

**Amendment to the Spreadsheet:**

- Line 18, page 5 of 110, instead of reading additional analysis will be provided in the supplementary staff report, it should read:

It is not possible to compare the plans in such a manner. Conflicts between the plans that are unforeseen now will most likely be unique to a site or development.

- Line 89, page 25 of 110, the NWMEP does require staggering in Policy 9-2, staff was mistaken on this. The NWMEP prevails, so staggering is already required.

However, the EPC may wish to add a further condition that reads:

Language shall be added to the Volcano Cliffs SDP to require the staggering of walls, per the NWMEP.

**Volcano Mesa amendment to the WSSP amended findings:**

4. The Volcano Mesa amendment to the Westside Strategic Plan proposes the designation of a Major Activity Center for the Town Center in the Volcano Heights Sector Development Plan area. Future coordination with a Comprehensive Plan amendment will be necessary.
5. The Volcano Mesa amendment to the Westside Strategic Plan proposes the designation of a Neighborhood Activity Center for the Village Center in the Volcano Cliffs Sector Development Plan area. Future coordination with a Comprehensive Plan amendment will be necessary.
6. The Volcano Mesa amendment to the Westside Strategic Plan supports the following goals and policies in the Albuquerque/Bernalillo County Comprehensive Plan:

Policies II.B.5.c, e, f, g, I, k, m, n: through the creation of the Volcano Mesa community and the accompanying policies that direct land use regulations, open space and transportation in the accompanying Sector Development Plans;

Policies II.B.1.c, f, j: through the policies that address the protection of open space and sensitive lands and direct the creation of a trail network;

Policies II.B.7. Goal, c, e: through the proposed designation of a Major Activity Center on the Volcano Heights area and a Neighborhood Activity Center in the Volcano Cliffs area and the opportunity to address jobs/ housing imbalance that this will provide;

Policy II.C.6.c: through the Policies 3.102-3.108 that address archaeological and sensitive sites;

Policies II.C.9.b, c, e: through the View Study and the accompanying Policy 3.99 that call for regulations in the accompanying Sector Development Plans to address visually intrusive development, the proposed road network and through the opportunities provided in the designation of the Volcano Heights area as a Major Activity Center and the Volcano Cliffs village center as a Neighborhood Activity Center;

Policies II.D.6. a, g: through the opportunities presented by the designation of a Major Activity Center on the Volcano Heights area and a Neighborhood Activity Center in the Volcano Cliffs area.

7. The Volcano Mesa amendment to the Westside Strategic Plan supports the following policies in the Westside Strategic Plan:

Policy 1.1: through the high density, and non residential uses to be located in proposed nodes;

Policy: 1.9, 1.14, 1.16 and 1.18 through the location of a Major Activity Center on the Volcano Heights area and a Neighborhood Activity Center in the Village Center of Volcano Cliffs.

8. The Volcano Mesa amendment to the Westside Strategic Plan supports the following policies in the Northwest Mesa Escarpment Plan Policies 12, 20, and 21 through the View Study and Policy 3.99, written to avoid visually intrusive development. The proposed trail network and scenic corridors for the Volcano Mesa area support policy 23.

11. The Volcano Mesa amendment to the Westside Strategic Plan supports the Rank II City of Albuquerque Major Public Open Space Facility Plan policies B2-G, B2-K, C-3 and Figure 4-1 through the policies that address the environment and open space, Policies 3.102-3.108.

12. The Volcano Mesa amendment to the Westside Strategic Plan supports the Rank II Facility Plan for Arroyos: Multiple Use of Albuquerque's Arroyos and their Floodplains policies II.B. Drainage 1, II.B. Multiple Use 1, II.C.2, II.C.3, II.D.2, II.F.4 through Exhibit 2 and 5, and Policy 3.98 which discusses maintaining travel paths along arroyos.

### **Volcano Cliffs- Amended Findings.**

3. The Volcano Cliffs Sector Development Plan supports the following goals and policies in the Albuquerque/Bernalillo County Comprehensive Plan:

Policies II.B.5.c, e, f, g, i, k, m, n: through the proposed Neighborhood Activity Center for the Village Center, the mix of uses proposed in order to provide neighborhood services and retail in specific locations in the Volcano Cliffs area, the clustering of homes in the SU2 VC Rural Residential zone, the proposed treatment for the arroyos and zoning regulations that ensure development will not be visually intrusive- restrictions on height, color and reflectivity;

Policies II.B.1.c, f, j: through the location of the least intense zoning adjacent to Major Public Open Space and the General Standards that address colors, heights, reflectivity and fencing adjacent to the Petroglyph National Monument. Also through the designation of existing and future single loaded streets as scenic corridors, and the provision of trails;

Policy II.B.7: Goal: through the designation of the Volcano Cliffs Village Center as a Neighborhood Activity Center;

Policy II.C.6.c: through the language in General Standards that address archeological sites;

Policies II.C.9.b, c, e: through the proposed zoning, the proposed arroyo treatments, the proposed road network, and the proposed Neighborhood Activity Center, and through the employment opportunities provided by the Village Center;

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

4. The Volcano Cliffs Sector Development Plan supports the following policies in the Westside Strategic Plan:

Policy 1.1 through the high density, and non residential uses to be located in proposed nodes;

Policy 1.9 through the location of a Neighborhood Activity Center in the Village Center of Volcano Cliffs;

Policy 1.16 through the location of the Volcano Cliffs Neighborhood Activity Center on a minor arterial, Universe.

5. The Volcano Cliffs Sector Development Plan supports the following policies in the Northwest Mesa Escarpment Plan Policies 12, 20, and 21 through the Zoning and General Standards in the Volcano Cliffs SDP, written to avoid visually intrusive development. The proposed trail network and scenic corridors for the Volcano Cliffs area support policy 23.

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

9. The Volcano Cliffs Sector Development Plan supports the Rank II Facility Plan for Arroyos: Multiple Use of Albuquerque's Arroyos and their Floodplains policies II.B. Drainage 1, II.B. Multiple Use 1, II.C.2, II.C.3, II.D.2, II.F.4 through the proposed treatment for arroyos, the design standards in the plan and the opportunity for trails along arroyos provided in Policy 1 of Chapter 3 and the following eight sub policies.

10. The Volcano Cliffs Sector Development Plan is justified per Resolution 270-1980. The proposed zoning is more advantageous to the community because it furthers applicable goals and policies in the Comprehensive Plan, the WSSP and the NWMEP. The proposed zoning is designed to create a healthy community that contains a mix of uses, is transit accessible, bicycle friendly, and encourages pedestrian activity. The proposed zoning meets R270-1980 criteria as follows:

- A. The zone changes proposed by the Volcano Cliffs SDP are consistent with furthering the health, safety, morals and general welfare of the city. The purpose of the SDP is to ensure that as the area develops it is development that furthers the goals and policies of the Comprehensive Plan and other applicable plans- in this case the WSSP and the NWMEP. The plan proposes residential, commercial, office and service uses, in pattern designed to support transit.
- B. The proposed zoning changes will provide the area with stability. Much of the Volcano Cliffs SDP is zoned RD. RD allows a range of densities and uses with no requirement for coordination and/ or planning. The proposed zoning for the SDP is designed to reflect the platting, the unique location of the area, the road network and conditions and to bring neighborhood services and retail to the Volcano Cliffs area. The proposed zoning is designed to ensure that non residential uses, mixed use, multifamily residential, townhouses, and single family uses all develop in a pattern and location that are supportive of creating a stable built environment.

- C. The proposed Volcano Cliffs SDP supports applicable goals and policies in the Comprehensive Plan, Westside Strategic Plan and the Northwest Mesa Plan. Please see the analysis above.
- D. 2. Since the establishment of the existing zoning, the Petroglyph National Monument was created by the U.S. Congress. The proposed zoning responds to and endeavors to minimize adverse impacts on the Petroglyph National Monument while allowing private property to be developed.  
  
3. The proposed zoning would be more advantageous to the community because it furthers applicable goals and policies in the Comprehensive Plan, the WSSP and the NWMEP. The proposed zoning is designed to create a healthy community that contains a mix of uses, is transit accessible, bicycle friendly, and encourages pedestrian activity. Please see preceding analysis.
- E. The proposed zoning does not contain uses that would be harmful to adjacent properties, neighbors or the community. Where residential and commercial properties are adjacent, the height of the non residential zone is required to step down. Per the Zone Code, non residential properties are required to buffer residential properties when they meet.
- F. None of the Plan's zone changes require major capital expenditures.
- G. The cost of land is not discussed in the Plan.
- H. The location of mixed use and higher density residential zoning is related to the vision proposed for the whole Volcano Mesa area.
- I. The proposed zone changes will create spot zones that are justified as follows:
  - 1. The proposed zoning clearly facilitates realization of the Comprehensive Plan, the West Side Strategic Plan and the Northwest Mesa Escarpment Plan as detailed above in the response to R-270-1980, Section 1.C.; and
  - 2. The proposed zoning and their individual, component regulations within the plan area and the plan area itself are different from surrounding land. The proposed locations of zone boundaries create differences between adjacent lands and zones as well as differences between zones within the plan area. The proposed zoning categories establish and facilitate transitions between adjacent zones within the plan area and where adjacent to existing zoning. Even where residential and non-residential zoning abut or are adjacent, there are specific requirements for height transitions within the more intense zone category so as to maximize compatibility with the less intense zone category.
- J. The proposed zone changes will create strip zones that are justified as follows:
  - 1. The proposed zoning clearly facilitates realization of the Comprehensive Plan, the West Side Strategic Plan and the Northwest Mesa Escarpment Plan as detailed above in the response to R-270-1980, Section 1.C.; and

2. The proposed zoning and their individual, component regulations within the plan area and the plan area itself are different from surrounding land. The proposed locations of zone boundaries create differences between adjacent lands and zones as well as differences between zones within the plan area. The proposed zoning categories establish and facilitate transitions between adjacent zones within the plan area and where adjacent to existing zoning. Even where residential and non-residential zoning abut or are adjacent, there are specific requirements for height transitions within the more intense zone category so as to maximize compatibility with the less intense zone category. Furthermore, the location of many of the “strip zones” is in response to traffic potentials on established, but not yet fully developed arterial corridors, such as Paseo del Norte and Unser Boulevard.

### **Volcano Trails Amended Findings:**

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

Policies II.B.5.e, g, i, k, m, n: through the provision of small business and employment opportunities in the mixed use areas of Volcano Trails, the provision of trails and open spaces, the road network, the regulations on color, height and reflectivity;

Policies II.B.1.c, f, j: through the location of the least intense zoning adjacent to Major Public Open Space and the General Standards that address colors, heights, reflectivity and fencing adjacent to the Petroglyph National Monument. Also through the proposed trails and open space areas;

Policy II.B.7. Goal: through the mixed use zoning proposed adjacent to Paseo Del Norte;

Policy II.C.6.c: through the language in General Standards that address archeological sites;

Policies II.C.9.b, e: through the proposed zoning and the proposed road network, and through the employment opportunities provided by the mixed use zoning along Paseo Del Norte;

Policies II.D.6. a, g: through the small business and employment opportunities provided by the mixed use areas along Paseo Del Norte.

4. The Volcano Trails Sector Development Plan supports the following policies in the Westside Strategic Plan:

Policy 1.1: through the high density, and non residential uses to be located in proposed nodes;

5. The Volcano Trails Sector Development Plan supports the following policies in the Northwest Mesa Escarpment Plan Policies 20, and 21 through the Zoning and General Standards in the Volcano Trails SDP, written to avoid visually intrusive development. The proposed open space and trails network for the Volcano Trails area support policy 23.

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

**9. Delete this finding, there is no reference to arroyos within the Volcano Trails SDP:** The Volcano Trails Sector Development Plan supports the Rank II Facility Plan for Arroyos: Multiple Use of Albuquerque's Arroyos and their Floodplains policies II.B. Drainage 1, II.B. Multiple Use 1, II.C.2, II.C.3, II.D.2, II.F.4.

10. The Volcano Trails Sector Development Plan is justified per Resolution 270-1980. The proposed zoning is more advantageous to the community because it furthers applicable goals and policies in the Comprehensive Plan, the WSSP and the NWMEP. The proposed zoning is designed to create a healthy community that contains a mix of uses, is transit accessible, bicycle friendly, and encourages pedestrian activity. The proposed zoning meets R270-1980 criteria as follows:

- A. The zone changes proposed by the Volcano Trails SDP are consistent with furthering the health, safety, morals and general welfare of the city. The purpose of the SDP is to ensure that as the area develops it is development that furthers the goals and policies of the Comprehensive Plan and other applicable plans- in this case the WSSP and the NWMEP. The plan proposes residential, commercial, office and service uses, in pattern designed to support transit.
- B. The proposed zoning changes will provide the area with stability. The Volcano Trails SDP is currently zoned RD. RD allows for a range of densities and uses with no requirement for coordination and/or planning. The proposed zoning for the SDP is designed to create a high quality development with a range of housing densities and to bring neighborhood services and retail to the Volcano Trails area. The proposed zoning is designed to ensure that non residential uses, mixed use, multifamily residential, townhouses, and single family uses all develop in a pattern and location that are supportive of creating a stable built environment.
- C. The proposed Volcano Trails SDP supports applicable goals and policies in the Comprehensive Plan, Westside Strategic Plan and the Northwest Mesa Plan. Please see the analysis above.
- D. 2. Since the establishment of the existing zoning, the Petroglyph National Monument was created by the U.S. Congress. The proposed zoning responds to and endeavors to minimize adverse impacts on the Petroglyph National Monument while allowing private property to be developed.  
  
3. The proposed zoning would be more advantageous to the community because it furthers applicable goals and policies in the Comprehensive Plan, the WSSP and the NWMEP. The proposed zoning is designed to create a healthy community that contains a mix of uses, is transit accessible, bicycle friendly, and encourages pedestrian activity. Please see preceding analysis.

- E. The proposed zoning does not contain uses that would be harmful to adjacent properties, neighbors or the community. Where residential and commercial properties are adjacent, the height of the non residential zone is required to step down. Per the Zone Code, non residential properties are required to buffer residential properties when they meet.
- F. None of the Plan's zone changes require major capital expenditures.
- G. The cost of land is not discussed in the Plan.
- H. The location of mixed use and higher density residential zoning is related to the vision proposed for the whole Volcano Mesa area.
- I. The proposed zone changes will create spot zones that are justified as follows:
  - 1. The proposed zoning clearly facilitates realization of the Comprehensive Plan, the West Side Strategic Plan and the Northwest Mesa Escarpment Plan as detailed above in the response to R-270-1980, Section 1.C.; and
  - 2. The proposed zoning and their individual, component regulations within the plan area and the plan area itself are different from surrounding land. The proposed locations of zone boundaries create differences between adjacent lands and zones as well as differences between zones within the plan area. The proposed zoning categories establish and facilitate transitions between adjacent zones within the plan area and where adjacent to existing zoning. Even where residential and non-residential zoning abut or are adjacent, there are specific requirements for height transitions within the more intense zone category so as to maximize compatibility with the less intense zone category.
- J. The proposed zone changes will create strip zones that are justified as follows:
  - 1. The proposed zoning clearly facilitates realization of the Comprehensive Plan, the West Side Strategic Plan and the Northwest Mesa Escarpment Plan as detailed above in the response to R-270-1980, Section 1.C.; and
  - 2. The proposed zoning and their individual, component regulations within the plan area and the plan area itself are different from surrounding land. The proposed locations of zone boundaries create differences between adjacent lands and zones as well as differences between zones within the plan area. The proposed zoning categories establish and facilitate transitions between adjacent zones within the plan area and where adjacent to existing zoning. Even where residential and non-residential zoning abut or are adjacent, there are specific requirements for height transitions within the more intense zone category so as to maximize compatibility with the less intense zone category. Furthermore, the location of many of the "strip zones" is in response to traffic potentials on established, but not yet fully developed arterial corridors, such as Paseo del Norte and Unser Boulevard.