



**Environmental
Planning
Commission**

Agenda Number: 0*
Project Number: 1008444
Case #: 10EPC-40045
November 4, 2010

Supplemental Staff Report

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

Staff Recommendation

Recommendation of DEFERRAL of 10EPC-40045 for 60 days, to the January 6, 2011 EPC Hearing.

Staff Planner

Petra Morris, Planner

Summary of Analysis

This second EPC Hearing for the Volcano Heights Sector Development Plan (SDP) is a continuance from September 2nd 2010, and staff requests a deferral of 60 days. More work is required in order to draft conditions to address the issues that remain unresolved; these include zone boundaries, heights and further view plane analysis. In relation to the zone boundaries further work is required to ensure there is adequate transition to and from the escarpment in the Petroglyph National Monument; as well as an adequate transition to and from the residential neighborhoods in the area that surrounds the plan, outside of the plan boundaries. Additional work is required to confirm the suitability of the heights proposed in the plan in specific locations. A view plane analysis will ensure that not only physical but visual connectivity is achieved, where possible, between the Volcano Heights area and the Petroglyph National Monument.

