

CITY COUNCIL OF THE CITY OF ALBUQUERQUE

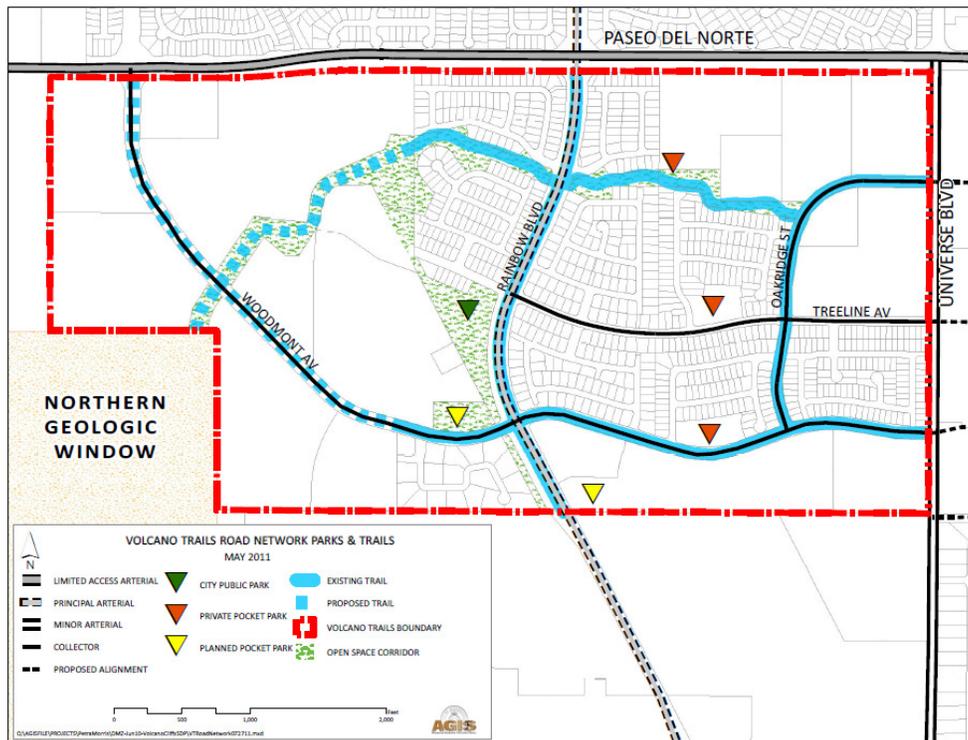
August 15, 2011

FLOOR AMENDMENT NO. _____ TO C/S R-11-211

AMENDMENT SPONSORED BY COUNCILOR Lewis

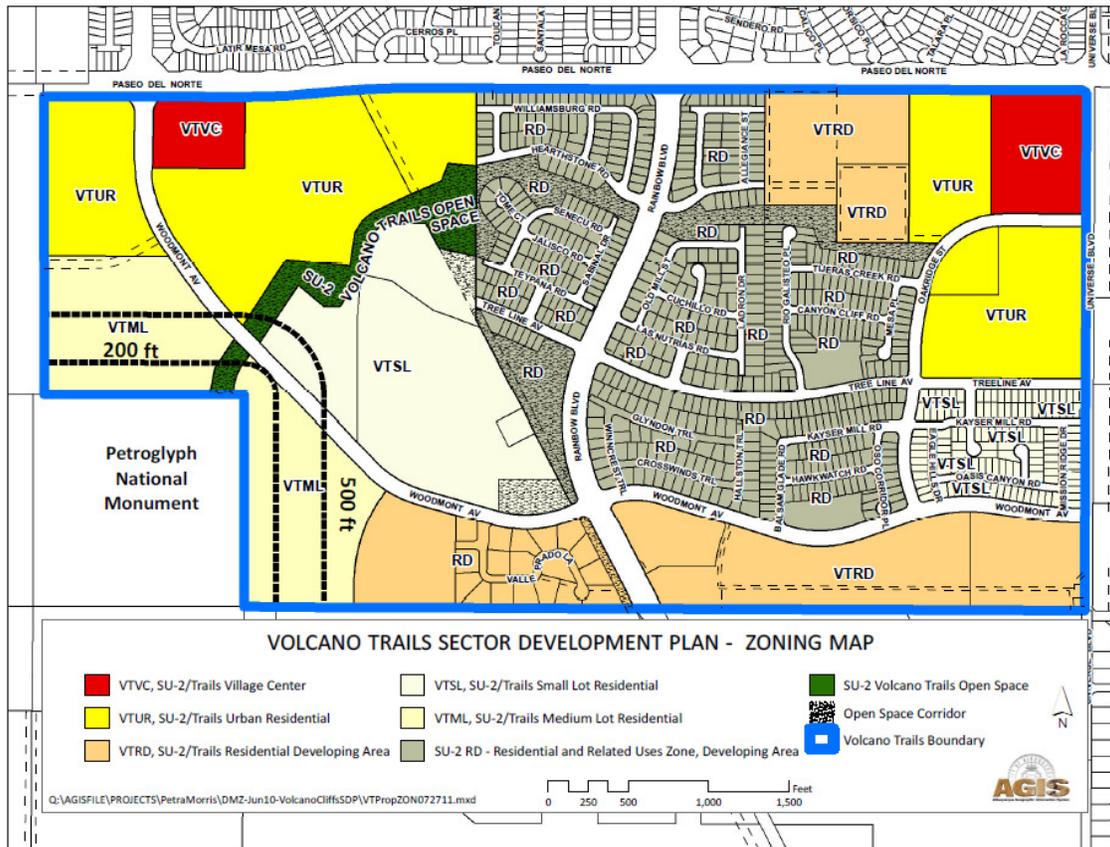
The Volcano Trails Sector Development Plan, attachment A to R-11-211 as amended by C/A(1) R-11-211 (adopted 5-11-11), is amended as follows:

1. On page 4 delete the first sentence of the fourth paragraph and insert in lieu thereof "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."
2. On page 6 delete Exhibit 5 and insert in lieu thereof the following map to provide more details regarding the trail system:



3. On page 6, insert “that correspond to the Mid-Region Council of Government’s classifications” at the end of the first sentence.
4. On page 9, in the first sentence of the third paragraph, delete “Design Review Board” and insert in lieu thereof “Development Review Board”
5. On page 10 make the following changes:
 - a. Delete the first sentence and insert in lieu thereof “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).”
 - b. After “This Plan”, delete “adopts” and insert in lieu thereof “designates”.
6. On page 14 make the following changes:
 - a. In the second goal delete the first sentence and insert in lieu thereof “Street- and courtyard-facing residences support neighborhoods and improve safety because entrances and windows face pedestrian paths.”
 - b. In the second sentence of the fourth goal delete “These architectural and landscape”. Insert “Development” before “standards” and insert “will” before apply.
 - c. In the last sentence of the fourth goal insert “rain” before “water”.
7. At the end of the fifth goal on page 15, insert “from the public right-of-way.”
8. On page 15, section 5, in the seventh line delete “adjacent to” and insert in lieu thereof “abutting”.
9. In the “Development Review Process” on page 19, make the following changes:
 - a. Delete “adoption” in the first line.
 - b. Delete “include” and insert in lieu thereof “allow for”
 - c. In the second line insert “a proposal is” before “consistent”
10. Make the following changes to “Table 2, Development Approval Process” on page 19:
 - a. In the title of the third column insert “Site” before “Plan Type”.
 - b. Where applicable, insert “Development” before “Site” so that it reads “Site Development Plan for Subdivision”.
 - c. Where applicable, insert “for” before “RD” so that it reads “per City Zoning Code for RD”.
11. In the “Permitted Deviations” section, make the following changes:
 - a. Delete “application possibilities” in the first line and insert in lieu thereof “conditions for development”.
 - b. In the second line delete “range of”.
 - c. In the second line delete “conditions” and insert in lieu thereof “factors related to a specific site or proposal”.
 - d. Under the subsection titled “Minor” insert “such as color” after “non-dimensional standard”.
12. On page 21 in the description for “SU-2 Volcano Trails/Village Center (VTVC)” in the second line delete “conveniences” and insert in lieu thereof

- “services”. In the last sentence delete “and civic uses such as daycare”.
13. On page 21 in the description for “SU-2 Volcano Trails/Suburban Residential-Medium Lot (VTML)” delete “and contains visible private open space”. Insert “and” before “preserves significant view corridors”.
14. On page 24 delete Exhibit 10 and insert in lieu thereof the following map with corrections to the platted open space corridor:



15. On page 25 at the end of subsection 1 insert “Project #1002962” before the case number.
16. On page 26 in the subsection “Permitted Uses” for Volcano Trails Village Center Zone make the following changes:
- In subsection “b” insert “detached” after “single-family”.
 - In subsection “d” at the end of the definition for commercial enterprises insert “on the same site” after “association with another use”.
 - In the third point after subsection “e”, delete “**General Standards A and B**” and insert in lieu thereof “**General Standards B.11**”.
17. On page 26 add a sentence under “Development Densities” that reads as follows: “Both FAR and dwelling units/acre need to be addressed in a mixed-use development.”
18. On pages 26, 29, 34, 36 in the section “Development Densities” at the end

- of subsection “c” under section “1” delete “**Heights and Setbacks 2.d.i**” and insert in lieu thereof “**Preservations Setbacks 2.**”
19. On page 27 in the section “Setbacks and Building Frontage”, subsection “b” delete “non-attached” and insert in lieu thereof “detached”. Delete subsection 3 completely.
 20. On page 27 in Figure 11 add “with alley” to the 5’ minimum rear setback.
 21. On pages 27, 30, 35, 37 in the first line under “Height” delete “area” and insert in lieu thereof “are”. In the second subsection modify the reference to Section II so that it reads “**Section II – General Standards A. Heights**”.
 22. On page 29 under “Permitted Uses” in subsection “c” delete “underground”.
 23. On pages 30 and 34 in “Setbacks and Building Frontage 1.” delete subsection “a” completely and insert and lieu thereof:
 - a. Front Setback:
 - Minimum: 5 feet
 - Maximum: 15 feet
 24. On page 30 in the section “Setbacks and Building Frontage”, subsection “b” delete “non-attached” and insert in lieu thereof “detached”.
 25. On pages 31 and 33 subsection “d” of “Landscape Requirements” delete reference to “**2.b**” and insert in lieu thereof “**Heights**”.
 26. On pages 31, 32, 35 and 37 at the end of “Building Articulation 2.c.” insert “See **Section II – General Standards B.7.** for additional requirements”.
 27. On page 35, subsection “d” of “Building Articulation”, in the fifth line delete “back yard” and insert in lieu thereof “rear yard”.
 28. On page 38 subsection “c” of “Landscape Requirements” delete reference to “**2.b**” and insert in lieu thereof “**Heights**”.
 29. On page 40, in the first sentence, insert “Volcano Trails” before “Village Center”, “Urban Residential”, “Small Lot”, “Medium Lot” and “Residential Developing Area”.
 30. On page 40 in the third line under “General Design Standards” delete “14-16-3” and insert in lieu thereof “14-16-3-18”.
 31. On page 40 in the last line of the first subsection under “Density” delete “**Heights and**” and insert in lieu thereof “**Preservation**”. Delete “**d.i.**”
 32. On page 41, reorganize the “General Design Standards” as follows:
 - a. Under subsection “Heights and Setbacks” delete subsection “b” as this was addressed in a previous amendment adopted at LUPZ.
 - b. Combine subsection “a” with number “2” so that “Exceptions to Zone Height and Setback Requirements” becomes the title for “Chimneys and cupolas....”
 - c. Make subsection “c. Development, trails, and recreation areas...” and its subsequent points its own section under the title “Preservation Setbacks”.
 - d. Make subsection “d” on page 42 the second subsection under “Preservation Setbacks”. Renumber subsequent sections a-c instead of i-iii.

33. On page 42, in the second line after “Transitions from the Northern Geologic Window” delete “adjacent to” and insert in lieu thereof “abutting”.
34. On page 42, add a second paragraph to read as follows: “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.”
35. On page 43 in subsection “Exterior Finishes” in the second line delete “is not allowed for exterior walls”. Insert “CMU” between “Plain” and “block.” Combine “Plain CMU block” with the following sentence.
36. On page 46, in subsections ‘b’ and ‘c’ insert “equal to or” before “less than 48 feet wide” so that the phrase reads “on lots equal to or less than 48 feet wide...”
37. On page 46 in the second column of Table 3, change the header so that it reads “**Allowable Garage Types See Exhibit 17**”.
38. On page 48 in the second line of section 9 titled “Color” change reference from “**General Regulation B**” to “**General Regulation A**”.
39. On page 50, in the first line of section 6 titled “Gateway Monuments” delete “projects” and insert in lieu thereof “developments”.
40. On page 62 in the second to last line of Standard RDM -3 delete “should”.

Explanation: *This amendment makes minor corrections and clarifications.*