoning. Even where  
22 residential and non-residential zoning abut or are adjacent, there  
23 are specific requirements for height transitions within the more  
24 intense zone category so as to maximize compatibility with the less  
25 intense zone category. There are no other available properties in  
26 the area with the acreage or configuration necessary to meet the  
27 public need for sustainable and coordinated growth.  
28           10. To the extent to which any of the proposed SU-2 zones are found to  
29 be strip zones, they are justified as follows:  
30           a. The proposed zoning clearly facilitates realization of the  
31 Comprehensive Plan, the West Side Strategic Plan, the Trails and  
32 Bikeways Facility Plan, the Facility Plan for Electric Service, the



1 Facility Plan for Arroyos, and the NWMEP as detailed above in the  
2 response to R-270-1980, Section L.4.; and  
3 b. The proposed zoning and their individual, component regulations  
4 within the plan area and the plan area itself are different from  
5 surrounding land. The proposed locations of zone boundaries  
6 create differences between adjacent lands and zones as well as  
7 differences between zones within the plan area. The proposed  
8 zone categories create the opportunity for sustainable growth that  
9 entails different land uses that help to meet the area's housing,  
10 service, and employment needs. The proposed zoning categories  
11 establish and facilitate transitions between adjacent zones within  
12 the plan area and where adjacent to existing zoning. Even where  
13 residential and non-residential zoning abut or are adjacent, there  
14 are specific requirements for height transitions within the more  
15 intense zone category so as to maximize compatibility with the less  
16 intense zone category. Furthermore, the location of many of the  
17 "strip zones" is in response to traffic potentials on established, but  
18 not yet fully developed arterial corridors, such as Paseo del Norte  
19 and Unser Boulevard. There are no other available properties in  
20 the area with the acreage or configuration necessary to meet the  
21 public need for sustainable and coordinated growth.

22 M. The Environmental Planning Commission has reviewed the Volcano  
23 Trails Sector Development Plan and received presentations and testimony from  
24 Planning staff, commenting City departments and other agencies, property  
25 owners, interested parties, and the general public at three separate public  
26 hearings on 02 September 2010, 04 November 2010, and 03 March 2011.

27 Section 3. CONDITIONS OF APPROVAL ADOPTED. The City Council  
28 adopts the conditions of approval as recommended by the Environmental  
29 Planning Commission attached in Exhibit A.


30 Section 4. EFFECTIVE DATE. This resolution shall take effect five days  
31 after publication by title and general summary.

32 Section 5. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
33 clause, word or phrase of this resolution is for any reason held to be invalid or

1 unenforceable by any court of competent jurisdiction, such decision shall not  
2 affect the validity of the remaining provisions of this resolution. The Council  
3 hereby declares that it would have passed this resolution and each section,  
4 paragraph, sentence, clause, word or phrase thereof irrespective of any  
5 provisions being declared unconstitutional or otherwise invalid.  
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[+Bracketed/Underscored Material+] - New  
[-Bracketed/Strikethrough Material-] - Deletion

1 PASSED AND ADOPTED THIS 15<sup>th</sup> DAY OF August, 2011  
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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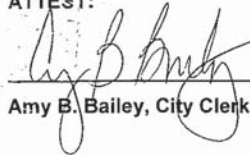
7  
8 Don F. Harris, President  
9 City Council

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13 APPROVED THIS 31<sup>st</sup> DAY OF August, 2011

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15  
16 Bill No. C/S R-11-211

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21 \_\_\_\_\_  
22 Richard J. Berry, Mayor  
23 City of Albuquerque

24  
25 ATTEST:

26   
27 \_\_\_\_\_  
28 Amy B. Bailey, City Clerk



Office of the City Clerk  
P.O. Box 1293  
Albuquerque, NM 87103  
Phone (505) 768-3030 Fax (505) 768-2845

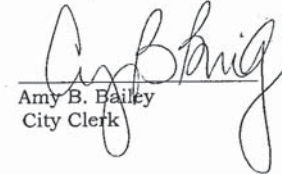
Richard J. Berry, Mayor

Amy B. Bailey, City Clerk

To: CITY COUNCIL  
From: AMY B. BAILEY, CITY CLERK  
Date: August 31, 2011  
Subject: BILL NO. R-11-211; ENACTMENT NO. R-2011-066

I hereby certify that on August 31, 2011, the Office of the City Clerk received Bill No. R-11-211 as signed by the president of the City Council, Don F. Harris. Enactment No. R-2011-066 was passed at the August 15, 2011 City Council meeting. Mayor Berry did not sign the approved Resolution within the 10 days allowed for his signature and did not exercise his veto power. Pursuant to the Albuquerque City Charter Article XI, Section 3, this Resolution is in full effect without Mayor's approval or signature. This memorandum shall be placed in the permanent file for Bill No. R-11-211.

Sincerely,

  
Amy B. Bailey  
City Clerk



CITY of ALBUQUERQUE  
TWENTY-FIRST COUNCIL

COUNCIL BILL NO. R-14-71 ENACTMENT NO. R-2014-078

SPONSORED BY: Dan Lewis, by request

RESOLUTION

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

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

11 WHEREAS, the City Council adopted the Volcano Trails Sector  
12 Development Plan in August 2011, for an area of approximately 446 acres,  
13 bounded generally by Paseo del Norte to the north, the Petroglyph National  
14 Monument to the west, Volcano Cliffs to the south, and Volcano Heights to the  
15 east; and

16 WHEREAS, Volcano Trails provides opportunities for a variety of housing  
17 options and densities surrounding a Village Center to promote a balance of  
18 jobs and housing, as well as service and retail opportunities within walking  
19 and biking distance of residential neighborhoods; and

20 WHEREAS, the Rank 2 West Side Strategic Plan's Volcano Mesa  
21 Amendment establishes the policies to direct growth within the three Rank 3  
22 Sector Development Plans – Volcano Trails, Volcano Cliffs, and Volcano  
23 Heights; and

24 WHEREAS, the policies and regulations intended to be consistent among  
25 the three plans were reviewed, revised, and refined throughout the process of  
26 adopting the three Rank 3 plans, which were adopted in succession beginning

1 in May 2011 with Volcano Cliffs and ending in August 2013 with Volcano  
2 Heights; and  
3 WHEREAS, amendments are needed to reconcile the road network within  
4 Volcano Mesa to incorporate cross sections for Volcano Cliffs and Volcano  
5 Heights and additional intersections on Paseo del Norte and Unser Boulevard;  
6 and

7 WHEREAS, amendments are needed to reconcile adjustments made to the  
8 design requirements for residential garages; strengthen regulations to  
9 minimize fugitive dust during construction activities; adjust regulations that  
10 would have resulted in undesirable, unintended consequences; and correct  
11 errata adopted in the original Plan; and

12 WHEREAS, amendments to the Volcano Trails Sector Development Plan  
13 (VTSDP) are consistent with the applicable goals and policies of the  
14 Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic  
15 Plan, the Facility Plan for Major Public Open Space, the Facility Plan: Electric  
16 System Generation and Transmission, the Northwest Mesa Escarpment Plan,  
17 and the Comprehensive Zoning Code.

18 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
19 ALBUQUERQUE:

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

21 1. The VTSDP area comprises 446 acres of land and is bounded  
22 generally by Paseo del Norte to the north, the Petroglyph National Monument  
23 to the west, Volcano Cliffs to the south, and Volcano Heights to the east.

24 2. The Plan area is approximately 40% developed, platted primarily  
25 into single-family residential lots. Ownership is still largely held by several  
26 major developers.

27 3. The Plan establishes the following SU-2 zones: Volcano Trails  
28 Village Center (VTVC), Volcano Trails Urban Residential (VTUR), Volcano  
29 Trails Residential Developing Area (VTRD), Volcano Trails Small Lot (VTSL),  
30 Volcano Trails Medium Lot (VTML), Residential Developing area, and Volcano  
31 Trails Open Space. No zone changes are involved in the amendments; rather,  
32 revisions would equally affect all properties already subject to design  
33 standards.

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1 4. The VTSDP includes areas designated as Developing Urban by the  
2 Rank 1 Albuquerque/Bernalillo County Comprehensive Plan (Comprehensive  
3 Plan). The VTSDP amendments implement and further the applicable Goals  
4 and Policies of the Comprehensive Plan as follows:

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

8 B. Amendments to the standards pertaining to structure  
9 colors, plant lists, and grading help protect natural and cultural resources,  
10 improve the visual and built environments, ensure compatibility with open  
11 space, and preserve the Escarpment (II.B.1 Policy c, II.B.5 Policies d and m,  
12 II.C.8 Policy a, and II.C.9 Policy b).

13 5. Amendments to the standards pertaining to structure colors, plant  
14 lists, and grading implement and further the established goals and policies of  
15 the Rank 2 West Side Strategic Plan by helping protect the Escarpment, view  
16 sheds, and cultural resources (Policies 3.99 and 3.103):

17 6. Amendments to the standards pertaining to structure colors, plant  
18 lists, and grading implement and further the established goals and policies of  
19 the Rank 3 Northwest Mesa Escarpment Plan by ensuring that development is  
20 compatible with the natural landscape and that visual contrast is minimized  
21 (Policies 12, 20, and 21).

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

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

30 2. With respect to Policy (B), the proposed zoning regulations  
31 contribute to the stabilization of the area by setting standards for all  
32 residential garages to ensure high-quality design. The standards are intended  
33 to create a high-quality built environment compatible with and complementary

1 to the natural beauty of the Petroglyph National Monument, which surrounds  
2 Volcano Mesa on three sides and protects a unique volcanic landscape in  
3 perpetuity.

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

8 A. Rank 1 Comprehensive Plan:

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

17 (2) II.B.5 Developing and Established Urban Goal and  
18 Policy d: Residential garage standards help ensure that the location,  
19 intensity, and design of new development respects the natural environmental  
20 conditions, scenic resources, and social, cultural, and recreational values and  
21 opportunities connected to the Petroglyph National Monument.

22 (3) II.B.5 Developing and Established Urban Goal and  
23 Policy f: Residential garage standards help ensure that houses are oriented  
24 toward pedestrian walkways and share access with people other than drivers.  
25 The proposed standards ensure facades that balance the orientation for  
26 vehicle access via garages with the orientation for pedestrian access via  
27 sidewalks and the public realm.

28 (4) II.B.5 Developing and Established Urban Goal and  
29 Policy i: Residential garage standards encourage quality design in new  
30 development and design that is appropriate to the Plan area.

31 (5) II.B.5 Developing and Established Urban Goal and  
32 Policy m: Residential garage standards are an important part of the site  
33 design that improves the quality of the visual environment.



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1 (6) II.C.8. Environmental Protection and Heritage  
2 Conservation Goal and Policy a: Residential garage standards are proposed  
3 in the Plan area to respect the natural and visual environment, particularly the  
4 unique Albuquerque feature that includes the volcanic landscape, of which the  
5 Petroglyph National Monument is an integral part.  
6 (7) II.C.8 Environmental Protection and Heritage  
7 Conservation Goal and Policy e: In this highly scenic area, residential garage  
8 standards ensure development design that is in harmony with the landscape.  
9 (8) II.C.9 Community Identity and Urban Design Goal  
10 and Policy b: Residential garage standards consider how best to design the  
11 built environment to contribute to and enhance the natural environment,  
12 including standards for the placement of entrances and windows, parking  
13 areas and relationship to buildings, drive pads and curb cuts, and the massing  
14 of buildings.  
15 (9) II.D.4 Transportation and Transit Goal and Policy g:  
16 Residential garage standards help protect pedestrians in the public realm,  
17 minimize opportunities for conflicts with auto access to individual properties,  
18 and create pleasant non-motorized travel conditions.  
19 (10) II.D.5 Housing Policy b: Residential garage  
20 standards help promote quality in new housing design.  
21 B. Rank 2 West Side Strategic Plan:  
22 (1) Policy 3.99: The residential garage standards  
23 establish design standards for developments in Volcano Mesa, which abuts  
24 the Petroglyph National Monument, in order to recognize and respect the  
25 sensitive ecological, historical and cultural importance of the area by ensuring  
26 that development is compatible and contributes to a high-quality built  
27 environment.  
28 C. Rank 3 Volcano Trails Sector Development Plan:  
29 (1) Goal 2: Residential garage standards help minimize  
30 blank walls and the visual impact of garage doors on development adjacent to  
31 the Escarpment and form a pleasant transition from the developed to the  
32 natural area.

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1 (2) Goal 4: Residential garage standards are intended to  
2 ensure high-quality design for individual buildings, which contributes to a  
3 sense of place and permanence.  
4 4. With respect to Policy (D), existing zoning standards are  
5 inappropriate and inadequate because the proposed revisions to the existing  
6 residential garage standards are more advantageous to the community, as  
7 articulated by the preponderance of applicable goals and polices in the  
8 Comprehensive Plan and WSSP cited in Section C above.  
9 A. There is a public need for the proposed standards, as  
10 they help ensure a high-quality built environment that is more compatible with  
11 the sensitive and unique volcanic landscape of which this Plan area is a part  
12 and the permanent open space protected in perpetuity as the Petroglyph  
13 National Monument. The residential standards also improve the safety and  
14 continuity of the pedestrian realm in front of these residential properties.  
15 B. The location of this Plan area, with its relationship to the  
16 abutting Petroglyph National Monument, makes these residential standards  
17 important and appropriate to meet the public need for high-quality built  
18 environments and safe and continuous pedestrian realms.  
19 5. With respect to Policy (E), these zoning standards affect one  
20 permissive use for properties between 48 and 70 feet wide. Residential  
21 garages for three or more cars would be prohibited for properties less than 70  
22 feet wide; the existing standards specify a minimum of 48 feet to allow a  
23 three-car garage. The more restrictive standard is intended to minimize the  
24 proportion of the lot delegated for garage façade and ensure the safety and  
25 quality of the pedestrian and public realm in front of residential lots. The  
26 change is not harmful to adjacent property, neighborhood, or community;  
27 rather the standards benefit surrounding property by ensuring a high-quality  
28 built environment and safe pedestrian realm.  
29 6. With respect to Policy (F), this zoning standard does not require  
30 major and unprogrammed capital expenditures by the city.  
31 7. With respect to Policy (G), the cost of land and other economic  
32 considerations are not the determining factor for the additional zoning  
33 standards.

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

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

26 A. Rank 1 Comprehensive Plan:

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

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

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

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

12 B. Rank 2 West Side Strategic Plan:

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

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

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

22 C. Rank 3 North West Mesa Escarpment Plan (NWMEP):

23 (1) Policy 10: The proposed regulation protects  
 24 significant archaeological sites.

25 4. With respect to Policy (D), existing zoning standards are  
 26 inappropriate and inadequate because removing the 50-foot buffer for  
 27 petroglyphs and replacing it with a standard is more advantageous to the  
 28 community. The proposed standard is more flexible and can be customized  
 29 more appropriately for any archaeological resources that are discovered and  
 30 found to be significant. This flexibility is expected to remove a potential  
 31 disincentive for compliance and help ensure the protection and preservation  
 32 of archaeological resources, particularly petroglyphs, as articulated by the  
 33 preponderance of applicable goals and policies in the Comprehensive Plan,



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1 WSSP, and NWMEP cited in Section C. The proposed zoning standard helps  
2 conserve unique natural and cultural resources; preserve the connection to a  
3 unique natural and cultural landscape – a large portion of which is preserved  
4 in perpetuity by the Petroglyph National Monument; and maintain the cultural  
5 and historical importance of these petroglyphs for the public and the Pueblo  
6 people.

7 A. There is a public need for the proposed standard;  
8 petroglyphs and other significant archaeological resources are unique and  
9 irreplaceable. They are an integral part of a cultural, historical, and geological  
10 landscape that contributes to the richness of Albuquerque and the value of  
11 the priceless Petroglyph National Monument. It serves the public interest to  
12 preserve these unique resources and help protect the integrity of this unique  
13 landscape. Preserving these resources in perpetuity allows for future  
14 opportunities for research, experience, and education.

15 B. The threshold for archaeological review should be  
16 extended within Volcano Mesa because this area was used heavily over time  
17 by Pueblo people for cultural and spiritual rituals connected to the volcanic  
18 landscape. The Petroglyph National Monument preserved the most heavily  
19 used and most treasured areas in perpetuity for the public. It is unlikely that  
20 most private property nearby will have archaeological resources; however,  
21 where archaeological resources are discovered in the area, they will likely be  
22 more significant and significant more often than not, compared with  
23 archaeological resources found in other areas of the City. This volcanic  
24 landscape was used in place-based rituals much like a spiritual pilgrimage;  
25 therefore, archaeological resources in the area are likely connected to this  
26 historical and cultural tradition.

27 5. With respect to Policy (E), this zoning standard does not affect the  
28 permissive uses of the property. Preserving petroglyphs would not be  
29 harmful to adjacent property, the neighborhood, or the community; rather,  
30 their preservation ensures the continuity of cultural heritage and maintains  
31 the integrity of this unique geological landscape.

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

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

4 8. With respect to Policy (H), the proposed regulation has no relation  
5 to the street network and is not intended to change apartment, office, or  
6 commercial land uses.

7 9. With respect to Policy (I), the additional standard does not  
8 constitute spot zoning.

9 10. With respect to Policy (J), the additional standard does not  
10 constitute strip zoning.

11 Section 4. Amendments to the Volcano Trails Sector Development Plan,  
12 attached hereto and made a part hereof, are adopted as part of this Rank 3  
13 Plan with land use control pursuant to the Comprehensive City Zoning Code  
14 and as a regulatory guide to the implementation of the Rank 1  
15 Albuquerque/Bernalillo County Comprehensive Plan and applicable Rank 2  
16 and 3 Plans as cited above.

17 Section 5. All development activities within the Volcano Trails Sector  
18 Development Plan boundaries shall be guided and regulated by the policies,  
19 standards, and regulations of the VTSDP.


20 Section 6. EFFECTIVE DATE. This resolution shall take effect five days  
21 after publication by title and general summary.

22 Section 7. SEVERABILITY CLAUSE. If any section paragraph, sentence,  
23 clause, word, or phrase of this resolution is for any reason held to be invalid  
24 or unenforceable by any court of competent jurisdiction, such decision shall  
25 not affect the validity of the remaining provisions of this resolution. The  
26 Council hereby declares that it would have passed this resolution and each  
27 section, paragraph, sentence, clause, word or phrase thereof irrespective of  
28 any provisions being declared unconstitutional or otherwise invalid.

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1 PASSED AND ADOPTED THIS 6<sup>th</sup> DAY OF October, 2014  
2 BY A VOTE OF: 8 FOR 0 AGAINST.

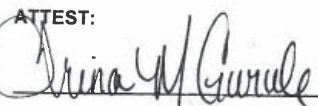
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4 Excused: Garduño

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9 Ken Sanchez, President  
10 City Council

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13 APPROVED THIS 22<sup>nd</sup> DAY OF October, 2014

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16 Bill No. R-14-71

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20 \_\_\_\_\_  
21 Richard J. Berry, Mayor  
22 City of Albuquerque

23  
24  
25 ATTEST:  
26   
27 \_\_\_\_\_  
28 Trina M. Gurule, Acting City Clerk



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## CHAPTER 1

**Introduction.** Volcano Trails (see **Exhibit 1**) is the smallest of three sector plan areas west of the Petroglyph National Monument on Albuquerque's West Side (see **Exhibit 2**).

In 2004, the City Council called for a planning study of what is now known as Volcano Mesa, which includes Volcano Cliffs, Volcano Heights, and Volcano Trails Sector Development Plan areas. Finding that “The Volcanic Escarpment of the Northwest Mesa has long been considered a unique landscape that requires special protection,” the Council expressed concerns over development trends with subdivisions being approved piecemeal without the guidance of an overall plan for the area. The Council recognized the need for a plan that would bring development in line with the West Side Strategic Plan (WSSP), the Northwest Mesa Escarpment Plan (NWMEP), the Albuquerque / Bernalillo County Comprehensive Plan, and other previously established policies. Issues to be addressed included transportation, drainage, water and wastewater, a mix of land uses, view corridors, building height, massing and orientation, walls, parks, trails and open space, and phasing and timing of growth.

The Planning study forecasted over 100,000 additional residents at final build-out in the Volcano Mesa area and adjoining areas on the Northwest Mesa and identified how build-out of exclusively single family residential subdivisions would increase the imbalance of jobs and housing, adding to traffic demands and increasing the burden on West Side and east-west transportation systems. The study identified an overall need for transit-supportive densities and design; additional mixed-use centers; a large-scale, regional mixed-use employment center; consolidation and connection of open space and trails along drainage channels; and retaining access to exceptional views.

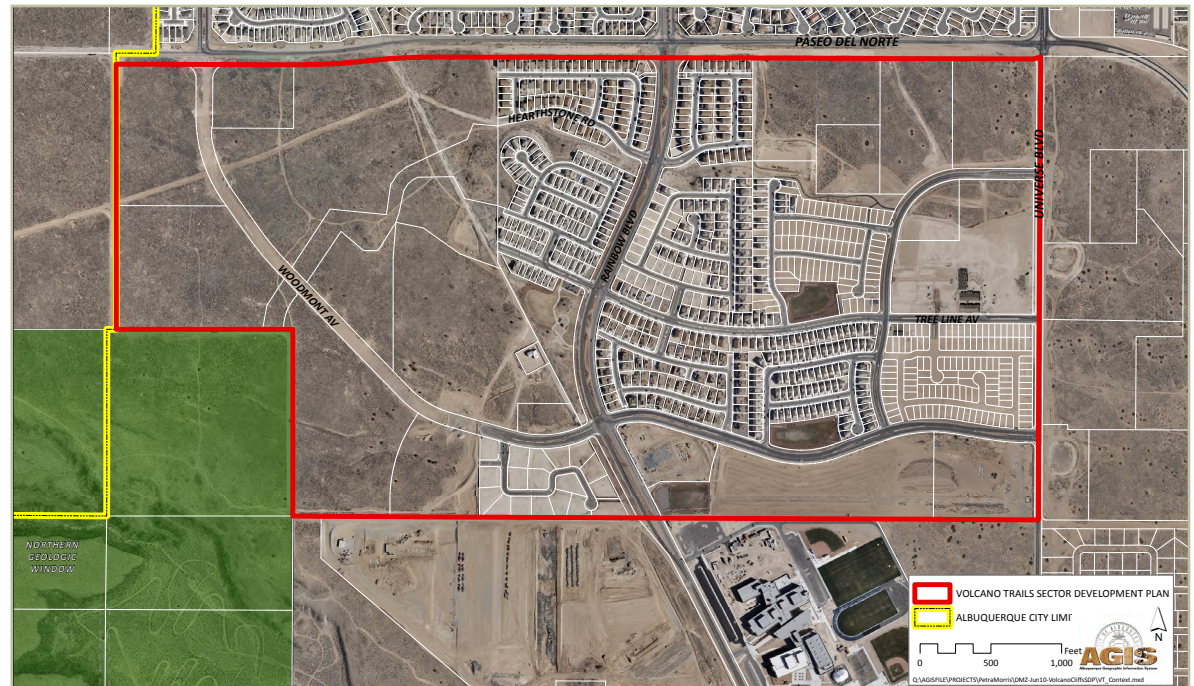


EXHIBIT 1: VOLCANO TRAILS PLAN AREA

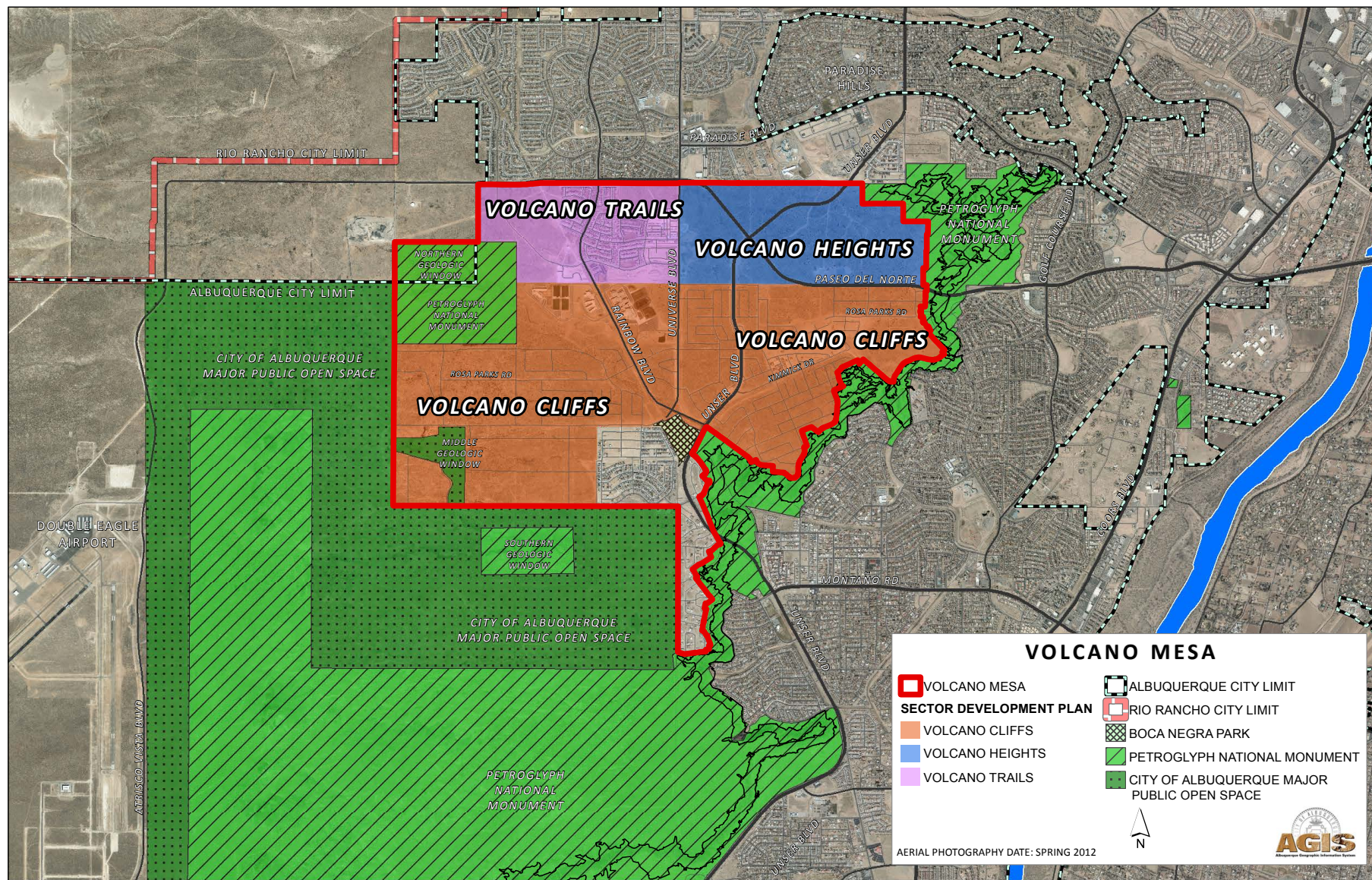
**Planning Process.** In 2010, at the direction of City Councilor Dan Lewis and Planning Director Deborah Stover, in consultation with area property owners, a new approach to developing long-range plans for this special area of Albuquerque was initiated. The original Volcano Heights Sector Plan was adopted in 2006 but appealed to district court by the Volcano Cliff Property Owners Association. Upon remand from the court, the Plan was divided into three separate, but related, Rank III Sector Development Plans in order to address the diverse needs and issues within each planning area. Language related to the overall development of the plan area, including analysis of existing conditions and general goals and policies for land use, transportation, and open space were moved into the companion Volcano Mesa amendment to the West Side Strategic Plan, the Rank II Area Plan that sets policy for development on Albuquerque's West Side.

The City sought input from stakeholders and property owners in a renewed planning process and used that input to guide the development of the three plans that were based on the original planning effort but more specifically tailored to the goals and vision of affected stakeholders and property owners of each area.

The three plans can generally be described as follows:

- the Volcano Cliffs Sector Development Plan (VCSDP), in which lower-density residential development will predominate on thousands of individually owned small lots;
- the Volcano Heights Sector Development Plan (VHSDP), which includes larger tracts of land designated a Major Activity Center, with opportunities for a mix of employment, commercial, and high- and medium-density residential development; and
- the Volcano Trails Sector Development Plan (VTSDP), which is primarily designated for medium-density, single-family residential development held in consolidated ownership, with larger tracts being developed by master developer Longford Homes.





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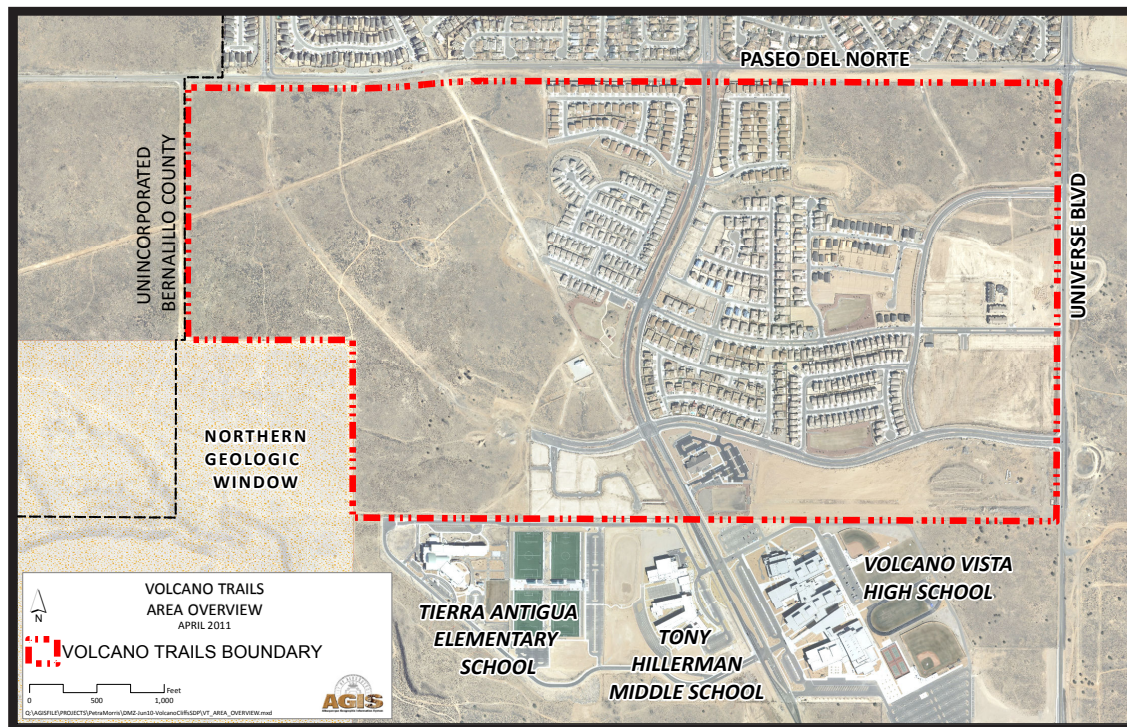
EXHIBIT 2:VOLCANO MESA PLAN AREA



**Purpose of the Plan.** The Volcano Trails Sector Development Plan, “the Plan,” provides regulatory guidance for the development of the Trails, a 446-acre area held by Longford Homes consisting of residential villages, parks, an open space corridor, trails, and neighborhood retail and services.

The Plan adopts zoning and land-use strategies that support area-wide policies for high-quality development with a range of housing densities and that respond to the area’s unique location and landscape.

**Plan Area.** The Plan area is located south of Paseo del Norte and west of Universe Boulevard. This area is part of the larger 3,532-acre Volcano Mesa planning area designated by an amendment to the WSSP in 2011 (See **Exhibit 2, Volcano Mesa Plan Area**).



Albuquerque Public Schools (APS) has three schools south of the Plan area, including Volcano Vista High School, Tony Hillerman Middle School, and Tierra Antigua Elementary School. There are also undeveloped lands held by the State of New Mexico to the south of the Plan area. To the west of the Plan Area is the Petroglyph National Monument’s Northern Geologic Window and undeveloped land in unincorporated Bernalillo County. (See **Exhibit 3, Volcano Trails Plan Location**.)

EXHIBIT 3: VOLCANO TRAILS PLAN LOCATION

During the initial planning process for the larger Volcano Mesa area in 2004, certain areas were exempted from consideration of new land-use regulations. The exempted areas were those that had received preliminary approval as of October 2004, when a development moratorium was instituted for the Volcano Mesa area and for those areas that received final plat approval as the 2006 Plan was being developed. These exempted tracts are shown as colored areas in **Exhibit 4**. The developer agreed to make certain design modifications for the currently unbuilt portion of those exempted areas, which are now part of the Plan's new zones.

**Development Status.** Approximately 30 percent of the Trails development is complete. Vacant parcels remaining include the areas designated for future commercial uses and lots bordering the Northern Geologic Window and APS and State of New Mexico lands.



EXHIBIT 4: VOLCANO TRAILS EXEMPTED TRACTS

- \* NOTE: Cantata @ the Trails is NOT exempt but does warrant specialized zoning regulation, as its site plan was approved by the Development Review Board (DRB) based on zoning from a prior planning effort. (See **Chapter 3 Section 1 – Zoning** Pre-existing Standards for Development.)
- \*\* NOTE: Taos @ the Trails Unit 2 is NOT exempt but does warrant specialized zoning regulation, as it was platted prior to the latest planning effort. (See **Chapter 3 Section 1 – Zoning** Volcano Trails Small Lot [SU-2/VTSL].)
- \*\*\* NOTE: Valle Vista @ the Trails Unit 2 is NOT exempt except for lot size, as it was platted prior to the latest planning effort.



# CHAPTER I

## INTRODUCTION

[Amended November 5, 2014]

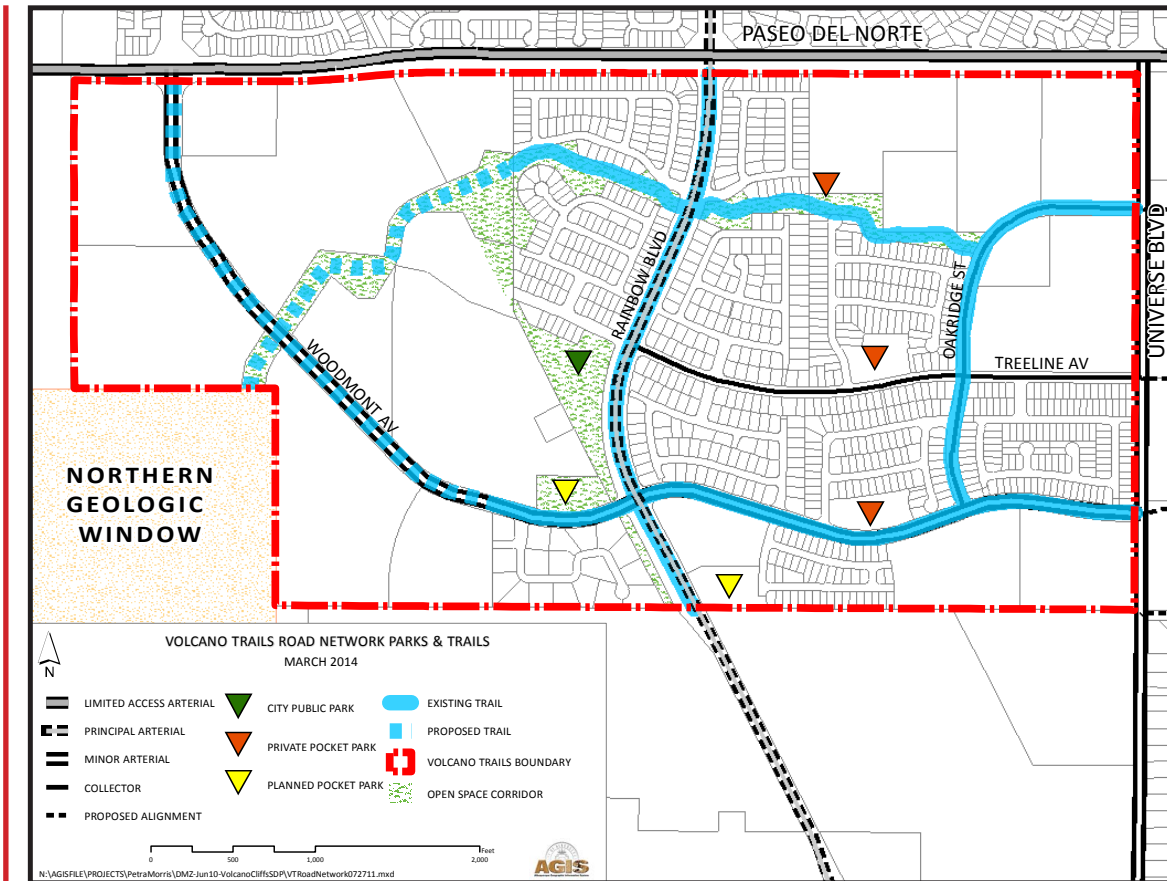


EXHIBIT 5: VOLCANO TRAILS ROAD AND TRAILS NETWORK, OPEN SPACE CORRIDORS, AND PARKS

**Transportation.** The Plan's major road network, in various states of completion, includes the following that correspond to the Mid-Region Council of Government's functional classifications:

- Rainbow Boulevard, a principal arterial, which bisects the plan area and provides access from Paseo del Norte, a limited access major arterial, to the APS campuses of Volcano Vista High School, Tony Hillerman Middle School, and Tierra Antigua Elementary School;
- Universe Boulevard, a designated minor arterial, which borders the Plan to the east; and
- Woodmont Avenue, a designated collector, which upon completion will generally run east-west through the plan area from Paseo del Norte to Rainbow and Universe Boulevards, eventually connecting outside of the Plan area with Unser Boulevard.

Other collector streets include Treeline Avenue and Oakridge Street.

[Amended  
November 5, 2014]

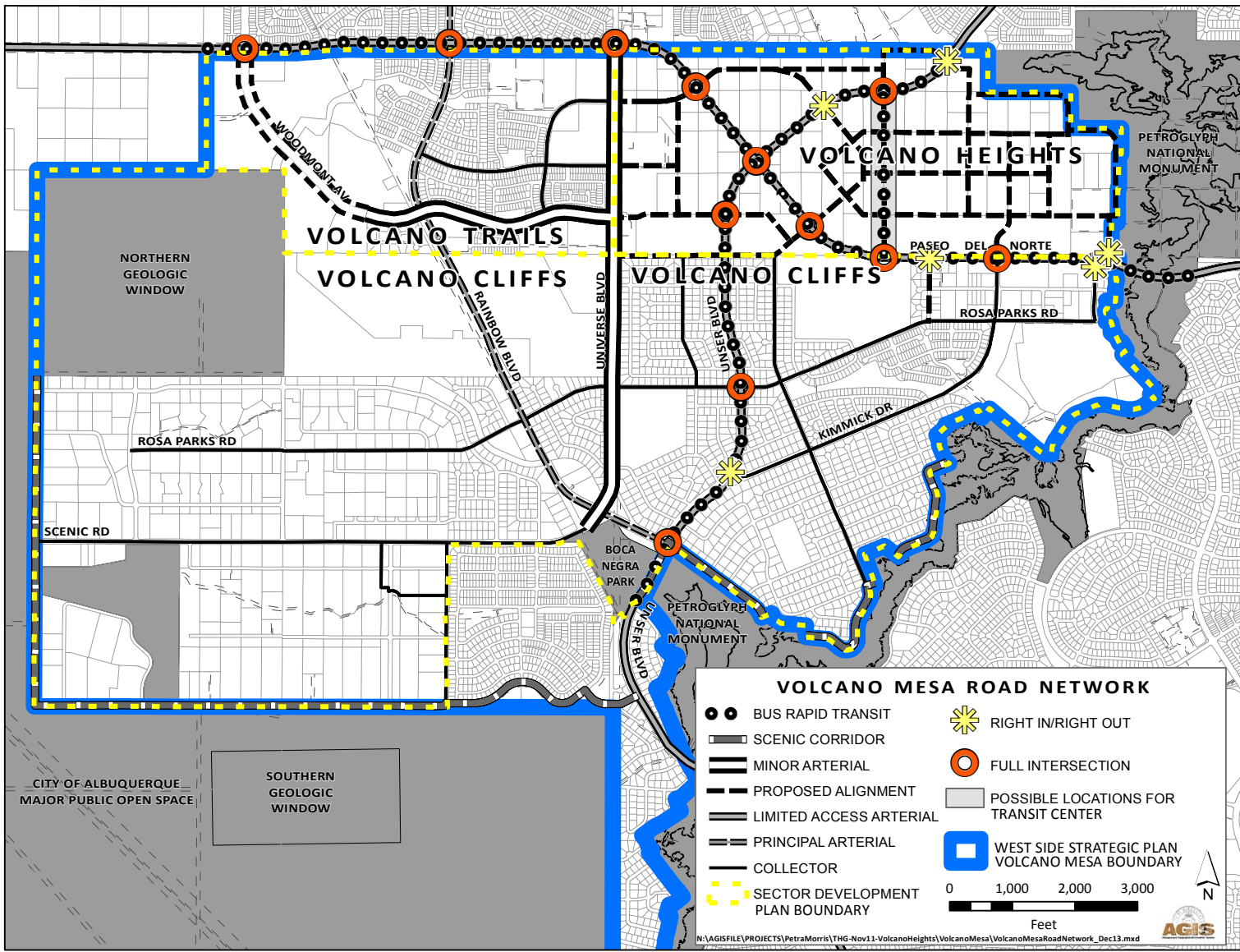


EXHIBIT 6: PROPOSED VOLCANO MESA ROAD NETWORK

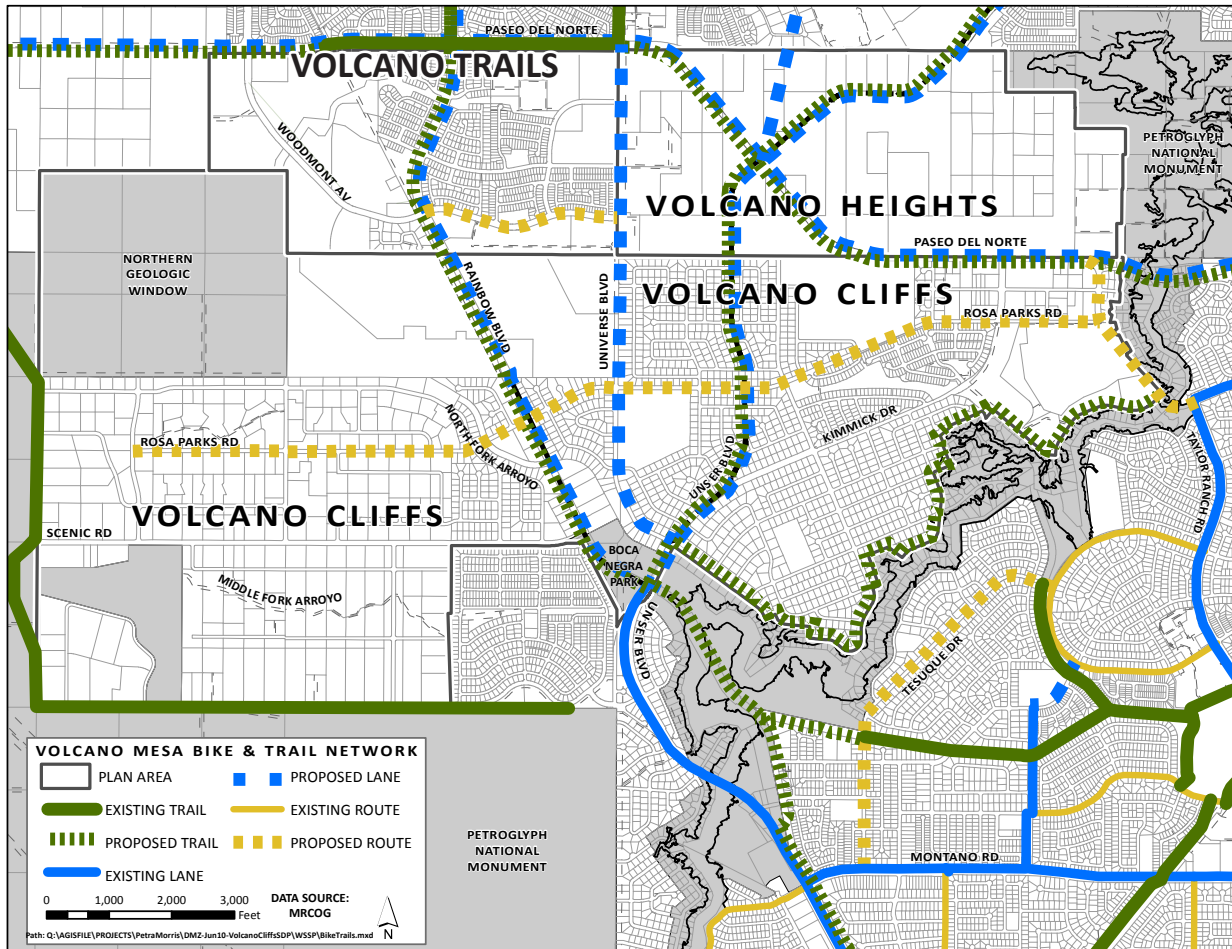


EXHIBIT 7: VOLCANO MESA BIKE & TRAIL NETWORK

**Open Space and Parks.** The Plan’s western boundary includes the Petroglyph National Monument’s Northern Geologic Window, which contains culturally significant resources that should be protected by access restrictions limiting use.

The Trails development features 41 acres of open space and parks, including one completed park dedicated to the City, three completed private pocket parks, and several additional pocket parks planned for new subdivision development. An open space corridor runs east-west through the development, providing trails that connect park sites for area recreation. The corridor connects to designated open space that runs north-south the length of the Plan area along Universe Boulevard. (See **Exhibit 5, Volcano Trails Road and Trails Network, Open Space Corridors, and Parks.**)

Once platted, private parks and open space will ultimately be conveyed to a homeowner’s association, which will remain responsible for improvements, maintenance, and liability. While privately owned, these parks and open space corridors are intended for public access. The developer shall grant a public pedestrian access easement to ensure public access in perpetuity.



**Pre-existing Zoning.** Until the adoption of this Plan, the Plan area was zoned for single-family residential development (Residential Developing Area - RD) at average suburban densities of 5 dwelling units per acre (du/acre). RD zoning allows uses as intense as residential townhouse (R-T) or residential limited townhouse (R-LT).

In the RD zone, townhomes are permitted if a site development plan is approved by the Planning Director (or his/her designee) and the Development Review Board (DRB). If multifamily or commercial uses are desired, then an RD sector development plan approved by the Environmental Planning Commission (EPC) is required, but the amount of commercial cannot exceed 15% of the RD zone covered by the sector plan.

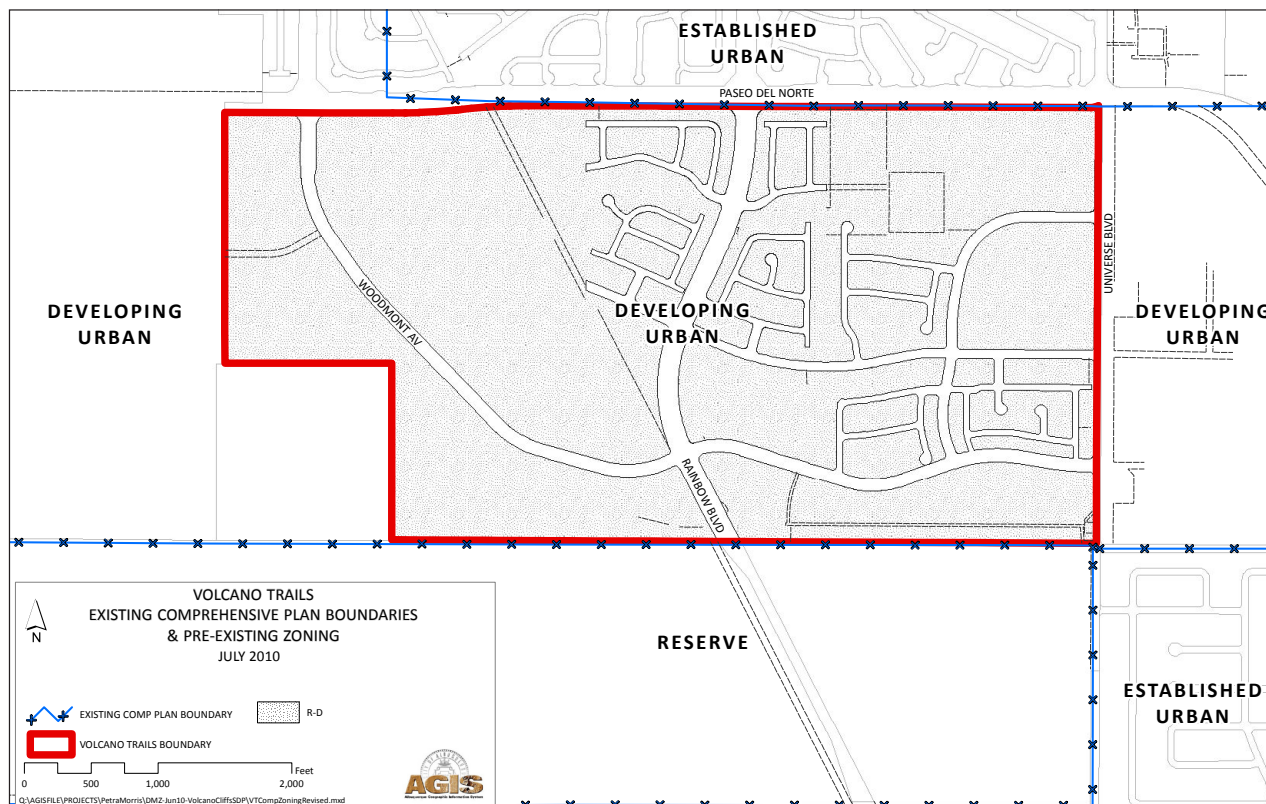


EXHIBIT 8: PRE-EXISTING ZONING AND COMPREHENSIVE PLAN DESIGNATION

Because these uses that involve higher densities are allowed within the zone, the potential outcomes for development are hard to predict, and unintended negative impacts are difficult to mitigate. This Plan seeks to introduce a range of lot sizes, housing types, and densities of development and maintain flexibility in the development process, while improving the predictability of development.

The expected total build-out for the Plan area under pre-existing zoning is estimated to be 2,050 dwelling units. Expected build-out with this sector plan zoning is roughly the same, with the addition of 215,000 square feet of commercial uses.

The pre-existing, predominantly single-family residential zoning does not allow predictable development of commercial and other non-residential uses that could make neighborhoods more walkable and convenient (e.g. neighborhood services). This Plan designates new zoning for commercial areas with pedestrian-oriented design standards that serve neighborhoods. This new commercial zoning will allow development that supports a wide range of transportation, housing, and amenity options.

**Regulatory Framework.** The City of Albuquerque uses a system of ranked plans, starting with the Rank 1 Albuquerque / Bernalillo County Comprehensive Plan, which sets the vision, goals, and overall policies from a City-wide perspective. There are also lower-ranked plans that must comply with the intent, policies, and goals of higher-ranked plans. Rank 2 Plans, such as the West Side Strategic Plan or the Arroyos Facility Plan, are exclusively policy documents that provide more detail and give more direction about large but distinct areas within Albuquerque. Rank 3 Plans, including Sector Development Plans (SDP) such as this Volcano Trails SDP, take the most detailed look at smaller areas and can include both policy (i.e. direction) and regulations (i.e. law).

This Rank 3 VTSDP is intended to further and comply with the policies and intents of the adopted plans in the following table.

TABLE I: RELEVANT EXISTING RANKED CITY PLANS

Relevant Ranked Plans	Area	Policy / Regulation
<b>Rank I:</b> Albuquerque / Bernalillo County Comprehensive Plan	Entire Albuquerque Area	Policy
<b>Rank II: Area / Facility Plans</b> <ul style="list-style-type: none"> <li>• West Side Strategic Plan</li> <li>• Facility Plan for Arroyos</li> <li>• Major Public Open Space Facility Plan</li> <li>• Trails and Bikeways Facility Plan</li> <li>• Facility Plan for Electric Service Transmission and Subtransmission Facilities</li> </ul>	Relevant Albuquerque Areas, including Volcano Mesa	Predominantly Policy
<b>Rank III:</b> <ul style="list-style-type: none"> <li>• Northwest Mesa Escarpment Plan (NWMEP)</li> </ul>	Specific Area	Policy / Regulation

The Rank III VTSDP provides policy and regulatory guidance for development within its boundaries. Its adoption sets land-use, design, and development standards for the area to ensure development outcomes that are more predictable for the community and affected stakeholders. Its strategies are based on implementing the goals and policies of the 2011 WSSP Volcano Mesa Amendment, which identifies the Volcano Trails area as suitable for primarily residential development at a mix of densities and housing types and for small areas of pedestrian-friendly commercial and mixed uses serving nearby neighborhoods.

Because the VTSDP and the NWMEP are both Rank III plans with overlapping boundaries, where a policy or regulation conflicts, the VTSDP prevails, unless otherwise stated in this Plan. In areas with overlapping boundaries, where one plan is silent, the policies/regulations of the other plan prevail. (See **Exhibit 9, Northwest Mesa Escarpment Plan Boundary.**)

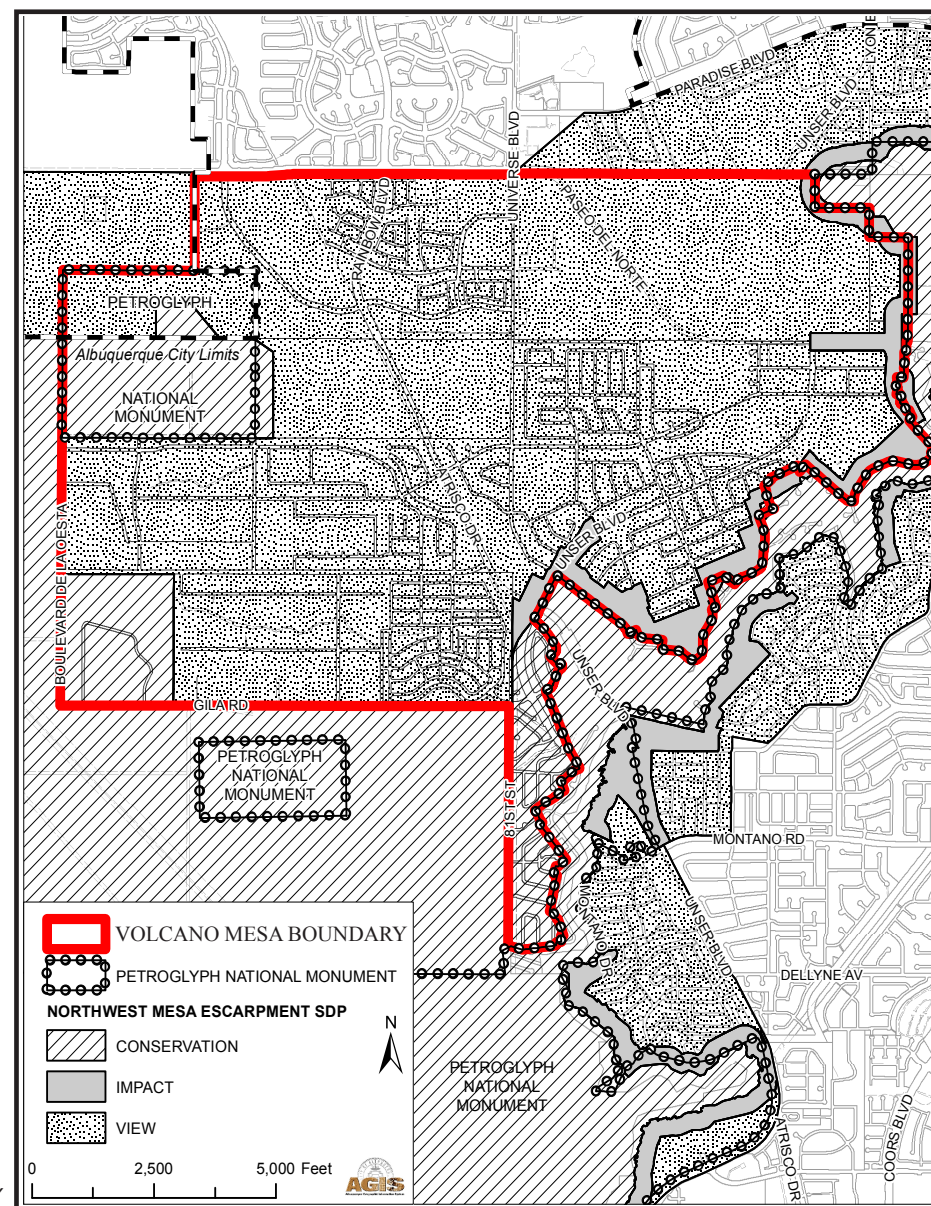


EXHIBIT 9: NORTHWEST MESA ESCARPMENT PLAN BOUNDARY



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# CHAPTER 2

## plan goals

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## CHAPTER 2

### **Goals for Volcano Trails**

The Plan's zoning and development standards are intended to create a context-sensitive development that realizes the policies established by the WSSP Volcano Mesa amendment.

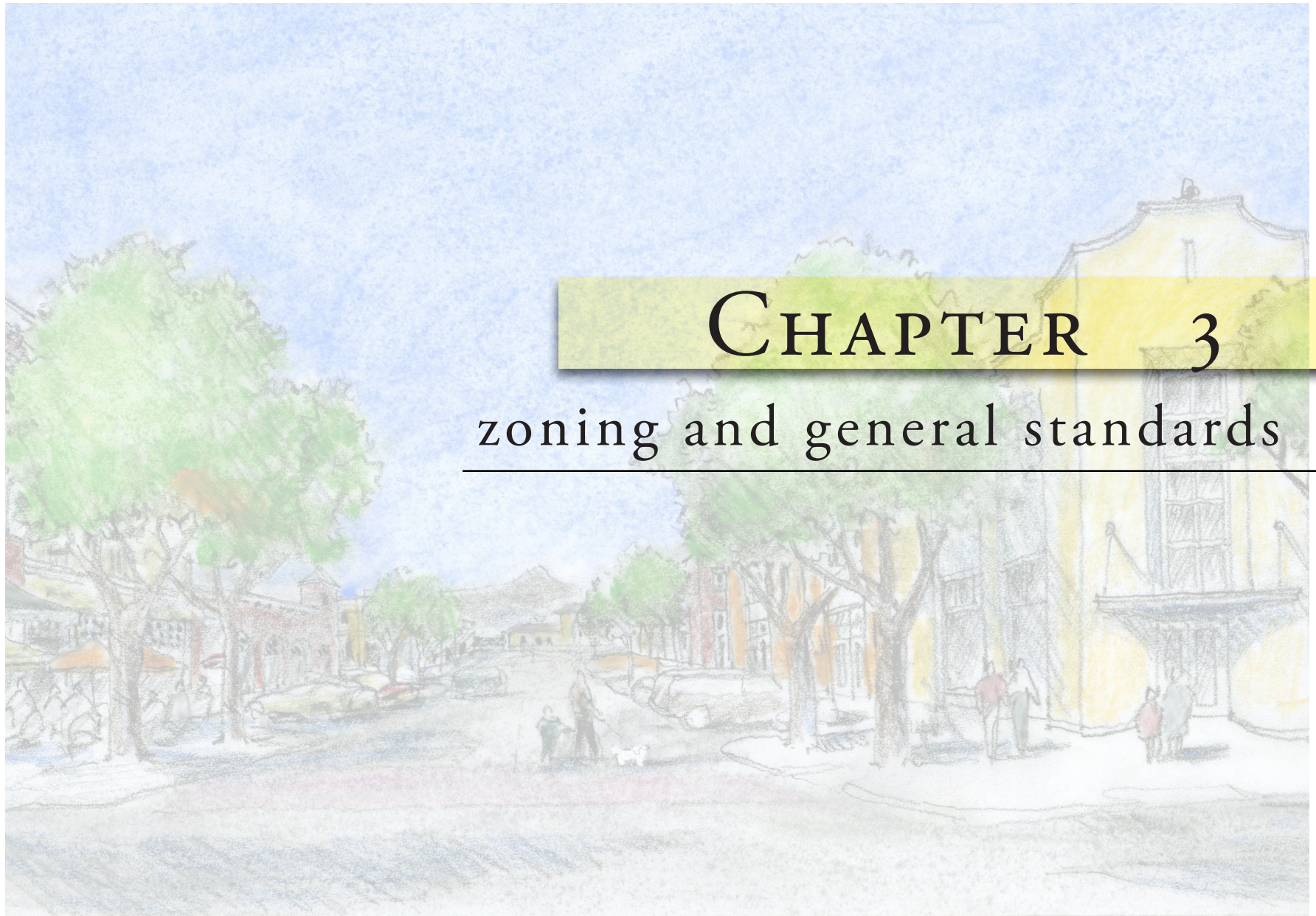
- 1. Promote Residential Diversity.* In order to encourage a range of housing opportunities for various ages and incomes, the Trails development will include apartments, townhouses, small-lot, and medium-lot single-family residential development to attract a diverse population.
- 2. Create Healthy Residential Neighborhoods.* Street- and courtyard-facing residences support neighborhoods and improve safety because entrances and windows face pedestrian paths. Street-facing buildings keep “eyes on the street” and deter unwanted behavior. Furthermore, when paired with calm streets, street-facing architecture can encourage neighbors to come together and socialize. Blank walls, garage doors, and parking lots have deleterious effects on streets (and parks) and shall be avoided or mitigated.
- 3. Create Neighborhood Retail Centers.* Convenience stores and other neighborhood retail, like a grocery store, drugstore and hardware store, are encouraged within Neighborhood Centers to bring retail, commercial, and community services within walking distance of homes.
- 4. Ensure Quality Design and Sensitivity to Climate.* The quality of individual buildings contributes to the sense of place and permanence. Development standards will apply to individual buildings, lighting, utilities, walls, and landscape design, with the intent of creating a high-quality built environment with lasting character that draws on southwestern regional styles and traditions. Individual design expression and diverse land-use character can flourish within an overall framework of quality. Building design, architectural elements, drainage, and site design should work together to conserve and harvest rainwater, provide shade as relief from harsh sunlight and heat, and offer protection from seasonal winds and rain.



5. *Create Neighborhood Edge/Transitions from Open Space areas and the Petroglyph National Monument.* Roads or landscape buffers should be planned as transitions from Major Public Open Space and the Petroglyph National Monument to residential or commercial development. The preferred transition from the Petroglyph National Monument's Northern Geologic Window to development is a single-loaded street (i.e. a street with development only on the side not abutting the Monument). Requirements for fencing, landscaping, and heights are more restrictive within 200 feet of the Northern Geologic Window. Building colors should be in harmony with the desert palette. Preferred fencing is stucco walls or coyote fencing. Native vegetation should be used wherever landscaping is visible to the public from the public right-of-way.

6. *Protect important views, vistas, and view corridors.* Important views from locations within Volcano Trails to the Rio Grande basin, across the city of Albuquerque, and to the Sandia Mountains should be protected. Building height limits, site layout, and street orientation are all important tools to protect views into, out of, and through this unique area in perpetuity for nearby residents as well as all Albuquerque citizens and visitors. As development within the Trails will be visible from most of the City of Albuquerque, care should be taken to achieve development that is not visually intrusive, especially in the lower-density residential areas adjacent to the Petroglyph National Monument. To minimize the visual impact of development, predominant colors used on structures should blend with the natural colors of the mesa.

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# CHAPTER 3

## zoning and general standards

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## CHAPTER 3

This chapter establishes the framework necessary to implement the Plan. It establishes SU-2 zoning for most undeveloped properties within the Plan boundary and the development review process associated with the SU-2 zones. Not all properties are rezoned with this Plan. The areas with development pre-existing or approved prior to the adoption of this Plan or that were exempted from the development moratorium during the planning process retain their existing RD zoning. (See **Exhibit 4, Volcano Trails Exempted Areas.**)

- Section **I – Zoning** in this Chapter establishes a framework for future growth that encourages walkable, transit-supportive districts, while also maintaining many of the area’s scenic qualities and conserving unique ecological and archaeological assets.
- Section **II – General Standards** in this Chapter contains additional standards that apply across different zones. Properties zoned SU-2/VTVC, SU-2/VTUR, SU-2/VTRD, SU-2/VTSL, and SU-2/VTML must comply with the provisions of the General Standards section as applicable.

**Development Review Process.**

It is important that the procedures for development allow for a streamlined review and approval process when a proposal is consistent with the Plan standards, as well as provide flexibility to amend regulatory requirements. This process is illustrated in **Table 2** below. When there is any inconsistency with other City regulations and standards, the regulations and standards contained in the Plan take precedence.

**Table 2, Development Approval Process** describes the development review and approval process for properties located within the Plan area.

TABLE 2: DEVELOPMENT APPROVAL PROCESS

DEVELOPMENT ZONE	DEVELOPMENT APPROVAL PROCESS	SITE PLAN TYPE
SU-2 Volcano Trails Village Center (VTVC)	DRB with Planning Director	Commercial Master Plan for Development
SU-2 Volcano Trails Urban Residential (VTUR)	DRB	No additional plan required
SU-2 Volcano Trails Residential Developing Area (VTRD)	DRB	Site Development Plan for Subdivision
SU-2 Volcano Trails Small Lot (VTSL)	DRB	Site Development Plan for Subdivision
SU-2 Volcano Trails Medium Lot (VTML)	DRB	Site Development Plan for Subdivision
SU-2 Residential Developing Area (RD)	per City Zoning Code for RD	per City Zoning Code for RD
SU-2 Volcano Trails Open Space	DRB	Site Development Plan for Building Permit

#### **Permitted Deviations**

While the regulations adopted by the Plan attempt to address the varied conditions for development throughout the Plan area, no regulation can predict the unique factors related to a specific site or proposal that may arise during its implementation. As such, deviations from the standards are permitted, as described below.

Unless otherwise restricted within this Plan, deviations from dimensional standards shall be handled as follows:

Minor: Deviations from any dimensional standard of up to 10% or from any non-dimensional standard, such as color, may be approved by the Planning Director or his/her designee.

Major: Any deviations of 10-20% from any dimensional standard or to permitted and prohibited uses shall be reviewed by the EPC via the site development plan approval process; deviations of 20% or more are not allowed. In order for the EPC to grant the deviation(s) and approve the site development plan, the applicant must demonstrate the following:

- 1) the original standard(s) cannot be reasonably met without substantial hardship due to the uniqueness of the site, and
- 2) applicable goals and policies of the Volcano Trails Sector Development Plan are still met, even with the proposed deviation(s).



### Zoning Intent and Character

The development standards for each of the zones are located in the following section **I-Zoning** in this Chapter.

- **SU-2 Volcano Trails/Village Center (VTVC)**. The Village Centers offers a “sense of place” through designated space for local retail, services, and schools within walking distance of most homes. Besides shops, the Village Center is intended to include housing, a small park (parks smaller than 2 acres shall be privately owned and maintained), and community facilities.
- **SU-2 Volcano Trails/Urban Residential (VTUR)**. Urban Residential development allows a variety of urban housing types within a network of livable, pedestrian-friendly streets, including courtyard housing, loft apartments, patio homes, townhouses, duplexes, and detached single-family homes on small lots.
- **SU-2 Volcano Trails Residential Developing Area (VTRD)**. Residential Developing Area allows for RD zoning and approval process per City Zoning Code §14-16-2-14. Lots without alleys shall be limited to a minimum lot size of 3,600 square feet. On alley lots minimum lot size shall be 3,000 square feet. All development in the Volcano Trails/RD zone shall meet applicable requirements in **Section II – General Standards**.
- **SU-2 Volcano Trails/Suburban Residential–Small Lot (VTSL)**. Suburban Residential–Small Lot development allows typical modern suburban lot sizes but with rear access alleys, houses moved up to the sidewalk, front porches, and other features to create a more pedestrian-friendly environment.
- **SU-2 Volcano Trails/Suburban Residential–Medium Lot (VTML)**. Suburban Residential–Medium Lot development allows homes on larger lots, built in a way that protects the natural environment and preserves significant view corridors.
- **Residential Developing Area (RD)**. This area was exempted from the planning process and retains its existing zoning and is subject to the regulations of the RD zone per the City Zoning Code §14-16-2-14.
- **SU-2 Volcano Trails Open Space**. This area includes proposed and existing privately owned and maintained (i.e. Homeowners Association-owned and maintained) parks, open space, and trails, which meet the developer’s Off-site Open Space dedication requirements.

## CHAPTER 3

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### ZONING AND GENERAL STANDARDS

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# I – ZONING

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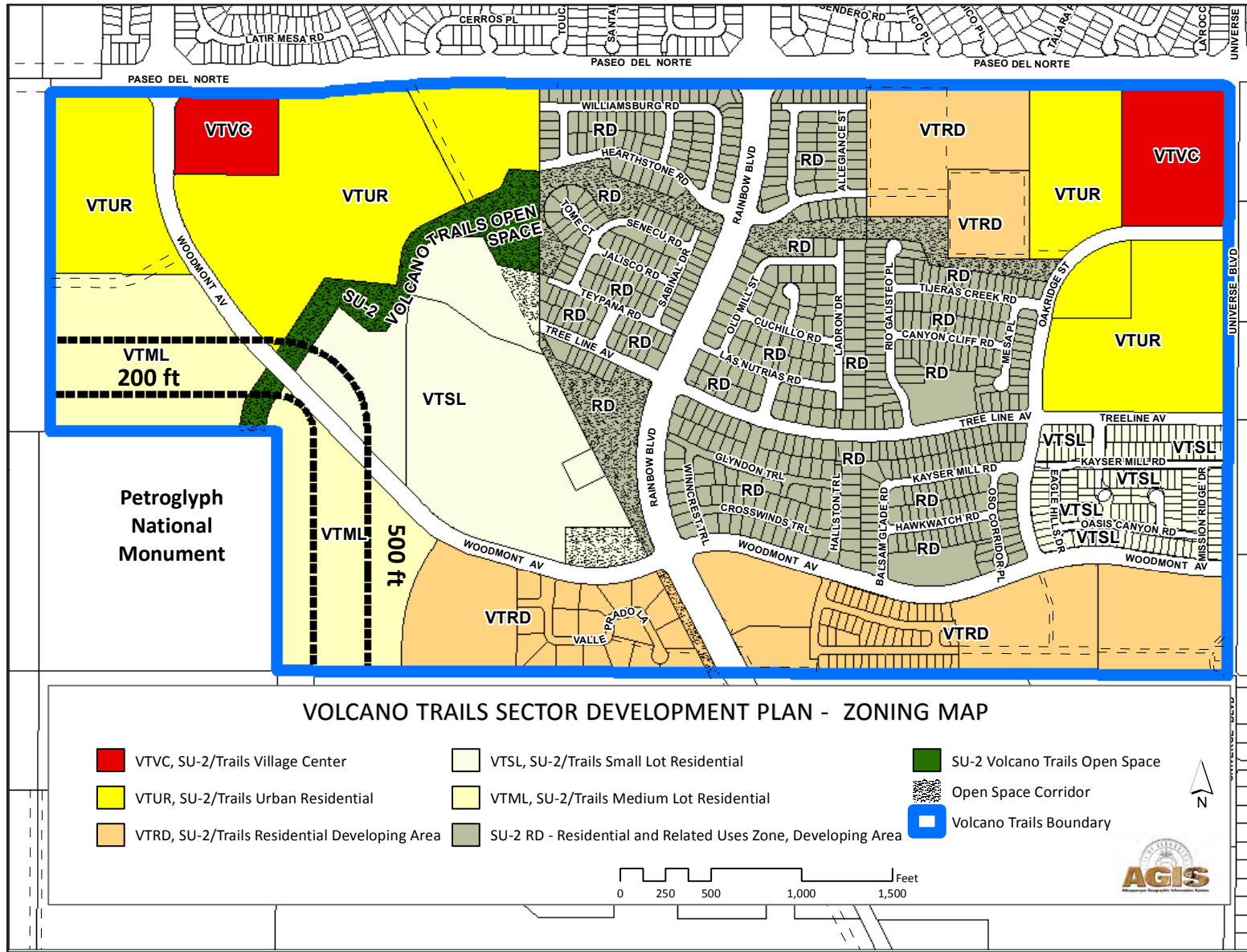


EXHIBIT 10: ZONING ESTABLISHED BY THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN

**Pre-existing Standards for Development.** The following regulations were established for exempted tracts prior to the adoption of this Plan. (See **Exhibit 4, Volcano Trails Exempted Tracts.**) Where there is a conflict between these requirements and the requirements in other sections of this Plan, these requirements shall prevail:

1. Subdivisions and site development plans approved prior to the adoption of this Plan are subject only to the requirements in place at the time of their approval. This includes the Cantata @ the Trails approved by the DRB in October 2007 (Project #1002962 / Case #07DRB-00613). (See **Exhibit 10.**)
2. The privately owned and maintained pocket parks and open space zoned SU-2 Volcano Trails Open Space, existing open space corridor, and dedicated public park shall count toward the developer's open space dedication requirements. (See **Exhibit 7.**)
3. A new street connection shall be provided from Woodmont to the Northern Geologic Window to allow maintenance access for City vehicles. The ultimate location is to be determined via coordination between the City and the property owner.
4. The ultimate location of the street to serve the APS schools south of the Plan area may be changed subject to and in conjunction with the road to the Northern Geologic Window referenced above. The ultimate location is to be determined via coordination between the City and the property owner. The proposed street shall be coordinated with the City Open Space Division to ensure that one street provides adequate and acceptable access for both APS and the Northern Geologic Window.
5. A new street connection shall be shown as a dotted line from Woodmont west to private property in Bernalillo County.

**The Zones.** The following section contains the development standards for new SU-2 zones established by the Plan.

## SU-2/VTVC

### Village Center Zone

*Mixed-use areas at the neighborhood scale extend goods and services to locations that may not be able to support major retail, but might support small offices, shops, community facilities, and/or residential developments with ground floor home occupations, including office, retail, and service activities. Mixed-use areas may be used to create small retail centers to provide a “sense of place” for residential neighborhoods. Neighborhood Mixed Use zoning provides the opportunity for diverse housing retail, small parks, and civic facilities to create vibrant communities.*

### A. GENERAL

#### Permitted Uses

1. R-T, R-G, R-2, RC, O-1, C-1, with the following additions and exceptions:
  - a. Parking structures shall be permitted with ground level uses along the street façade.
  - b. Single-family detached development is prohibited.
  - c. Gated and/or walled developments are prohibited.
  - d. Drive-in restaurants, drive-up service windows, commercial surface parking lots (i.e. commercial enterprises for four or more vehicles for a fee not associated with another use on the same site), and/or off-premise signs are not permitted.
  - e. On-premise signs are permitted as regulated in the C-1 zone per City Zoning Code §14-16-2-16(A)(11) with the following exceptions and additions:
    - i. Signs may project more than one foot into the right-of-way per City Encroachment Agreement requirements.
    - ii. Height of free-standing signs shall not exceed 8 feet.
    - iii. See **Section II – General Standards B.11** for additional requirements.

- f. Vehicle sales, rental, service, repair and storage shall be in a completely enclosed building or located completely behind a building.
- g. Conditional uses in R-T, R-G, R-2, O-1, C-1 shall be conditional uses, except as prohibited above.

### Development Densities

Both FAR and dwelling unit (du)/acre need to be addressed in a mixed-use development.

1. Allowable development densities are as follows:
  - a. Minimum: 0.30 FAR
  - b. Maximum: None
  - c. Residential Densities are as follows.
    - i. Minimum: 20 du/acre
    - ii. Maximum: 40 du/acre
    - iii. Residential densities apply to gross developable area for residential uses, exclusive of site constraints such as undevelopable land and parks and inclusive of streets and parking. Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited to, significant rock outcroppings as defined in **Section II – General Standards A. Preservation Set-backs 2.**
2. See **Section II – General Standards A. Density** for calculation method.





**Lot sizes**

1. Lot sizes shall be limited as follows:
  - a. Minimum: None
  - b. Maximum: 300 feet wide and 300 feet deep
  - c. Lots may exceed 90,000 square feet if a private walkway a minimum of 12 feet wide connects a minimum of two public streets through the lot at least every 300 feet measured along the street façade.

2. Street Frontage Requirements:

- For lots with 40 linear feet or more of street frontage:
- a. A minimum of 50% of building façade shall maintain a maximum front setback of 5 feet. Street frontage need not be continuous.
  - b. Landscaped plazas and/or passages may be used in lieu of building for up to 50% of the available frontage.

**Height**

1. Building Height limits are as follows:  
 Maximum: 35 feet
2. See **Section II – General Standards A.Heights** for additional requirements.

**B. BUILDING PLACEMENT AND FORM**

**Setbacks and Building Frontage**

1. Building setbacks are measured from the property line and shall be as follows:
  - a. Front setback: No minimum  
 15 feet maximum
    - i. Exception: 50% of the building frontage may be setback an additional 20 feet for a landscaped courtyard or plaza.
  - b. Side setback:
 

Attached:	None
Detached:	5 feet minimum
  - c. Rear setback:
 

Without alley:	15 feet minimum
With alley:	5 feet minimum

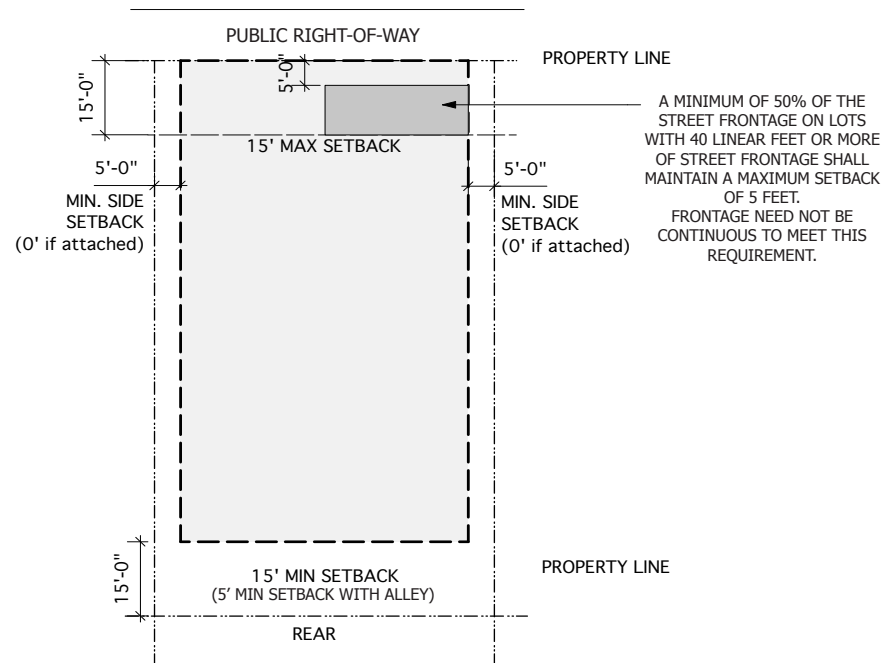


EXHIBIT 11: SU-2/VTVC BUILDING PLACEMENT DIAGRAM

## Building Articulation

1. The following standards shall apply:
  - a. **Transparency.** At least 25% of the ground floor façade of street-facing elevations shall be comprised of windows and/or entrances.
    - i. Exception: Ground-level, street-facing façades that are not the primary entrances and are located on streets classified as Arterial or higher may utilize Window Cases located a minimum of 20 feet on center per Planning Director (or his/her designee) approval. See **Section II – General Standards B.5.** for additional requirements.
  - b. Residential garages shall be setback from the front façade. See **Section II – General Standards B.8.**
  - c. A minimum of 50% of the street frontage shall be accompanied by portals, verandas and/or arcades. See **Section II – General Standards B.7.**
2. See **Section II – General Standards B** for additional requirements.

## C. LANDSCAPE REQUIREMENTS

1. The following requirements shall apply:
  - a. Non-residential development shall meet city standard landscape requirements per City Zoning Code §14-16-3-10.
  - b. Plants shall be from **Chapter 4 General Regulation B** – Plant List A and/or Plant List B.
  - c. Walls shall be limited to 6 feet in height and within 3 feet of the front yard setback.

2. See **Section II – General Standards A** and **C** for additional requirements.

## D. USABLE OPEN SPACE REQUIREMENTS

1. Multifamily dwellings:
  - Private: 60 square feet/du minimum AND
  - Shared: 80 square feet/du minimum
2. Off-site Open Space dedication requirements are met by existing or proposed parks and trails.
3. **Plaza or Courtyard Public Space.** All commercial development over 2 acres shall include a minimum of 1,000 square feet of privately owned and maintained public space adjacent to retail/office areas. Public space shall be hardscaped, with seating and shading covering a minimum of 50% of the area. Shade coverage may be trees or other shading devices. Public space shall be linked to the main entrance of adjacent structures by a public sidewalk and have pedestrian-scale lighting and trash receptacles.
4. See **Section II – General Standards D** for additional requirements.

## E. PARKING REQUIREMENTS

1. Parking Calculations are as follows:
  - a. Residential: 1/unit minimum
  - b. Non-Residential: 1/1,000 square feet minimum
2. See **Section II – General Standards E** for additional requirements.



## A. GENERAL

### Permitted Uses

1. R-T and R-2, with the following additions and exceptions:
  - a. Within 250 feet of RD development existing at the time of this Plan's adoption along Williamsburg and Hearthstone Roads (Heritage at The Trails, Unit 1), only R-1 is permitted. This buffer is intended to allow a future single north/south street and development of two rows of single-family houses.
  - b. A minor second dwelling unit up to 650 square feet associated with a single-family dwelling unit shall be permitted except in the front yard.
  - c. Parking structures shall be permitted.
  - d. Gated and/or walled developments are prohibited.

### Development Densities

1. Allowable development densities are as follows:
  - a. Minimum: 10 du/acre
  - b. Maximum: 20 du/acre
  - c. Residential densities apply to gross developable area for residential uses, exclusive of site constraints such as undevelopable land and parks, exclusive of minor second dwelling unit, and inclusive of streets and parking. Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited to, significant rock outcroppings as defined in **Section II – General Standards A. Preservation Setbacks 2.**
2. See **Section II – General Standards A. Density** for additional requirements.

### Lot Sizes

1. The following requirements shall apply for single-family detached development:
  - a. On lots without alleys, minimum lot size shall be 3,600 square feet.
  - b. On alley lots minimum lot size shall be 3,000 square feet.
2. The following requirements shall apply for townhouse (R-T) development:
  - a. R-T development shall be permitted on a minimum lot size of 20 by 90 feet.

### SU-2/VTUR

#### Urban Residential Zone

*The Urban Residential zone provides a diverse range of mixed-density housing in order to suit a range of lifestyles in a pedestrian-oriented residential environment.*



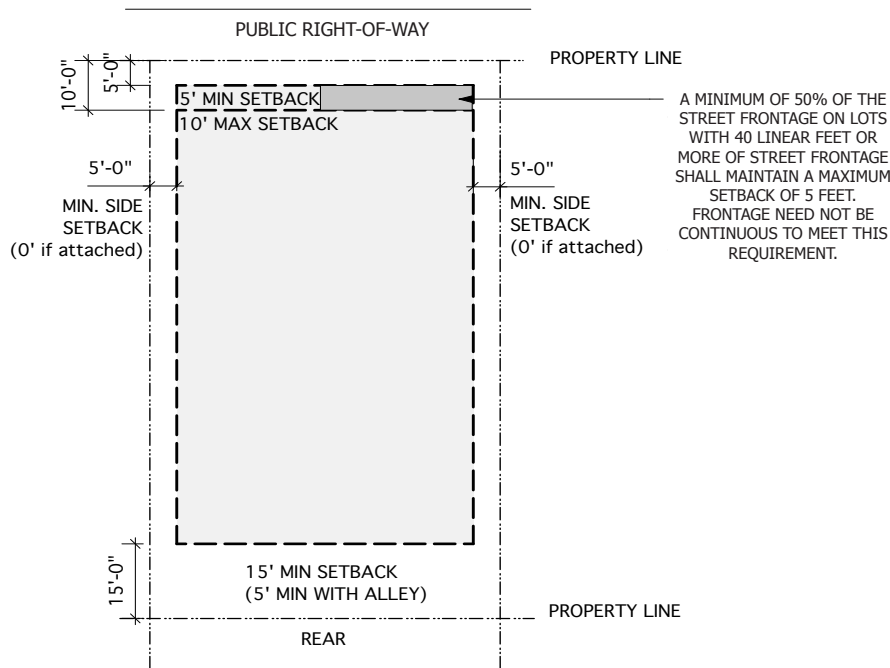


EXHIBIT 12: SU-2/VTUR BUILDING PLACEMENT DIAGRAM

**B. BUILDING PLACEMENT AND FORM**

**Setbacks and Building Frontage**

1. Building setbacks are measured from the property line and shall be as follows:
  - a. Front setback:
 

Minimum:	5 feet
Maximum:	15 feet
  - b. Side setback:
 

Attached:	None
Detached:	5 feet minimum
  - c. Rear setback:
 

Without alleys:	15 feet minimum
With alleys:	5 feet minimum
2. Street Frontage Requirements for lots with 40 linear feet or more of street frontage:
  - a. A minimum of 50% of building façade shall maintain a maximum front setback of 5 feet. Street frontage need not be continuous.
  - b. Landscaped courtyards and/or passages may be used in lieu of building for up to 25% of the available frontage.
3. See **Section II – General Standards B** for additional requirements.

**Height**

1. Building Height limits are as follows:
 

Maximum:	35 feet
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2. See **Section II – General Standards A.Heights** for additional requirements.

**Building Articulation**

1. The following articulation standards shall apply to buildings in the SU-2 VTUR zone:
  - a. **Transparency.** At least 25% of the area of the street-facing elevations shall be comprised of windows and/or entrances. Ground-level, street-facing façades that are not the primary entrances and are located on streets classified as Arterial or higher may use Window Cases located a minimum of 20 feet on center per Planning Director (or his/her designee) approval. See **Section II – General Standards B.5.** for additional requirements.
  - b. Residential garages shall be setback from the front façade. See **Section II – General Standards B.8.** for additional requirements.
  - c. Each detached, single-family dwelling unit shall address the street with one of the following three options. In the case of a developer constructing 3 or more detached, single-family dwelling units, at least 2 of every 3 shall incorporate a porch or a courtyard. See **Section II – General Standards B.7** for additional requirements.

Options:

- a porch or stoop at least 5 feet in depth
- a walled courtyard with entrance easily visible from the public right-of-way
- a window on the front façade that directly faces the street

2. See **Section II – General Standards B** for additional requirements.

**C. LANDSCAPE REQUIREMENTS**

1. The following landscape requirements shall apply to all development in the VTUR zone:
  - a. One tree and 50% vegetative cover in front of all single family lots.
  - b. All non-single-family development shall follow City Standard Landscaping requirements per City Zoning Code §14-16-3-10.
  - c. Plants shall be from **Chapter 4 General Regulation B – Plant List A** and/or **Plant List B**.
  - d. Walls shall be per City Zoning Code §14-16-3-19. See **Section II – General Standards A.Heights** and **C.1.** for additional requirements and exceptions.
2. See **Section II – General Standards A** and **C** for additional requirements.

**D. USABLE OPEN SPACE REQUIREMENTS**

1. Multifamily dwellings:
  - Private: 60 square feet/du minimum
  - Shared: 80 square feet/du minimum
2. Off-site Open Space dedication requirements are met by existing or proposed parks and trails.
3. See **Section II – General Standards D** for additional requirements.

**E. PARKING REQUIREMENTS**

1. Parking Calculations are as follows:
  - a. Residential: 1/du minimum
2. See **Section II – General Standards E** for additional requirements.

**SU-2/VTRD****Residential Developing Area Zone**

*The Volcano Trails Residential Developing Area Zone provides a predominantly residential area, including a mixture of dwelling unit types, with incidental, related commercial activities.*

**A. GENERAL****Permitted Uses**

1. RD per City Zoning Code §14-16-2-14 except for the following:
  - a. A minor second dwelling unit up to 650 square feet associated with a single-family detached dwelling unit shall be permitted except in the front yard.
  - b. Gated and/or walled developments are prohibited.

**Lot Sizes**

1. The following requirements shall apply for single-family detached development:
  - a. On lots without alleys, minimum lot size shall be 3,600 square feet.
  - b. On alley lots minimum lot size shall be 3,000 square feet.

**B. BUILDING PLACEMENT AND FORM****Building Articulation**

1. The following articulation standards shall apply to buildings in the SU-2 Trails/RD zone:
  - a. Transparency: At least 25% of the area of the street-facing elevations shall be comprised of windows and/or entrances.
  - b. Residential garages shall be set back from the front façade. See **Section II – General Standards B. 8.** for additional requirements.
  - c. Each dwelling unit shall address the street with one of the following three options. In the case of a developer constructing 3 or more dwelling units, at least 2 of every 3 shall incorporate a porch or walled courtyard. See **Section II – General Standards B.7** for additional requirements.

Options:

- a porch or stoop at least 5 feet in depth
  - a walled courtyard with entrance easily visible from the public right-of-way
  - a window on the front façade that directly faces the street
2. See **Section II – General Standards B** for additional requirements.





### C. LANDSCAPE REQUIREMENTS

1. The following landscape requirements shall apply to all development in the VTRD zone:
  - a. One tree and 50% vegetative cover in front of all single family lots.
  - b. All development that is not single-family residential shall follow City Standard Landscaping requirements per City Zoning Code §14-16-3-10.
  - c. Plants shall be from **Chapter 4 General Regulation B** – Plant List A and/or Plant List B.
  - d. Walls shall be per City Zoning Code §14-16-3-19. See **Section II – General Standards A.Heights** and **C.1.** for additional requirements and exceptions.
  - e. Off-street pedestrian connections via a landscaped parkway with a trail on one side shall be permitted in lieu of street sidewalks.
2. See **Section II – General Standards C** for additional requirements.

### D. USABLE OPEN SPACE REQUIREMENTS

1. No additional requirements to RD.

### E. PARKING REQUIREMENTS

1. No additional requirements to RD.

**SU-2/VTSL  
Small Lot Zone**

*The Small Lot zone consists of standard residential lot sizes, single family type houses moved up to the sidewalk with front porches, garages setback from the main façade and other features to create a more pedestrian friendly environment.*

**A. GENERAL  
Permitted Uses**

1. R-1 with the following additions and exceptions:
  - a. A minor second dwelling unit up to 650 square feet associated with a single-family detached dwelling unit shall be permitted except in the front yard.
  - b. Multiple single-family houses are permitted on a single lot.
  - c. Gated and/or walled developments are prohibited.

**Development Densities**

1. Allowable development densities are as follows:
  - a. Minimum 1.5 du/acre.
  - b. Maximum 10 du/acre.
  - c. Residential densities apply to gross developable area for residential uses, exclusive of site constraints such as undevelopable land and parks, exclusive of minor second dwelling unit, and inclusive of streets and parking. Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited to, significant rock outcroppings as defined in **Section II – General Standards A. Preservation Setbacks 2.**
2. See **Section II – General Standards A. Density** for additional requirements.

**Lot Sizes**

1. The following requirements shall apply for single-family, detached residential development:
  - a. On lots without alleys minimum lot size shall be 3,600 square feet.
  - b. On alley lots minimum lot size shall be 3,000 square feet.

**B. BUILDING PLACEMENT AND FORM**

**Setbacks and Building Frontage**

1. Building setbacks are measured from the property line and shall be as follows:
  - a. Front setback:
 

Minimum:	5 feet
Maximum:	15 feet
  - b. Side setback: 5 feet minimum
  - c. Rear setback:
 

Without alleys:	15 feet minimum
With alleys:	5 feet minimum
2. Additional Setback Requirements:
  - a. Lots in Taos @ the Trails Unit 2 may have a zero foot (0') side yard setback on one side. (See **Exhibit 4, Volcano Trails Exempted Tracts.**)
3. See **Section II – General Standards B** for additional requirements.

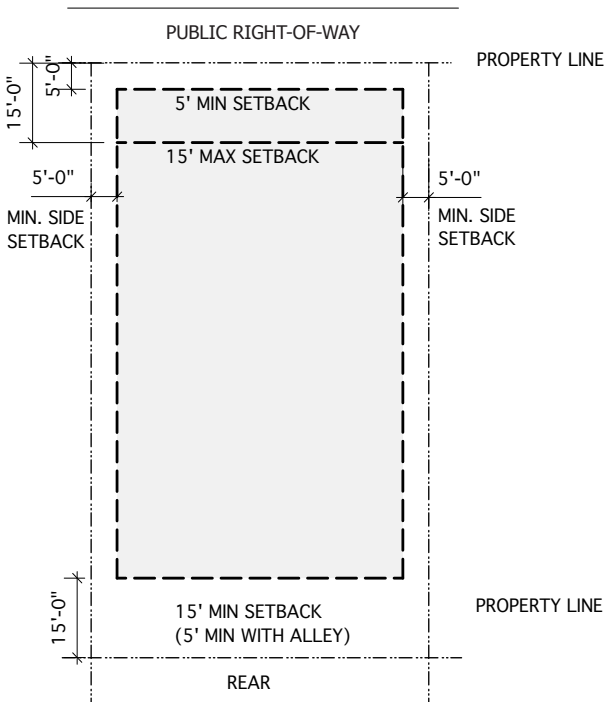


EXHIBIT 13: SU-2/VTSL BUILDING PLACEMENT DIAGRAM

**Height**

- Building Height limits are as follows:  
 Minimum: None  
 Maximum: 26 feet
- See **Section II – General Standards A.Heights** for additional requirements.

**Building Articulation**

- The following requirements shall apply:
  - Transparency: At least 25% of the area of the street-facing elevations shall be comprised of windows and/or entrances.
  - Residential garages shall be set back from the front façade. See **Section II – General Standards B.8.** for additional requirements.
  - Each dwelling unit shall address the street with one of the following three options. In the case of a developer constructing 3 or more dwelling units, at least 2 of every 3 shall incorporate a porch or a courtyard. See **Section II – General Standards B.7** for additional requirements.

Options:

- a porch or stoop at least 5 feet in depth
- a walled courtyard with entrance easily visible from the public right-of-way
- a window on the front façade that directly faces the street

- In all Taos @ the Trails Unit 2 parcels, garages may be either off alleys or accessed via a side drive where one of the garage sides abuts the rear yard setback or is attached to the back of the house. (See **Exhibit 4, Volcano Trails Exempted Tracts.**)

- See **Section II – General Standards B** for additional requirements.

**C. LANDSCAPE REQUIREMENTS**

- The following requirements shall apply:
  - One tree and 50% vegetative cover in front of all single-family lots.
  - Plants shall be from **Chapter 4 General Regulation B – Plant List A** and/or **Plant List B.**
  - Walls shall be per City Zoning Code §14-16-3-19. See **Section II – General Standards A.2.b.** and **C.1.** for additional requirements and exceptions.
- See **Section II – General Standards A** and **C** for additional requirements.

**D. USABLE OPEN SPACE REQUIREMENTS**

- Off-site Open Space dedication requirements are met by existing or proposed parks and trails.
- See **Section II – General Standards D** for additional requirements.

**E. PARKING REQUIREMENTS**

- Parking Calculations are as follows:
  - Residential: 1/du minimum.
- See **Section II – General Standards E** for additional requirements.



## SU-2/VTML

### Medium Lot Zone

*The Medium Lot zone consists of larger residential lot sizes with increased front yard setbacks, height limitations and other features to reduce visual impact.*

### A. GENERAL

#### Permitted Uses

1. R-1 with the following additions and exceptions:
  - a. A minor second dwelling unit up to 650 square feet associated with a single-family detached dwelling unit shall be permitted except in the front yard.
  - b. Gated and/or walled developments are prohibited.

#### Development Densities

1. Allowable development densities are as follows:
  - a. Maximum: 3 du/acre for parcels within 200 feet of the Petroglyph National Monument
  - b. Maximum: 8 du/acre for parcels located more than 200 feet from the Petroglyph National Monument
  - c. Residential densities apply to gross developable area for residential uses, exclusive of site constraints such as undevelopable land and parks, exclusive of minor second dwelling unit, and inclusive of streets and parking. Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited to, significant rock outcroppings as defined in **Section II – General Standards A. Preservation Setbacks 2.**
2. See **Section II – General Standards A. Density** for additional requirements.

### Lot Size

1. Lot sizes shall be limited as follows
  - a. Lots within 200 feet of the Petroglyph National Monument or Major Public Open Space shall be a minimum of 11,000 square feet.
  - b. Lots more than 200 feet up to 500 feet from the Petroglyph National Monument or Major Public Open Space shall be a minimum of 6,000 square feet.
  - c. Lots more than 500 feet from the Petroglyph National Monument or Major Public Open Space shall be a minimum of 5,000 square feet.

### B. BUILDING PLACEMENT AND FORM

#### Setbacks and Building Frontage

1. Building setbacks are measured from the property line and shall be as follows:
  - a. Front setback: 5 feet minimum  
Without a porch: 15 feet maximum  
With a porch: 15 feet maximum
  - b. Side setback: 5 feet minimum
  - c. Rear setback:  
Without alley: 15 feet minimum  
With alley: 5 feet minimum
2. **Section II – General Standards B** for additional requirements.

**Height**

1. Building Height limits are as follows:
  - a. Minimum: None
  - b. Maximum: 26 feet
    - i. Exception: Within 200 feet of the Petroglyph National Monument or Major Public Open Space, height is limited to 18 feet.
2. See **Section II – General Standards A.Heights** for additional requirements.

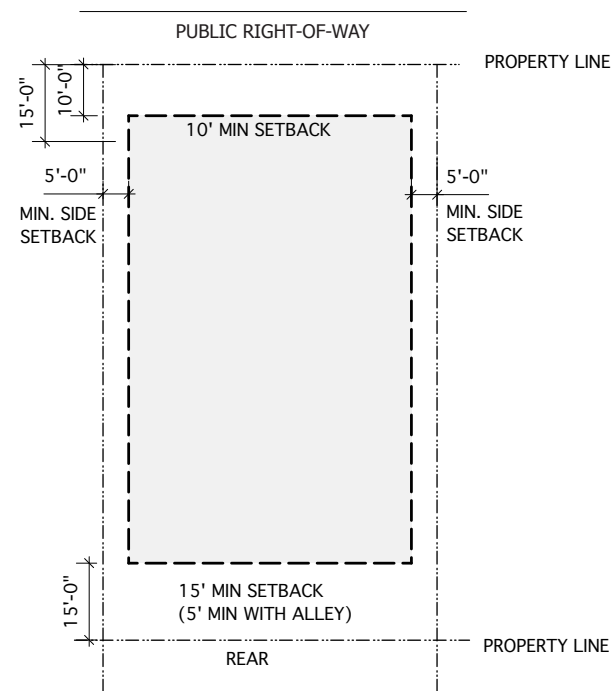


EXHIBIT 14: SU-2/VTML BUILDING PLACEMENT DIAGRAM

**Building Articulation**

1. On lots adjacent to the Northern Geologic Window, walls shall be view walls.
2. The following standards shall apply:
  - a. **Transparency.** At least 25% of the area of the street-facing elevations shall be comprised of windows and/or entrances.
  - b. Residential garages shall be setback from the front façade. See **Section II – General Standards B.8.** for additional requirements.
  - c. Each dwelling unit shall address the street with one of the following three options. In the case of a developer constructing 3 or more dwelling units, at least 2 of every 3 shall incorporate a porch or a courtyard. See **Section II – General Standards B.7** for additional requirements.

Options:

- a porch or stoop at least 5 feet in depth
- a walled courtyard with entrance easily visible from the public right-of-way
- a window on the front façade that directly faces the street

3. See **Section II – General Standards B** for additional requirements.

[Amended  
 November 5, 2014]

### C. LANDSCAPE REQUIREMENTS

1. The following requirements shall apply:
  - a. One tree and 50% vegetative cover in front of all single family lots.
  - b. Plant Lists.
    - i. Lots within 200 feet of the Petroglyph National Monument shall use plants from **Chapter 4 General Regulation B – Plant List A** only.
    - ii. Lots more than 200 feet from the Petroglyph National Monument shall use plants from **Chapter 4 General Regulation B – Plant List A** and/or B.
  - c. Walls shall be per City Zoning Code §14-16-3-19. See **Section II – General Standards A.Heights** and **C.1.** for additional requirements and exceptions.
2. See **Section II – General Standards C** for additional requirements.

### D. USABLE OPEN SPACE REQUIREMENTS

1. Off-site Open Space dedication requirements are met by existing or proposed parks and trails.
2. See **Section II – General Standards D** for additional requirements.

### E. PARKING REQUIREMENTS

1. Parking Calculations are as follows:
  - a. Residential: 1/du minimum
2. See **Section II – General Standards E** for additional requirements.



## II – GENERAL STANDARDS

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## II – GENERAL STANDARDS

The General Standards are applicable to the following SU-2 zones: Volcano Trails Village Center (VTVC), Volcano Trails Urban Residential, (VTUR), Volcano Trails Small Lot (VTSL), Volcano Trails Medium Lot (VTML), and Volcano Trails Residential Developing Area (VTRD). The General Standards do not apply to property zoned SU-2 Residential Developing Area (RD). The General Standards include General Design Standards, Building Standards, Landscape Standards, Usable Open Space Standards, and Parking Standards.

### A. GENERAL DESIGN STANDARDS

Where there is a conflict between the regulations in this document and those of the Northwest Mesa Escarpment Plan, this Plan shall prevail unless otherwise detailed in this Plan. Where one plan is silent, policies and regulations in the other plan prevail.

The General Regulations section of the City Zoning Code §14-16-3-18 shall apply with the following additions and exceptions:

#### Neighborhood Design

1. Where new residential development is adjacent to a collector street, new lots and homes shall face Collector streets, except where the Planning Director or his/her designee approves exceptions related to technical reasons, such as grading and drainage requirements, or where lots facing away from Residential Collector Streets already exist in platting.
2. The platting of new dead-end streets and cul-de-sacs is prohibited, with the following exceptions: stub streets or “knuckle” culs-de-sac where necessary to reach 4 or less parcels beyond a corner or intersection and mid-block “bubble” culs-de-sac without throats. Where dead-ends cannot be avoided, pedestrian/bike connections shall be provided to open space and/or road networks beyond the dead-end.

#### Density

1. Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited to, significant rock outcroppings as defined in **Section II – General Standards A. Preservation Setbacks 2.**
2. Floor Area Ratio shall be defined as the gross floor area of all buildings at all levels divided by the total of site area of a project minus undevelopable areas (i.e. gross floor area/[total site area – undevelopable areas]). Parking structures shall not be counted toward the gross floor area calculations.
3. Residential densities apply to gross developable area for residential uses, exclusive of site constraints such as undevelopable land and parks, exclusive of minor second dwelling unit, and inclusive of streets and parking.

#### Heights

1. Heights shall be measured from approved grade.
2. **Exceptions to Zone Height Requirements.** Chimneys and cupolas may extend 10 feet beyond height limits. Screened equipment and flagpoles may extend 6 feet beyond height limits. Screened equipment shall be set back 15 feet from the façade.

[Amended  
November 5, 2014]

### Multimodal Streets

Bicycle facilities, including on-street bicycle lanes and multi-use trails, should be designed and developed to meet safety considerations as provided in the Institute for Transportation Engineers (ITE) or American Association of State Highway Transportation Officials (AASHTO) standards.

### Preservation Setbacks

1. **Petroglyphs.** Development, trails, and recreation areas shall be set back at least 50 feet from prehistoric petroglyphs or other sites with high archaeological value, unless approved by Planning Director (or his/her designee).
  - a. No petroglyph shall be defaced, altered, or moved without approval of a National Park Service representative from the Petroglyph National Monument in consultation with City of Albuquerque Open Space Division staff.
  - b. All other archaeological sites shall be protected or mitigated per City Zoning Code §14-16-3-20. Site treatment shall include preservation, avoidance, testing, or documentation of surface and/or subsurface remains and/or artifacts.
  - c. All rock outcroppings containing petroglyphs shall be protected per City Zoning Code §14-16-3-20.
2. **Rock Outcroppings.** Development, trails, and recreation areas shall be prohibited within a topographic contour elevation line surrounding a significant rock outcropping. This elevation contour shall be decided by the City Open Space division in consultation with the property owner.
  - a. Significant rock outcroppings are defined as bedrock or other stratum a minimum of 6 feet high on its steepest side as measured from the adjacent 10% slope line and in excess of 500 square feet in surface area.
  - b. Significant rock outcroppings, shown on **Exhibit 15**, shall be preserved in place and incorporated into privately-owned open space (open to the public) to be identified on existing and future site plans. These private open space tracts shall be platted and ultimately conveyed to the homeowner's association.
  - c. When subdivision occurs, access shall be provided to the rock outcropping via public right-of-way or public access easement.

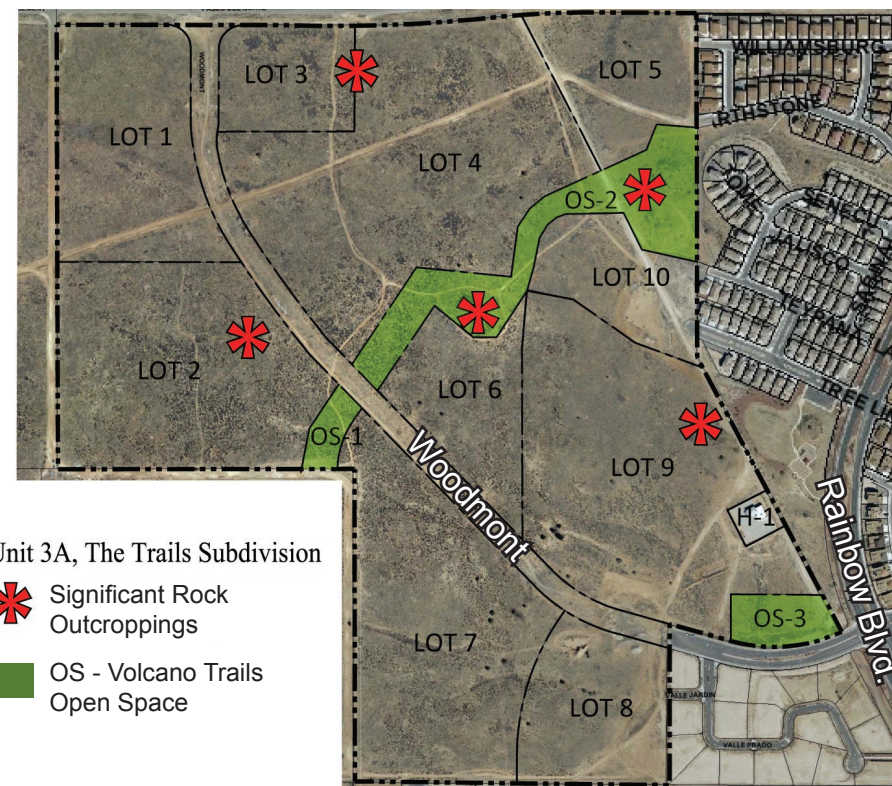


EXHIBIT 15: SIGNIFICANT ROCK OUTCROPPINGS

### Transitions from the Northern Geologic Window

The preferred transition from the Northern Geologic Window to development is a single-loaded street (i.e. a street with development only on the side not abutting the Petroglyph National Monument). This treatment shall be used for at least 60% of the lineal edge between the Northern Geologic Window and development for new subdivision platting.

Where a single-loaded street is provided, there shall be no development between the roadway and the Northern Geologic Window boundary. Sidewalks or trails may be built along the undeveloped side of the street; in some cases the undeveloped side may shift from one side of the street to the other, but in any event the intent is to have the undeveloped side of the street abut or provide access to public land such as Major Public Open Space or City park.

### Utilities

1. **Easements.** In order to facilitate pedestrian movement and maintain accessibility, utility infrastructure such as transformers, boxes, and access panels are to be planned for minimal visual intrusion and mobility impediment to pedestrians. Overhead and underground electric distribution lines are typically located within public utility easements (PUE) or private easements. They are compatible with other “dry” utilities such as cable, telephone and fiber optic facilities. The width of the PUE is typically 10 feet in order to provide necessary clearances for safety. Water lines, sewer lines and storm water drainage or “wet” utilities are not compatible with “dry” utilities, and separation is required for safety purposes. In all zones, Utility Easements shall be located in alleys or rear access and parking areas, if available. Where there is no alley, utility infrastructure may be placed in a PUE or private easement in the front setback of the property, provided it does not substantially affect the pedestrian realm and is located on the edge or side of property and as far away from the main entrance and pedestrian access paths as possible.
2. **Clearance.** Any screening and vegetation surrounding ground-mounted transformers and utility pads shall allow 10 feet of clearance in front of the equipment door and 5 feet of clearance on the remaining 3 sides for access and to ensure work crew and public safety during maintenance and repair. Non-permanent use of clearance, such as for parking, is permitted. Aesthetic improvements are encouraged to minimize visual impact of ground-mounted utility equipment. Trees and shrubs planted in the PUE should be planted to minimize impacts on facilities maintenance and repair.
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).

[Amended  
November 5, 2014]





## II – GENERAL STANDARDS

### B. BUILDING DESIGN STANDARDS

The following Building Design Standards shall apply as specified below:

[Amended  
November 5, 2014]

1. **Exterior Finishes.** Building walls shall be stucco, masonry, adobe, and/or native stacked stone (or synthetic equivalent). Plain CMU block, wood, and/or reflective panels shall not be used as an exterior finish. Stucco and concrete shall have integral color or a final stucco coat with a painted surface matching the color regulations in **Chapter 4 General Regulation A – Approved Colors**. Veneer materials shall extend around exterior corners at least one foot. Brick coping and trims are encouraged. Steel and synthetic wood substitutes are permitted for trim and detailing.
2. **Massing and articulation.** Building massing and articulation are required so that no more than 60 feet of wall may occur without an offset vertically or horizontally of at least 24 inches, or a change in material may be used for articulation at the same interval.
3. **Roofs.** Reflective roofs are prohibited. Parapets shall hide flat roofs from adjacent public rights-of-way and Major Public Open Space. Dimensional asphalt shall be used if asphalt roofing is specified. Solar panels are permitted on roofs and need not be screened.
4. **Building Transparency.** Transparency is measured by taking the total area of all of the windows and entrances and dividing it by the total area of the street-facing building elevations. Glass block, mirrored glass, frosted glass, and other obscured openings may not be used to meet the building transparency requirement.
5. **Window Cases.** Window Cases allow some flexibility in meeting the transparency requirement for commercial uses. Window Cases have transparent fronts and are surface mounted or recessed shallow boxes that are a minimum of 3 feet wide by 5 feet tall. Window Cases shall contain display material at all times and shall not be backlit.
6. **Windows.** Windows shall be recessed in the façade so that the glass plane is a minimum of 2.5 inches from the external plane of the adjacent wall. Glass on any surface shall not be reflective or mirror glass, that is, glass having greater than 15% average daylight exterior reflectance. Highly reflective or mirrored glass is prohibited. Glass for non-residential and mixed-use areas shall have light transmission between exterior and interior rated at a minimum of 90% for the ground story and at least 75% for the upper stories. Modifications are permitted as necessary to meet any applicable building and/or energy code requirements.

7. **Entries.** Entries for buildings shall connect to a street via a sidewalk, connecting directly and visibly from the street where possible, otherwise connecting via landscaped courtyard(s) or plaza(s). In addition, residential building entries shall have the following features with the floor area stipulated below:
- Apartment buildings – a covered porch or interior vestibule with 60 square feet floor area and at least 6 feet clear in any direction; interior vestibule entry doors shall be accompanied by an overhang and clear glazing within the door or immediately to the side of the door.
  - Single-family detached houses – the selected entrance option must meet the following relevant condition:  
Options:
    - i. A porch or stoop at least 5 feet in depth, employing similar roof and surface treatments and designed to be architecturally integrated with the house structure.
    - ii. A walled courtyard with an entry feature, such as but not limited to a gate, easily visible from the public right-of-way and a minimum of 6 feet wide and height between 6 feet, 8 inches and 8 feet, placed within the appropriate setback, connected by a courtyard wall between 4-5 feet high, and both designed and finished to complement the house in color and architectural style
    - iii. A clear, transparent window or multiple windows of any size on the front façade directly facing the street, located within the area 3-6 feet from the finished floor, and meeting the design requirements in **Building Design Standard B.6. Windows** in this Plan
  - Townhouses – a covered porch, veranda or stoop with 40 square feet floor area and at least 6 feet clear in any direction.

[Amended  
November 5, 2014]

### 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 the uses are 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 55 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. When viewed from the street, garage doors shall not exceed 50% of the total front façade area, inclusive of porches, so that garages shall not dominate the front façade. Except for Garage Type D, garages must be set back from the main façade.
- ii. Garage types are limited by lot width, per **Table 3**.
- iii. Three-car garages on lots greater than 55 feet wide shall have a third garage setback of two (2) feet minimum from the primary garage façade.



II – GENERAL STANDARDS

[Amended November 5, 2014]

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**.

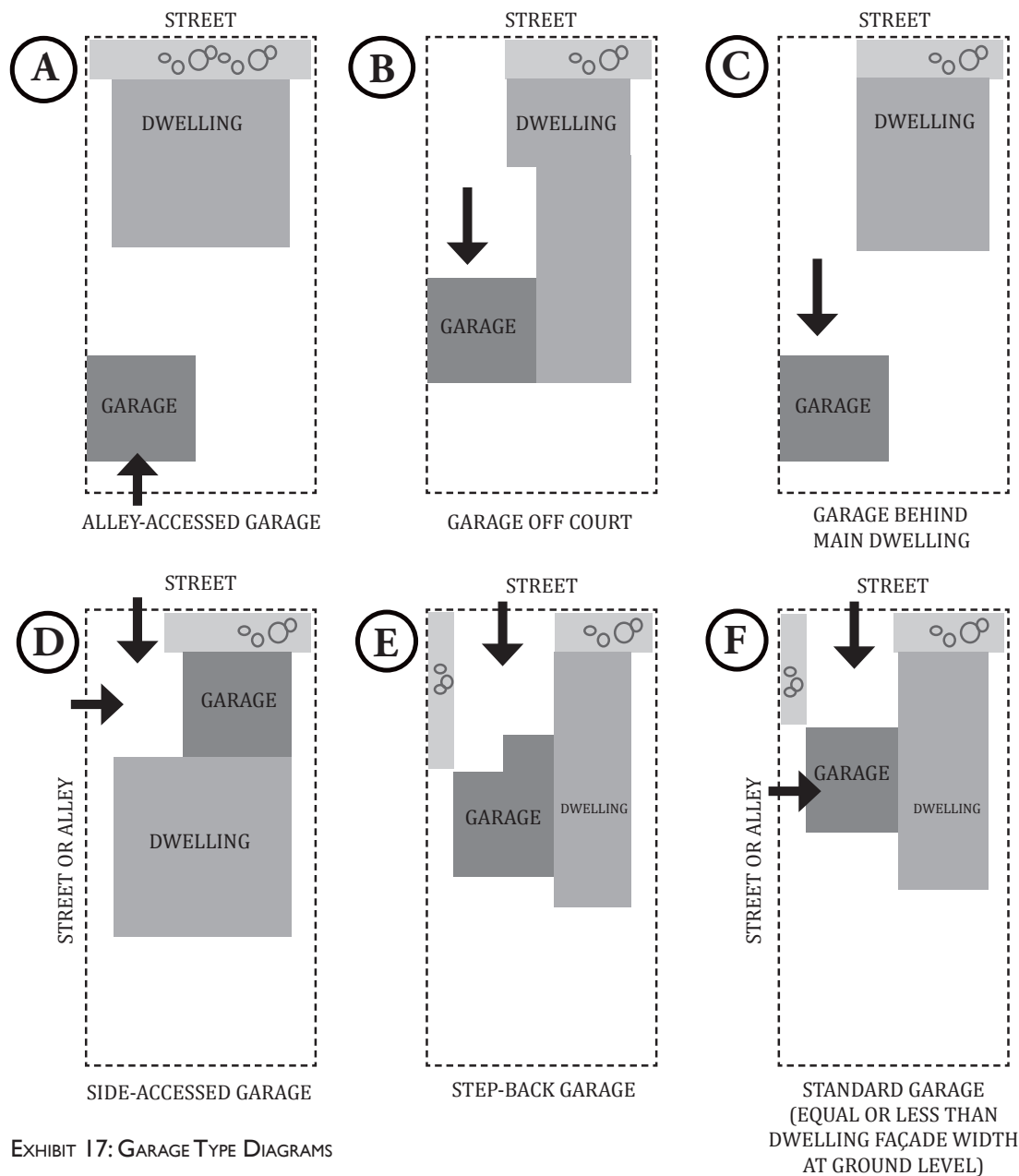


EXHIBIT 17: GARAGE TYPE DIAGRAMS

II – GENERAL STANDARDS

- iv. 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.
- vi. The color of garage doors shall blend with or complement the exterior wall color in order to minimize the prominence of the garage door.
- vii. 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.

TABLE 3: RESIDENTIAL GARAGE TYPES

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.

\* See **Exhibit I7: Residential Garage Type Diagrams**

[Amended  
November 5, 2014]

## II – GENERAL STANDARDS

9. **Color.** Colors used on building walls, roofs, and garage doors in SU-2/Volcano Trails Small Lot (VTSL) and SU-2/Volcano Trails Medium Lot (VTML) shall be earth tones and meet reflectivity standards as specified in **Chapter 4 General Regulation A – Approved Colors**. Other colors may only be used as accents. Buildings throughout the Plan area shall not have highly reflective surfaces. Mechanical devices, roof vents, and screening materials are also subject to this regulation, as are fences and walls. Trim materials constituting less than 10% of the façade’s opaque surface may be any color.
10. **Service Areas.** Service areas (e.g. loading docks, freestanding mechanical equipment, refuse containers, compactors, recycling receptacles, etc.) shall not be visible from streets or public open spaces. They shall be located away from streets, or recessed within the building envelope, and/or screened from view of streets and Major Public Open Space. Service areas recessed within the building envelope, facing streets, and/or Major Public Open Space shall not comprise more than 20% of a building’s linear frontage; and shall be accompanied by roll-up doors.
11. **Commercial Signage.** Signs shall complement the architectural style of the site building(s). Letters shall not exceed 18 inches in height or width and 3 inches in relief.
12. **Awnings.** Awnings shall be cloth or equivalent, metal, or glass. “Quarter-cylinder” awning configurations are not permitted. Lettering on awnings is limited to 9 inches in height.
13. **Energy-Efficient Buildings.** Two or more of the following features shall be included in building design to ensure that buildings are energy efficient:
  - interior daylighting;
  - low-energy consumptive lighting for at least 80% of fixtures;
  - heat-exchange units;
  - super-insulated low-emissive windows;
  - passive or active solar heating;
  - passive or active solar hot water;
  - highly efficient appliances and heating and cooling systems;
  - generation of electricity through wind generation and photovoltaics; and
  - geothermal heating and cooling.

## II – GENERAL STANDARDS

## C. LANDSCAPE DESIGN STANDARDS

The following Landscape Standards shall apply to all zones as specified below:

[Amended  
November 5, 2014]

1. **Walls & Fences Material Finishes & Design.**

- a. **Height & Placement.** Walls and fences shall not exceed a height of 36 inches where allowed within street-facing setbacks (except for columns that support arcades or trellises). Solid fences and walls shall not exceed a height of 72 inches, inclusive of retaining walls, inside required setbacks along rear and interior side property lines. Retaining walls in all locations shall not exceed 48 inches, unless approved by the City Hydrologist. Height shall be measured from the lower side within the required side or rear yard.
    - i. Where a grade change exists between two properties and a retaining wall is deemed necessary, per the City Hydrologist, up to 24 additional inches of transparent fence material (but not chain-link fencing) is permitted on top of a solid wall or fence.
    - ii. Where existing platting orients the rear or sides of residential lots so that they face toward Residential Collector Streets, solid rear and/or side-yard walls bordering the street and pedestrian realm shall not exceed a height of 48 inches. Twenty-four additional inches of transparent fence material (but not chain-link fencing) are permitted above the solid portion of the wall.
  - b. **Adjacency to Monument and City Open Space.** Properties adjacent to the Petroglyph National Monument and/or Major Public Open Space shall use coyote fencing, post and wire (not barbed), or view fencing. View fencing allows for a general sense of openness, visual transparency, and passive surveillance, while still maintaining perimeter security.
  - c. **Design & Prohibited Materials.** The end of walls shall have a pier or pilaster at least 12 inches wide to give a substantial appearance. Stucco and concrete shall have an integral color. Wood board, cyclone, chain link, and razor wire fencing are prohibited.
    - i. *Perimeter Walls.* Exposed plain block, including all colors, is not allowed on walls visible from or adjacent to the public right-of-way, private open space, or private or public parks.
    - ii. *Site Walls.* Block walls not visible from or adjacent to the public right-of-way, private open space or Major Public Open Space, or private or public parks must have integral color (i.e. plain, grey cement blocks are prohibited).
2. **Private Walkways.** Arcades, trellises, awnings, and/or trees are encouraged along pedestrian paths for shade and spatial definition. In parking lots, private walkways shall not extend more than 75 feet without one of these features.



3. **Sidewalk Design.** Sidewalks in the public right-of-way shall be designed to facilitate pedestrian accessibility and efficient travel. Curvilinear sidewalks are strongly discouraged. Where possible, planting strips should be used to buffer pedestrians from vehicle traffic and set the pedestrian path back from driveway ramps.
4. **Sidewalk Locations.** The location of sidewalks shall reflect the desired character and density of the surrounding land uses. In high- and medium-density neighborhoods (i.e., SU-2/VTVC, SU-2/VTUR, and SU-2/VTSL zones), sidewalks are essential to creating a vibrant, pedestrian lifestyle. In lower-density settings (i.e., SU-2/VTML), the use of sidewalks may be excessive, and connections may be more appropriately provided via trails and gravel shoulders.

Subject to DRB site-plan approval, a wider (6-foot minimum) sidewalk or trail with landscaping on one side of the street may be built where it complements the character of adjacent development in lieu of standard residential sidewalks on each side of the street. This streetscape is encouraged in the following circumstances:

- in lower-density areas,
  - to connect open space and/or parks as a ‘linear park’, and/or
  - along streets with fewer intersections on one side in order to minimize street crossings and traffic conflicts between vehicles and pedestrians.
5. **On-Lot Trees.** Where buildings are placed more than 10 feet from a street-side property line, at least one tree shall be planted per property within the street-side setback. Properties with a street frontage over 100 feet shall have a minimum of one tree for every 40 feet. Street trees on local streets shall be maintained by the property owner. Street trees on collector or higher capacity streets shall be maintained by the City Parks and Recreation Department.
  6. **Site Lighting.** Lighting shall have a cut-off angle that directs light downward and only toward the property on which the light source is located. Light fixtures shall be of a type that throws light downward and have baffles, hoods or diffusers so that no light point source shall be visible from a distance greater than 1,000 feet. On-site light poles shall not exceed a height of 16 feet. High-intensity discharge lamps and sodium lamps shall not be used.
  7. **Gateway Monuments.** Pillars or walls are permitted at entry points to neighborhoods and developments. Walls shall not be more than 12 feet long and conform with **General Standard C.1. Walls & Fences Material Finishes & Design**. Pillars shall not be more than 3 feet in width and 10 feet in height. Pillars and walls shall be stucco, masonry, rammed earth, adobe, native stacked stone (or synthetic equivalent), or straw bale. Exposed plain block, of any color, is not allowed. Stucco and concrete shall have an integral color. (See **Section II – General Standard B.9. Color** for additional requirements.)

II – GENERAL STANDARDS

8. **Grading.** Cut and fill slopes shall be no steeper than 3:1 on average, and retaining walls shall not exceed 4 feet in height unless incorporated within a building’s foundation or approved by the City Hydrologist. Graded areas shall maintain the character of the natural terrain by varying gradients, undulating contours, and rounding the toe and crest of any slope greater than 10 feet in height. Fill shall be limited to the minimum required for site development and drainage. Fill shall not exceed the existing highest natural grade point on site, unless approved by the City Hydrologist for required drainage. Height shall be measured from the natural grade. Bikeways and other amenities within the right-of-way shall be provided in such a way as to minimize the extent of disturbance to slopes and vegetation and the need for cut and fill.
  
9. **Rainwater Quality and Management.** Where appropriate, development projects shall incorporate unobtrusive rainwater features that facilitate the detention and infiltration of rainwater and the filtration of pollutants from urban run-off. At all densities and intensities, appropriate techniques include:
  - permeable pavers & concrete,
  - infiltration beds placed below paved areas,
  - stone-filled reservoirs and dry-wells,
  - roof storage systems & cisterns designed with materials allowed by this Plan,
  - small “rain gardens” (low-lying with moisture-tolerant grasses, wildflowers, shrubs, and trees), and
  - vegetated swales (in courtyards, street medians, and planting strips).
  - a. Materials and treatments used for rainwater management shall be natural in appearance. Channels lined by concrete or rip-rap are prohibited, unless necessary for public safety.
  - b. Fencing shall be avoided; the bottom slopes of detention basins shall be designed for safety. In addition, a hydrological study and design may be required of new development by the City of Albuquerque to identify appropriate rainwater detention and energy dissipation features.
  
10. **Construction Mitigation.** Construction within the Plan area or parts of the area shall be mitigated per **Chapter 4 General Regulation C – Construction Mitigation**. These regulations are fully part of this regulating plan and shall be enforced as such.
  
11. **Plant List.** 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 plant list 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**. Land disturbed in development shall be re-vegetated using native species from the Plant List. (See **Chapter 4 General Regulation C – Construction Mitigation** Standard CM-5.)

[Amended  
November 5, 2014]

II – GENERAL STANDARDS

- a. **Native Plants.** 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. Plants listed as native in the plant list in **Chapter 4 – General Regulations B – Plant List** 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. **Xeric Plants.** These plant species were selected as appropriate for Volcano Trails from the official xeric or low-water use plant list of the Albuquerque Bernalillo County Water Utility Authority (ABCWUA). Plants listed as xeric in the plant list in **Chapter 4 – General Regulations B – Plant List** shall be used in specified areas as identified in **Table 4**.

[Amended  
November 5, 2014]

TABLE 4: APPROPRIATE PLANT TYPE

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	*	*
	* <i>allowed</i>	

### II – GENERAL STANDARDS

#### D. USABLE OPEN SPACE STANDARDS

1. Private Usable Open Space may be a yard, deck, balcony, porch, portal, or patio and shall have an unobstructed dimension of at least 6 feet.
2. Shared Usable Open Space shall be accessible to all project residents and have an unobstructed dimension of at least 40 feet. Shared Usable Open Space may be a park, courtyard, plaza, play area, community facility, roof garden, or some combination thereof.
3. Usable Open Space shall be privately maintained.
4. Off-site Open Space dedication requirements are met by proposed and existing public and private (i.e. Homeowners Association-owned and maintained) parks, open space tracts, and trails. A public pedestrian access easement shall be granted for private parks, open space, and trails, as they are intended for public use.

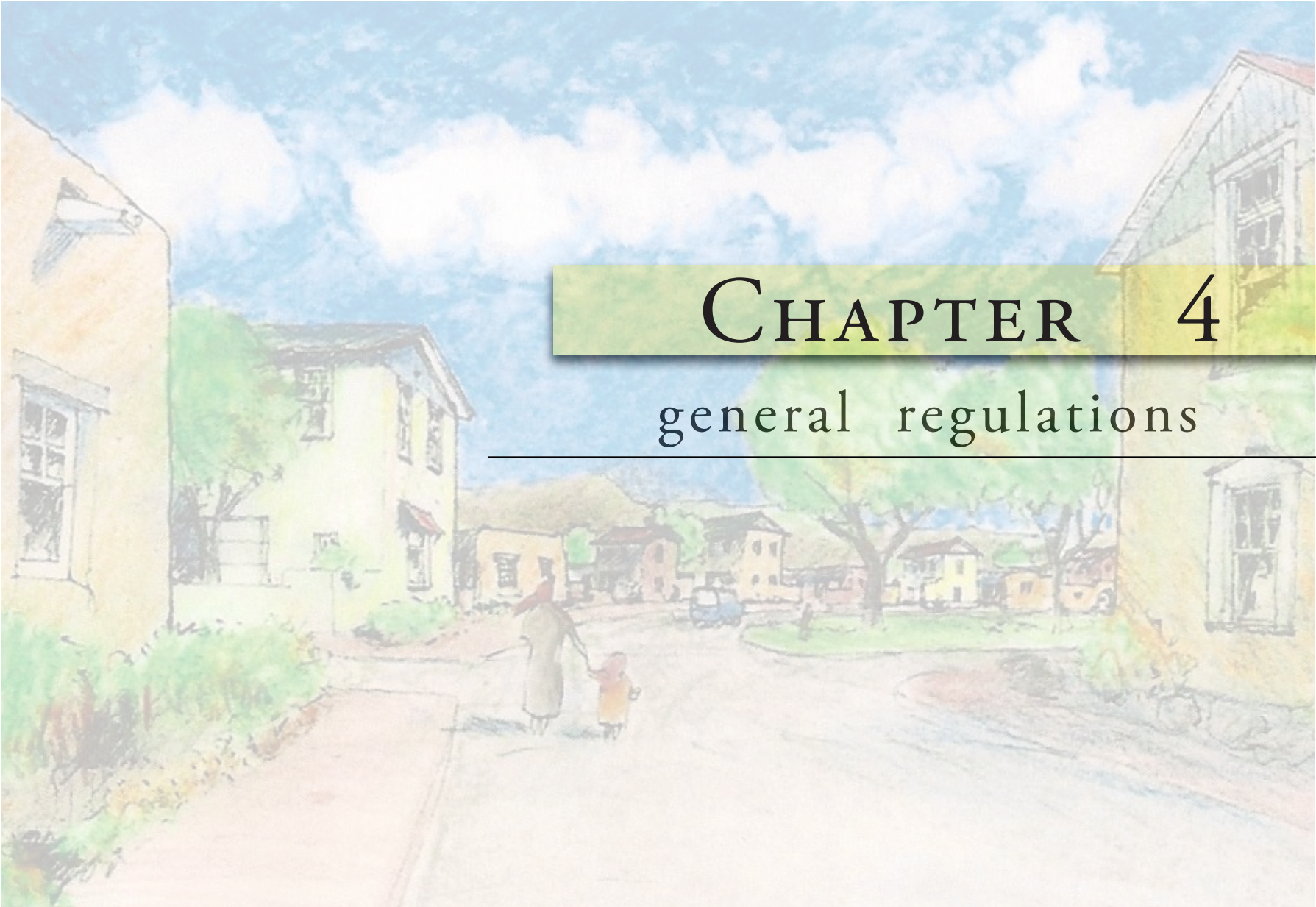
#### E. PARKING STANDARDS

1. **Parking Dimensions – On-Site.** On-site parking shall be per the City Zoning Code §14-16-1-5 definition for “Parking Space, Automobile and Light Truck.”
2. **Parking Dimensions – On-Street.** On-street parking spaces may have a length of 20 feet and a width of 7 feet.
3. **Landscaping.** Surface parking shall have one tree planted adjacent to every six parking spaces. Diamond-shaped tree wells (approximately 5 feet by 5 feet) are an efficient means to meet this requirement, as they take advantage of car overhangs. Surface parking lots may not exceed a dimension of 200 feet in any direction without providing a landscaped private walkway.

[Amended  
November 5, 2014]

**F. BICYCLE FACILITY STANDARDS:** Bicycle facilities, including on-street bicycle lanes and multi-use trails, should be designed and developed to meet safety considerations as provided in the Institute for Transportation Engineers (ITE) or American Association of State Highway Transportation Officials (AASHTO) standards.





# CHAPTER 4

## general regulations

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# CHAPTER 4 – GENERAL REGULATIONS

## A – APPROVED COLORS

[Amended November 5, 2014]

### APPROPRIATE COLORS FROM THE NATURAL LANDSCAPE

LIGHT REFLECTANCE VALUES			
Chart Color	LRV %	Chart Color	LRV %
122 Straw	41.83	135 Sahara	34.63
106 Buckskin	34.73	116 Adobe	24.03
118 Suede	37.67	124 Coral	34.93
117 Fawn	45.48	115 Cottonwood	32.18

LRV data is from El Rey Stucco; El Rey does not guarantee the LRV data provided. Colors are illustrative from El Rey Standard Color for Premium Stucco Finish. Color reproduction in this Plan is not an exact representation of the El Rey color chart.

### *Exterior color and reflectivity standards for buildings.*

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 or a final stucco coat with a painted surface 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.

EXHIBIT 18: SAMPLE COLORS WITHIN APPROVED LRV RANGE

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

[Amended  
November 5, 2014]

## CHAPTER 4 – GENERAL REGULATIONS

### B – PLANT LIST

[Amended  
November 5, 2014]

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
Dasylyrion 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



TABLE 5: PLANT LIST (FORBS, GRASSES, AND GROUNDCOVERS)

[Amended November 5, 2014]

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

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

[Amended  
November 5, 2014]

**Standard CM-1:** Due to the area's proximity to the Petroglyph National Monument and the importance of protecting petroglyphs from fugitive dust that may arise during site development and construction, development shall comply with the following standards:

- a. All development  $\frac{3}{4}$  acres or over must comply with the Albuquerque-Bernalillo County Air Quality Control Board Fugitive Dust Control Regulation 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 Sediment Control Plan prior to being issued a grading permit.
- c. For all non-residential and mixed-use developments, grading permits shall only be issued concurrently with building permits.
- d. 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.
- e. Exceptions for grading in advance of a building permit or approved preliminary plat may be allowed under the following conditions:
  - (i) Requirements enumerated in items (a) and (b) above are met.
  - (ii) While active grading is underway there must be water truck/s onsite and actively performing wet suppression activities.
  - (iii) Once grading is complete, but prior to building permit or preliminary plat approval, the site must be stabilized using one of these four methods:
    - a. A sprinkler system providing daily wet suppression must be onsite and shown to be functional.
    - b. 2" of gravel mulch must be applied over all disturbed areas/stock piles.
    - c. Vegetative cover consistent with the COA Specifications Section 1012 including the crimping-in of straw mulch after seed application.
    - d. The application of spray-on adhesives, with reapplication per the manufacturer's recommendations. This method is only allowed if the site is adequately fenced to prevent ATV vehicles from disturbing the treated soils.
  - (iv) The proposed method of stabilization must be approved by the City Engineer or his/her designee prior to any grading activity on the site. A site that has had grading activity prior to building permit/preliminary plat is not eligible for approval of such without an approved soil stabilization method in place.
- f. Grading within public rights-of-way requires a fugitive dust permit and grading permit per items a and b above.

**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 desertscape) 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.

### D – RAINWATER DESIGN & MANAGEMENT STANDARDS

Improved naturalistic channel design shall retain as much undisturbed desert vegetation and rock formations insofar as practicable.

**Standard RDM-1:** Channel treatments shall meet the following requirements:

1. Limited stabilization of natural channels, according to the policies contained in the “Facility Plan for Arroyos,” unless such treatment is determined to be infeasible by the City Hydrologist or the Albuquerque Metropolitan Area Flood Control Authority (AMAFCA) as appropriate.
2. Use of many small, unobtrusive structures, such as check dams or small drop structures, rather than larger, more obtrusive structures, when structural solutions are required.
3. Use of materials in treated channels that blend visually with the Escarpment and adjacent open space. Naturalistic treatments are the preferred treatment types.
4. Protection of canyons from erosion through control of developed flows and through stabilization techniques that are consistent with the visual character of the open space.

**Standard RDM-2:** Developed flows shall be managed to minimize their impact on Major Public Open Space, Northern Geologic Window, archeological sites, and the Escarpment. The potential impacts of water retention shall be thoroughly studied prior to use of detention areas to control flows. Rainwater detention ponds shall be fully lined. Developed flows into the Petroglyph National Monument shall not be permitted in excess of, or more concentrated than, natural flows.

**Standard RDM-3:** Within large areas of open space, developed flows shall be modified through check dams or other means to approximate undeveloped flows to minimize impacts on the Escarpment and to minimize the intensity of channel treatment required. The impact of check dams as a method of controlling flows shall be thoroughly studied prior to their use.

**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.



D – RAINWATER DESIGN & MANAGEMENT STANDARDS

**Standard CM-6:** The City shall be responsible for restoring existing damaged areas that lie within Major Public Open Space. The property owner shall be responsible for restoring damaged areas on lands accepted by the City to meet open space requirements if that damage occurred after the adoption of the Volcano Trails Sector Development Plan; this shall occur prior to title transfer if the land is to be deeded to the City and shall be an ongoing responsibility of the property owner if the land remains private open space.

**Standard CM-7:** Existing cuts that are used as trail locations shall be stabilized and revegetated at the time of trail construction.

**Standard CM-8:** As Major Public Open Space is acquired by the City, damaged areas shall be protected from further abuse and reseeded.

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