



**Environmental  
Planning  
Commission**

**Agenda Number: 02  
Project Number: 1008444  
Case #: 10EPC-40044  
November 4, 2010**

**Supplemental Staff Report**

<b>Agent</b>	COA, Planning Department
<b>Applicant</b>	City of Albuquerque
<b>Request(s)</b>	Recommend Adoption of the Volcano Cliffs Sector Development Plan
<b>Legal Description</b>	See attached map
<b>Location</b>	Area boundaries are the Petroglyph National Monument on the east, south and west and Paseo Del Norte.
<b>Size</b>	Approximately 2,327 acres
<b>Existing Zoning</b>	R1, RD, RO-20, A1 (Bernalillo County), SU1 for Major Public Open Space
<b>Proposed Zoning</b>	New zones: SU-2 VC Village Center, SU-2 VC Neighborhood Mixed Use, SU-2 VC Urban Residential, SU-2 VC Large Lot, SU-2 VC Rural Residential.  General Design Regulations are associated to varying degrees with all properties within the Volcano Cliffs SDP boundary.

**Staff Recommendation**

**Recommendation of APPROVAL of 10EPC-40044 be forwarded to the City Council, based on the Findings beginning on Page 8 and subject to the Conditions beginning on Page 9.**

**Staff Planner**

**Petra Morris, Planner**

### **Summary of Analysis**

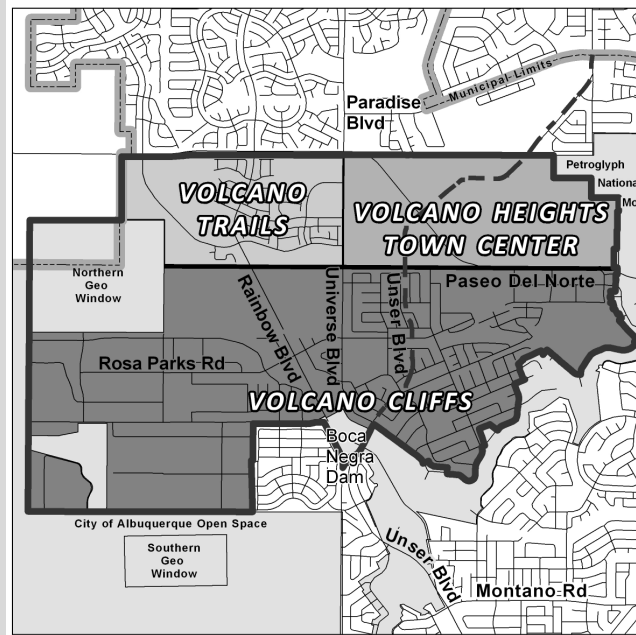
This second EPC Hearing for the Volcano Cliffs Sector Development Plan (SDP) is a continuance from September 2<sup>nd</sup> 2010.

The Volcano Cliffs SDP covers 2,327 acres of land and contains goals and policies related to Transportation, the Environment /Open Space and Land Use. The Land Use chapter adopts zoning and general regulations to guide future development within the area. The policies and regulations in the plan were developed to reflect the Vision and Guiding Principles in the plan, as well as implementing the policies of the Volcano Mesa amendment to the WSSP.

Since the September 2 2010 hearing Planning Staff has meet with community members, property owners, commissioners and agency staff. Planning Staff produced a table of written comments received and the staff response. Based on all the input received at and since the previous hearing, this staff report discusses the proposals and offers proposed amendments to the Volcano Cliffs SDP in the form of Conditions of Approval.

The Planning Department requests that the Environmental Planning Commission recommend to City Council approval of the Volcano Cliffs SDP.

**This supplemental staff report should be read in conjunction with the September 2, 2010 staff report.**



City Departments and other interested agencies reviewed this application from 08/02/2010 to 08/13/2010. Agency comments received from the Department of Municipal Development (DMD) after the September 2, 2010EPC Hearing were used in the preparation of this report and are found in the spread sheet attached.

## ***BACKGROUND***

An EPC hearing to consider the Volcano Cliffs SDP took place on September 2, 2010. The EPC voted to continue the hearing 60 days, to the 4<sup>th</sup> of November 2010. At the September hearing Planning Staff presented information about the plan, as well as the two other accompanying SDPs and the amendment to the Westside Strategic Plan for the Volcano Mesa community. Planning Staff requested a continuance in order to continue to receive and respond to comments concerning the Plan's transportation recommendations and to allow Planning Staff to address the agency and public comments and recommendations that were received. The previous staff report covered analysis of applicable plans and policies in relation to the proposed Volcano Cliffs SDP, and included all comments received to that date. This staff report will address comments and proposed changes to the Volcano Cliffs SDP. Public comments were taken at the September hearing and commissioners expressed some initial comments.

Since the September hearing Planning Staff met with community members, property owners, legal staff, Transportation staff and Parks and Open Space staff. Planning Staff also met individually with an EPC commissioner and comments were emailed to staff from EPC commissioners. Additional comments were received from the public. All comments and letters received subsequent to the September 2, 2010 hearing (and received prior to the issuance of this staff report) are attached to this supplemental staff report. In this staff report all comments received to date are addressed. A table was created, each comment is entered into the table and addressed individually, please see the attached table. The responses to each comment have generated the conditions found on page \*\* of the supplemental staff report.

The following analyses are in addition to the analyses found in the September 2<sup>nd</sup> Staff Report.

## ***ANALYSIS OF RANK II FACILITY PLANS***

### **Rank II Trails and Bikeways Facility Plan, 1993, revised 1996.**

#### **Proposed Trails Map, page 22.**

Paseo Del Norte as a Proposed Primary Trail.

Rainbow Blvd. as a Proposed Secondary Trail.

#### **Primary Trails.**

The most important function of the primary trail is to serve as part of the regional transportation network. They also provide secondary recreational benefits.

#### **Secondary Trails.**

Secondary Trails supplement the primary system and may provide access to it.

*The Trails and Bikeways Facility Plan shows on page 22, Paseo Del Norte as a Proposed Primary Trail and Rainbow Boulevard as a Proposed Secondary Trail. The facility plan does not show any further detail for the Volcano Mesa area. The amendment to the Westside Strategic Plan for the Volcano Mesa area and the Volcano Cliffs, Volcano Heights and Volcano Trails SDPs further the intentions of the Trails and Bikeways Facility Plan by developing an increased network of trails and*

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*bikeways for the Volcano Mesa area. The WSSP amendment contains Exhibit 7 the trail network map and Exhibit 6 the Road Network map for the Volcano Mesa area (and the Road Network map is found in all three SDPs). Policies 3.111, 3.112 and 3.113 address the bicycle network, multi-use trail network and trail design. Each of the three SDPs includes policies to address trails in the Open Space chapters, while bikeways are addressed in the Transportation chapters. Included within the transportation chapters are cross sections which show bike shoulders at 9- 9.5', and 5' bike lanes. This is intended to create a network routes for bicyclists and pedestrians to use for recreationally, and in their daily lives, to link the Escarpment Face to the rest of the Monument, to link residential areas to areas containing jobs, services and transit.*

**Rank II Facility Plan for Electric Service Transmission and Subtransmission Facilities (1995-2005), 1996.**

**Standards for the Location of Transmission and Subtransmission Line Corridors, page 4.**  
**Standards for the Design of transmission and Subtransmission Facilities, page 7.**

*The Facility Plan for Electric Service Transmission and Subtransmission Facilities contains standards for the design and location of such facilities. The Volcano Cliffs SDP contains language in the General Regulations section to address the location of utility easements. However, this section was inadvertently omitted in the Volcano Heights and Volcano Trails SDPs. PNM has also provided the planning team with some additional language address utility easements, landscaping and access to public utility facilities. Please see Conditions 1 and 2 for language proposed to be added to Chapter 1 and the General Standards to better address Utilities in the three SDPs.*

**Rank II City of Albuquerque Major Public Open Space Facility Plan, 1999.**

**Page 28**

**Policy B.2.G.** Public access trails and easements are recommended as an integral part of private development adjacent to Major Public Open Space. The locations of trails and access points should be coordinated with Open Space staff.

**Page 29**

**Policy B.2.K.** The location of access points, parking and trail heads will be coordinated with the sidewalk system, existing and proposed trails identified in the Bikeways and Trails Facility Plan and on adjacent Federal lands.

**Page 47**

**Figure 4-1** West Side Major Public Open Space. North Geologic Window shown as "Open Space Lands To Be Acquired"

**Page 49**

**Policy C.3.** Facility development adjacent to the escarpment shall be consistent with the requirements of the Northwest Mesa Escarpment Plan or its successor.

*The amendment to the WSSP for the Volcano Mesa area contains Policies 3.102, 3.103, 3.104, 3.105, 3.106, 3.107 and 3.108 to address the preservation, conservation and where appropriate, treatment of natural features, open space and archaeological sites. Exhibit 7 in the amendment*

*shows the trail network through the Volcano Mesa area. The Volcano Cliffs SDP includes policies to address the environment and open space. These policies address arroyos, rain water management, transitions to Major Public Open Space areas, land suitable for acquisition as open space, parks and conservation development. Single loaded streets that are adjacent to Major Public Open Space are encouraged and where they are already platted, to be designated as Scenic Corridors. The zoning in the Volcano Cliffs SDP also addresses how sites close to the Escarpment Face should be treated differently. The Volcano Trails SDP contains two privately held parks and a linear strip of open space that runs from west to east through the area. The Volcano Heights SDP in Appendix F shows appropriate locations for park development, this is designed to guide land dedication for parks as part of the Open Space requirement in the zoning towards protection of the major rock outcroppings. Overall the amendment and the three accompanying SDPs support the Major Open Space Facility plan.*

**Rank II Facility Plan for Arroyos: Multiple Use of Albuquerque's Arroyos and Their Floodplains, 1986.**

**Page 16**

**Drainage, Policy 1- Primacy of Drainage Function**

Drainage and flood control are the most important functions of the City's arroyos. Other uses within or adjacent to them should not interfere with these functions.

**Multiple Use, Policy 1- Encouraging Multiple Use**

Arroyos, whether in a natural or altered state, shall be used for purposes in addition to drainage whenever practicable, and whenever the utility of such multiple use is determined to outweigh the foreseeable risk of harm or injury from such use.

The City, County and AMAFCA shall encourage the design of multiple use facilities, defined in the City's Drainage Ordinance as "drainage control, flood control, or erosion control facilities in which other secondary uses are planned or allowed, including but not limited to recreation, open space, transportation, and utility location."

**Page 2 Major Open Space Arroyos**, defined as "Segments of arroyos, adjacent to Major Open Space areas, which provide a direct extension of the Major Open Space area." Page 14 II.A.1. Major Open Space Arroyos. Major Open Space Arroyos are to remain in a natural or semi-natural condition with native vegetation and channel stabilization consisting primarily of naturalistic treatments such as ungrouted riprap and gabions. Page 76 Definitions Semi-Natural Arroyo- an arroyo that has been stabilized with naturalistic channel treatments described in "Policy 2: Drainage Facilities within Designated Open Space", p.27, designed to blend visually with adjacent open space lands.

Appropriate channel stabilization treatments include: ungrouted riprap, gabions, gabion weirs, tinted concrete and soil cement.

**Page 27 Major Open Space Arroyos: Specific Policies**

**Policy 2- Drainage Facilities within Designated Open Space**

Drainage facilities within designated Major Public Open Space, such as the Sandia and Manzano foothills, the Rio Grande Valley State Park, the volcanic escarpment, or within designated Major

Public Open Space Arroyos should be designed to blend visually with adjacent land. Channel stabilization treatments which allow the growth of vegetation are preferred, including but not limited to ungrouted riprap, gabions and gabion weirs. Tinted concrete or soil cement may be used in limited applications such as in low-flow channels or as needed to control erosion at points where developed runoff enters the arroyo.

**Page 28 Policy 3- Preserving Topsoil and Existing Vegetation**

Measures should be taken during the construction of any public or private improvements within or adjacent to a designated Major Open Space Arroyo to minimize the disturbance of existing vegetation and topsoil. The right-of-way should be reseeded with native, and/or naturalized vegetation to replace vegetation lost during construction. Specific landscaping and/or reseeding requirements will be determined at the arroyo corridor plan level.

**Page 40 Policy 2- Trail Development**

Pedestrian and bicycle paths shall be provided along drainage channels of Major Open Space Links, where appropriate. Easements will be sought to allow the utilization of maintenance roads as bikeways where drainage rights-of-way can function as part of the City's bikeway network. Where maintenance roads intersect arterials at grade, safe midblock bikeway crossings should be created. Bicycle and pedestrian facilities should be separated wherever feasible; however, they may be combined if trail width is at least eight feet.

**Page 59 Policy 4- Walls**

Continuous perimeter walls should not be located adjacent to the arroyo right-of-way. Where fencing is required for privacy or security reasons, the following guidelines will apply:

Fences and walls adjoining the arroyo corridor right-of-way should have staggered, landscaped setbacks, varied heights, or provide openings for visual access into public open areas within the development from the arroyo corridor.

Specific materials for solid fences and walls shall be determined by the individual arroyo corridor plan. Stucco over concrete block, brick, stone, or wood are recommended as suitable materials.

*The Facility Plan for Arroyos contains policies that reflect the role that arroyos play in Albuquerque- their primary function as drainage and flood control, as well as their role as part of the open space network. Therefore the policies found in the facility plan reflect the multiple uses and roles of arroyos. There are two significant arroyos that run through the Volcano Mesa area, the North Fork and Middle Fork of the Boca Negra Arroyo, and both of these are located within the boundaries of the Volcano Cliffs SDP. Exhibits 2 and 5 in the amendment to WSSP both show how the arroyos run through the area. Policy 3.98 discusses maintaining travel paths along arroyos. This policy is carried through in the Volcano Cliffs SDP with Policy 1 of Chapter 3, and the following eight sub policies, that address arroyos. The Volcano Cliffs SDP offers two possible arroyo treatments, the prudent line or an improved naturalistic channel. Both options require an Open Space/ Public Access easement to allow recreational use and trails along the arroyo. The Volcano Cliffs SDP has the least intense zoning for the properties that abut the two arroyos- SU2 VCRR and*

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*SU 2 VCLL- and the general design standards address walls. Wall heights at the rear are limited to 72”- ie 6’- and this is in line with the NWMEP Policy 9 which limits heights to 6’. In the Volcano Cliffs SDP, for properties that are located adjacent to the Petroglyph National Monument or Major Public Open Space, fencing shall be coyote fencing, post and wire or view fencing. While there is no requirement for staggering of fencing or walls, per Policy 4 of the Facility Plan for Arroyos, the fencing types allowed will create visual diversity and a degree of visual openness, thereby achieving the intent of Policy 4. The Volcano Mesa amendment and the Volcano Cliffs SDP support the Facility Plan for Arroyos through the proposed treatment for the arroyos, the design standards in the plan and the opportunity for trails along the arroyos. Neither the Volcano Heights SDP nor the Volcano Trails SDP contain policies or design regulations specific to arroyos.*

### **FURTHER ANALYSIS OF R270-1980 SECTIONS I AND J**

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.

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.

***CONCLUSIONS***

The Volcano Cliffs SDP covers 2,327 acres of land and contains goals and policies related to Transportation, the Environment /Open Space and Land Use. The Land Use chapter adopts zoning and general regulations to guide future development within the area. The policies and regulations in the plan were developed to reflect the Vision and Guiding Principles in the plan, as well as implementing the policies of the Volcano Mesa amendment to the WSSP.

Since the September EPC Hearing, Planning and Council staff and consultants have conducted additional analysis and propose revisions and changes that address comment, concerns and issues that were raised by the Commission, property owners and the public. These changes are detailed in the attached spreadsheet and reflected in the recommended conditions.

The Planning Department requests an Environmental Planning Commission (EPC) recommendation to City Council to approve the Volcano Cliffs Sector Development Plan.

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***FINDINGS – 10EPC 40044, November 4, 2010. Recommendation of adoption of the Volcano Cliffs Sector Development Plan.***

1. The Volcano Cliffs Sector Development Plan covers an area of approximately 2,327 acres. The plan boundaries are the Petroglyph National Monument on the east, south and west and Paseo Del Norte.
2. Volcano Cliffs Sector Development Plan currently contains R1, RD, RO-20, A1 County, SU1 for Major Public Open Space and proposes SU-2 VC Village Center, SU-2 VC Neighborhood Mixed Use, SU-2 VC Urban Residential, SU-2 VC Large Lot, SU-2 VC Rural Residential, as well as General Design Regulations are associated to varying degrees with all properties within the Volcano Cliffs SDP boundary.
3. The Volcano Cliffs Sector Development Plan supports the following goals and policies in the Albuquerque/Bernalillo County Comprehensive Plan: Policies II.B.2. Goal; II.B.5.c, e, f, g, I, k, m, n; II.B.1.c, f, j; II.B.7. Goal; II.C.6.c; II.C.9.b, c, e; II.D.6. a, g.
4. The Volcano Cliffs Sector Development Plan supports the following policies in the Westside Strategic Plan: Policies 1.1, 1.9, 1.14, 1.16, 1.18.
5. The Volcano Cliffs Sector Development Plan supports the following policies in the Northwest Mesa Escarpment Plan: Policies 12, 20, 21 and 23.
6. The Volcano Cliffs Sector Development Plan supports the Proposed Trails Map on page 22 and the intent of the Rank II Trails and Bikeways Facility Plan through the expansion of the trail network in this area.
7. The Volcano Cliffs Sector Development Plan supports the Rank II Facility Plan for Electric Service Transmission and Subtransmission Facilities, through the addition of language provided by PNM to address the address utility easements, landscaping and access to public utility facilities.
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.
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.

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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.

***RECOMMENDATION – 10EPC 40044, November 4, 2010***

**THAT A RECOMMENDATION OF APPROVAL BE FORWARDED TO THE CITY COUNCIL of 10EPC 40044, the Volcano Cliffs Sector Development Plan, based on the preceding Findings and subject to the following Conditions.**

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***CONDITIONS FOR RECOMMENDATION OF APPROVAL- Project # 1008444 10EPC 40044  
November 4, 2010***

1. In the VCSDP, add a new appendix containing a map provided by the Public Service Company of New Mexico that shows PNM's electric facilities in the area. [1]
2. On page 52 of the VCSDP, in section 14. Utilities, add the following new section after the first section called "Easements": "Clearance: All screening and vegetation surrounding ground-mounted transformers and utility pads shall allow 10 feet of clearance for access and to ensure the safety of the work crew and public during maintenance and repair." [3]
3. Throughout the Plan, replace all references to "City of Albuquerque Water Conservation Office" with "Albuquerque Bernalillo County Water Utility Authority". [7]
4. VCSDP, pg. 34, Permitted Uses, 1., new word and new sentence:
  - a. "Accessory Secondary units up to . . . A Secondary Unit may have a kitchen." [8]
5. VCSDP, pg. 36, Permitted Uses, 1., new word and new sentence:
  - a. "Accessory Secondary units up to . . . A Secondary Unit may have a kitchen." [8]
6. VCSDP, pg. 38, Permitted Uses, 1., new word and new sentence:
  - a. "Accessory Secondary units up to . . . A Secondary Unit may have a kitchen." [8]
7. VCSDP, pg. 40, Permitted Uses, 1., new word and new sentence:
  - a. "Accessory Secondary units up to . . . A Secondary Unit may have a kitchen." [8]
8. VCSDP, pg. 42, Permitted Uses, 1., new word and new sentence:
  - a. "Accessory Secondary units up to . . . A Secondary Unit may have a kitchen." [8]
9. The phrase "Town Center" shall be removed from Exhibits 1, 4, 7. [9]
10. Verify the appropriate use of "should" versus "shall" throughout the Plan and revise as necessary. [11]
11. Throughout the VCSDP, wherever the phrase "Volcano Heights Town Center Sector Development Plan" appears, delete "Town Center". Wherever the acronym "VHTCSDP" appears, replace with acronym "VHSDP." Amend all maps accordingly. [30]

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12. On page 2 of the VCSDP, Exhibit 1, Add new labels and pattern designations for "Petroglyph National Monument" and "Major Public Open Space". [33]
  13. On page 3 of the VCSDP, replace the next-to-last bullet in the list of "Guiding Principles" with the following: "Acquire Major Public Open Space in an equitable and timely fashion." [34]
  14. On page 3 of the VCSDP, in the fourth bullet in the list of "Guiding Principles" add "and Major Public Open Space" at the end. [35]
  15. On page 3 of the VCSDP, in the last paragraph, delete "more than 7,000" and insert in lieu thereof "10,000". [36]
  16. On page 4 of the VCSDP, amend Exhibit 2 as follows:
    - 1) label the Petroglyph National Monument and Southern Geologic Window; [37]
    - 2) add Major Public Open Space lands owned or under contract in the La Cuentista subdivision area per map provided by City Open Space division; [37]
    - 3) provide map key for light green colored area depicting Boca Negra Dam/Park; [37]
    - 4) update the aerial photograph to a 2010 photograph to show existing conditions in the area. [37]
  17. On page 5 of the VCSDP, in the first sentence, add "upon annexation" after "was zoned". [38]
  18. Reformat Chapter 1 in outline format so that different sections can be easily referenced by section letter/number. [39]
  19. On page 9 of the VCSDP, delete the subsection headings called "Natural Resources" and "View and Cultural Resources". Add a new goal following the first goal as follows: "Respect Albuquerque's culture and history, both Hispanic and Native American, through contextually sensitive development of Volcano Cliffs. Volcano Mesa provides a unique portal to understand the rich interplay of cultures that is New Mexico. The stories of the meaning of this place to Native Americans can be told through living and visiting Volcano Cliffs and by the way we develop this special area. As such, Volcano Cliffs can be another entry point for all of Albuquerque into different and important perspectives on humanity's place on earth and our spiritual paths." [41]
  20. On page 10 of the VCSDP, amend the last goal on the page as follows: "Establish the Village Center as a mixed-use Neighborhood Activity Center..." [42]
  21. On page 16 of the VCSDP, re-label the exhibit "Exhibit 5, Volcano Cliffs Road Network". [43]
  22. On page 14 of the VCSDP, in the second sentence under Policy 1, add "and offer redundancy" after "more direct". [44]
  23. On page 14 of the VCSDP, add the following sentence at the end of the first paragraph under Policy 1: "Dead-end streets and cul-de-sacs are strongly discouraged." [45]
  24. On page 14 of the VCSDP, amend the first sentence under Policy 1 as follows: "An interconnected network should form a hierarchical network and should distribute traffic among multiple routes..." [46]
  25. On page 14 of the VCSDP, rewrite the last three sentences in the paragraph, beginning with "In addition..." as follows: "In addition, the proposed access points facilitate access to transit and the proposed Transit Center, located in the Volcano Heights center, as well as easing traffic at key intersections such as Universe and Paseo del Norte, which are already starting to fail, by providing alternative routes onto Unser and Paseo del Norte. Proposed access points are shown on Exhibit 4, Volcano Mesa Road Network; these access locations are generally located to

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- provide optimal connections to, from, and within the Volcano Mesa area and the Volcano Cliffs Sector Development Plan." [47]
26. On page 15 of VCSDP insert "Proposed" before the exhibit name "Volcano Mesa Road Network". On page 15 of VCSDP insert "Proposed" before the title in the key "Volcano Mesa Road Network". On page 15 of VCSDP insert "Proposed" before the label "Bus Rapid Transit" in the legend. [48]
  27. On pages 15 and 16 of the VCSDP, amend Exhibits 4 and 5 as follows: Label Major Public Open Space lands outside of the Petroglyph National Monument. [49]
  28. On pages 15 and 16 of the VCSDP, amend Exhibits 4 and 5 to show the full limits of the frontage road system that are proposed along Paseo del Norte. [50]
  29. On page 16 of VCSDP insert "Proposed" before the exhibit name "Volcano Mesa Road Network". On page 16 of VCSDP insert "Proposed" before the title in the key "Volcano Mesa Road Network". On page 16 of VCSDP insert "Proposed" before the label "Bus Rapid Transit" in the legend. [52]
  30. On pages 15 and 16 of VCSDP amend Exhibits 4 and 5 to show all single loaded streets that are already platted as Scenic Corridors. [53]
  31. On page 17 of the VCSDP, Policy 3, add a sentence that reads as follows: A scenic corridor is defined in this plan as a single loaded street that abuts open space lands such as the Petroglyph National Monument or an arroyo. The streets that are platted as single loaded at the time of the plan adoption are mapped in Exhibit 4 and 5, however future platting actions should increase this network. [56]
  32. On page 14 of the VCSDP in Policy 4.a "Pedestrian Crosswalks" in the first sentence delete "provided" and insert in lieu thereof "considered". [57]
  33. On page 18 of the VCSDP, in the last sentence under Policy 6, add "and are prohibited over 100 feet" to the end of the sentence. [60]
  34. On page 18 of the VCSDP, amend Policy 5.d as follows: "Modern Roundabouts. Roundabouts slow traffic while offering capacities for turning movements that usually exceed conventional 4-way intersection. Roundabouts can be small enough to be placed in the middle of typical intersections, or large enough to accommodate parking and handle complex intersection geometries." [62]
  35. On page 18 of the VCSDP, change the title of Policy 6 from "Local street design" to "Street Cross Sections and Design." [63]
  36. On page 18 of the VCSDP, insert a map that corresponds to the cross sections shown in Figures 1-5 in Policy 6. This map should show the roadway segments within the VCSDP area to which the cross sections apply. Coordinate with DMD to develop this map. [64]
  37. On page 19 of the VCSDP, insert a new Figure 2 cross section for Universe Blvd., a minor arterial, that is the same as Cross Section 6 in the 2010 Draft VHSDP, page 53. Renumber figures accordingly. [65]
  38. On pages 19 and 20 of the VCSDP, revise Figures 1-5 to show a 2.5' curb/gutter detail on both sides of the roadway cross sections. [66]
  39. On page 19 of the VCSDP, add on-street bike lanes to the cross-section in Figure 1 in order to ensure connectivity between the existing segments of Unser south of Atrisco and the existing

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- segments of Unser and Rainbow north of Paradise and Paseo del Norte, respectively, and to be consistent with the adopted Long-Range Bikeway System map. [67]
40. On page 20 of the VCSDP, in the second line of a.i, insert a space between "a" and "density". [69]
  41. On page 21 of the VCSDP, section "e", add a period after the title "Street Lighting." [71]
  42. Work with the City Forester to clarify/specify the appropriate conditions needed for and process to follow to ensure successful tree growth in this area. [72]
  43. On page 24 of the VCSDP, insert a new map that shows the arroyos and drainage described in the text in Policy 1. [79]
  44. On page 24 of the VCSDP, in Policy 1 titled "Arroyo Corridors Shall be Conserved as Natural Drainage" delete "Shall" and insert in lieu thereof "Should". [80]
  45. On page 25 of the VCSDP, at the end of b.ii., add the following sentence: "Trails should be open to the public for full, continuous and unimpeded travel." [81]
  46. On page 25 of the VCSPD, insert a diagram that shows the difference between prudent line treatment and improved naturalistic channel treatment. [82]
  47. On page 26 of the VCSDP, amend the text under Policy 1.2 as follows: "No development should be allowed within the setbacks of the North and Middle Forks of the Boca Negra Arroyo. Trails and other open space amenities are allowed as approved by the Open Space Division and in accordance with the Rank II Facility Plan for Arroyos." [85]
  48. On page 26 of the VCSDP delete Policy 1.1 c. and d. In Policy 1.1b on page 25 Insert "and Middle" after "North", such that the sentence reads "developed storm flows in the North and Middle Fork of the Boca Negra Arroyo". [86]
  49. Reformat Appendices A-E as a new Chapter 5 titled "General Regulations". "Appendix A - Definitions" will become "General Regulation A - Definitions"; "Appendix B - Approved Colors" will become "General Regulation B - Approved Colors" etc. Amend the Table of Contents accordingly and amend all existing reference to appendices throughout the VCSDP accordingly. [88]
  50. On page 27 of the VCSDP, add the following at the end of Policy 2: "The possible funding sources include development Impact Fees for Open Space, the City's Capital Improvement Program, City Open Space Trade Lands, State of New Mexico and U.S. Government Capital Grants." [92]
  51. On page 27 of the VCSDP, delete Policy 3, Policy 3.1, and Policy 3.2 and insert in lieu thereof the following:
    - Policy 3** *Encourage Mitigation of Area-Wide Development Impacts on Major Public Open Space and the Monument.* A sensitive neighborhood edge treatment and transition to Major Public Open Space and the Monument should be established and should address issues including shared usable open space, scenic corridors (single-loaded streets), and rainwater mitigation. [93]
    - Policy 3.1** *Encourage shared, usable open space and park development to connect to adjacent Major Public Open Space or the Monument.* Where possible, shared useable open space and/or parks should connect to Major Public Open Space or the Monument. These connections are important for preserving wildlife corridors and encouraging active living. [93]

**Policy 3.2** *Encourage "Scenic Corridors," or single-loaded streets, as the preferred edge to Major Public Open Space and the Monument.* Single-loaded streets abutting Major Public Open Space lands and the Monument should be added as area roads are designed, where possible. [93]

**Policy 3.3** *Mitigate rainwater run-off from development.* The City of Albuquerque and AMAFCA should develop standards to mitigate the impact of run-off on Major Public Open Space and the Monument. The National Park Service has a policy of no developed flows in the Monument, and all development plans should address how flows will be mitigated. Standards should be developed (or project-specific studies may be requested) for roadway and development projects. Features to be considered include: piping to maintain natural flows, energy dissipating rockery, swales, drywells and other infiltration features. Rainwater features should have a natural appearance. [93]

**Policy 3.4** *Encourage rainwater catchments systems in order to protect Major Public Open Space and the Monument while supplementing the area's water supply.* Rainwater catchments systems should be utilized on all developed sites to mitigate or minimize any developed flows onto Major Public Open Space or the Monument. Cisterns and rainwater catchments systems should be used to supplement the city water supply and can be used for onsite irrigation needs or toilet flushing needs in commercial and industrial buildings." [93]

52. On page 28 of the VCSDP, #5 under Park Development Guidelines, amend the second sentence as follows: "On site (off-street) parking, other than required minimum handicap parking, should be incorporated..." [94]
53. On page 28 of the VCSDP, #3 under Park Development Guidelines, add "or amenity like bandshell, gazebo, amphitheater, or similar structure" after "A civic building". [95]
54. On page 28 of the VCSDP, #2 under Park Development Guidelines, in the second sentence, replace "should" with "could". [96]
55. On page 28 of the VCSDP, #3 under Park Development Guidelines, add the following sentence at the end of the section: "A Village Plaza is privately owned and maintained." [97]
56. On page 29 of the VCSDP, #3 Trails, add the following sentence after the first sentence: "If a trail is not on an approved City Plan, such as the Trails and Bikeways Facility Master Plan, the trail will be maintained by the private developer but will be required to be built to City Standards." [98]
57. On page 29 of the VCSDP, in the first sentence in #4 Conservation Easement, insert a space between "property" and "that". [99]
58. On page 29 of the VCSDP, in #1 under Policy 5, add "and runoff modification" after "Rainwater" in the first sentence. [100]
59. On page 57 of the VCSDP in Appendix A (which may become General Regulation A per a previous condition), add the following definition: "Development Envelope - the area in which buildings (including accessory structures), landscaping, construction activity, walls and fences, and recreational activities are permitted." [101]
60. On page 29 of the VCSDP, in the second paragraph under #4 Conservation Easements, change "rarely" to "need not". [102]

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61. On page 29 of the VCSDP, in the second sentence in the paragraph under Policy 5, change "may" to "should". Also, delete the last sentence in that paragraph that begins "However..." [103]

62. On page 32 of the VCSDP, delete the subsection called "Zoning" and insert in lieu thereof the following:

Zones

The Volcano Cliffs Sector Development Plan contains five Special Use (SU-2) zones to guide future development in a manner that conserves the area's unique cultural and natural features while encouraging development patterns that provide for long-term and high-quality development. Each SU-2 zone establishes regulatory standards for things like permissive uses, setback requirements, and heights that are specific to the lots contained within that zone. [108]

General Standards

The General Standards section of the Volcano Cliffs Sector Development Plan contains additional standards that apply across different zones. All properties within the VCSDP must comply with the provisions of the General Standards section, as applicable. [108]

Development Process

Unless otherwise stated, all development that complies with the zoning regulations and all applicable General Standards may proceed directly to Building Permit. [108]

Deviations: 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% may be approved by the Planning Director or his/his designee.

**Major:** Any deviation of 10-20% from any dimensional standard 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 that 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 Cliffs Sector Development Plan are still met, even with the proposed deviation(s)." [108]

63. On page 10 of the VCSDP, in the last goal on the page, add "(See Exhibit 6)" after "Neighborhood Activity Center" in the main goal statement. Similarly, on page 28 of the VCSDP, #3 Village Plaza, add "(See Exhibit 6)" after "Village Center". [114]

64. On page 33 of the VCSDP, revise Exhibit 6 in the following ways: 1) move the "VCMX" label at Kimmick & Paseo del Norte to the left so that it covers the orange area west of Kimmick, too; 2) change color coding to patterns that can be read in black and white; 3) add coding and labels for Major Public Open Space, Petroglyph National Monument, and Boca Negra Dam/Park; 4) add Major Public Open Space lands owned or under contract in the La Cuentista subdivision area per map provided by City Open Space division. [115]

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65. On page 34 of the VCSDP, in the section called "Mixed-Use Requirement," delete "10,000 sqft" and insert in lieu thereof "1/2 acre". Also, delete the last sentence of #4 in this section. [120]
  66. On page 34 of the VCSDP, in the section called "Development Densities" delete "1.5 FAR" after "2. Maximum" and insert in lieu thereof "None". [121]
  67. On page 34 of the VCSDP, in the section called "Permitted Uses," add a new exception #3 as follows and re-label subsections accordingly: "3. Drive-in restaurants are prohibited." [122]
  68. On page 34 of VCSDP at the header for the zone after "SU-2 Volcano Cliffs/VC" add "(VCVC)". [123]
  69. On page 34 of the VCSDP, in the section called "Mixed-Use Requirement," change #2 Residential to "maximum 30% of total development square footage." [124]
  70. On page 35 of the VCSDP, amend the "Parking" section as follows: 1.b. "Non-residential minimum: 1/1000 sqft gross". Add 1.c. "Non-residential maximum: Zoning Code minimum plus 10%" [133]
  71. On page 35 of the VCSDP, in the "Landscape Requirements" section, add a citation of the Zoning Code section number to subsections 1 and 3 that reference the Zoning Code. [134]
  72. On page 35 of the VCSDP in the "Landscape Requirements" section #2 after "Plants shall be from" add "Plant List A and". Delete "See p. 55." and insert in lieu thereof "See General Standards for more information". [135]
  73. On page 35 of the VCSDP, in the section called "Setback and Frontage" amend the last sentence in #3 to read: "Over sidewalks, projections shall be a minimum of 8 feet above finish grade." [136]
  74. On page 35 of the VCSDP, in the section called "Height" amend #3 as follows: "3. Chimneys, cupolas, flagpoles, and elevator shafts may extend 10 feet beyond height limits. Screened equipment may extend 6 feet beyond height limits and shall be set back 15' from the facade." [137]
  75. On page 36 of VCSDP at the header for the zone after "SU-2 Volcano Cliffs/MX" add "(VCMX)". [143]
  76. On page 36 of the VCSDP, in the section called "Development Densities", change #4.a to "Minimum: 8 du/acre". [144]
  77. On page 46 of the VCSDP, insert the map contained in Appendix E of the 2010 Draft Volcano Heights SDP that shows the Northwest Mesa Escarpment Plan and Volcano Mesa boundaries as an Exhibit and renumber subsequent Exhibits accordingly. [145]
  78. On page 37 of the VCSDP, in the "Landscape Requirements" section, add a citation of the Zoning Code section number in subsection 1 that refers to "city standard". [146]
  79. On page 37 of the VCSDP in the "Landscape Requirements" section #2 after "Plants shall be from" add "Plant List A and". Delete "See p. 55." and insert in lieu thereof "See General Standards for more information". [147]
  80. On page 37 of the VCSDP, in the section called "Setback and Frontage" amend the last sentence in #3 to read: "Over sidewalks, projections shall be a minimum of 8 feet above finish grade." [148]
  81. In VCSDP on page 38 where it reads "SU-2 UR. Urban Residential" in the first sentence remove the 's' from "areas" so that it reads "Urban Residential area provides for a variety of urban housing types within a network of livable..." [153]

82. On page 38 of VCSDP at the header for the zone after "SU-2 Volcano Cliffs/UR" add "(VCUR)". [154]
83. On page 39 of the VCSDP, in the "Landscape Requirements" section, add a citation of the Zoning Code section number. [157]
84. On page 39 of the VCSDP in the "Landscape Requirements" section #1 after "Plants shall be from" add "Plant List A and". Delete "See p. 55." and insert in lieu thereof "See General Standards for more information". [158]
85. On page 40 of VCSDP under "Permitted Uses" delete subsection 2 "Multiple single family houses are permitted on a single lot" and renumber subsection 3 accordingly. [162]
86. On page 40 of VCSDP at the header for the zone after "SU-2 Volcano Cliffs/LL" add "(VCLL)". [163]
87. On page 41 of the VCSDP, in the "Landscape Requirements" section, add a citation of the Zoning Code section number to subsection 3 that references the Zoning Code. [167]
88. On page 41 of the VCSDP in the "Landscape Requirements" section, subsection 3, insert "Heights" after the title "Walls and Fences" so that the sentence now reads "Walls and Fences: Heights per the City of Albuquerque Zoning Code". [168]
89. On page 41 of the VCSDP in the "Landscape Requirements" section #2 in the second sentence after "are to be species and varieties from" add "Plant List A and". Delete "See p. 55." and insert in lieu thereof "See General Standards for more information". [170]
90. On page 41 of the VCSDP, Landscape Requirements, add a new subsection 5 as follows: "5. A landscape plan for the front yard, meeting these Landscape Requirements and the General Standards, shall be submitted with building permit applications." [171]
91. On page 41 of the VCSDP in the "Building Articulation" section, subsection 3, delete "addition" and insert in lieu thereof "additional". [172]
92. On page 42 of the VCSDP, under heading SU-2/RR. Rural Residential, in the second sentence of italicized text, insert a space between "to" and "conserve". [175]
93. On page 42 of the VCSDP, Development Densities, 2. Maximum, replace with the following:
  2. Maximum: 1 du/gross acre. [176]
  3. Maximum if developed as a clustered, Private Commons Development (PCD): 3 du/gross acre. Minimum lot size for PCD: 1 acre. Process and standards are as outlined in Zoning Code Section 14-16-3-16. [176]
  4. Lots less than 1 gross acre, platted prior to adoption of this plan may have 1 dwelling unit, regardless of size, but must be developed as per the RR zone regulations and the General Standards. [176]
94. On page 42 of the VCSDP, Setback and Frontages, 1. Building setbacks: Delete b. and d. (PCD/Cluster setbacks) [176]
95. On page 42 of VCSDP at the header for the zone after "SU-2 Volcano Cliffs/RR" add "(VCRR)". [177]
96. On page 43 of the VCSDP in the "Landscape Requirements" section #2 in the second sentence after "are to be species and varieties from" add "Plant List A and". Delete "See p. 55." and insert in lieu thereof "See General Standards for more information". [179]

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97. On page 43 of the VCSDP, Landscape Requirements, add a new subsection 5 as follows: "5. A landscape plan for the front yard, meeting these Landscape Requirements and the General Standards, shall be submitted with building permit applications." [180]
  98. On page 46 of the VCSDP, amend section 2. Setbacks from the Escarpment Face as follows: "No structure shall be placed within 50 feet of the top of the base of the escarpment face, except fences shall be allowed at a distance of greater than 30 feet of the escarpment face. No irrigation systems, construction or alteration of the natural terrain shall occur within 50 feet of the top or base of the escarpment face. Any construction within the setback area shall be certified geotechnically sound by the City Engineer, so as not to cause a threat to the public safety." [183]
  99. On page 46 of the VCSDP, change "Policy 1" to "Standard 1". [184]
  100. On page 46 of the VCSDP, Policy 1.A.1, make the section title "1. Height restrictions for areas within 200 feet of the Escarpment Face" bold. [185]
  101. On page 46 of the VCSDP, Policy 1.A, add "Major Public Open Space" after "Petroglyph National Monument" in the first sentence. [186]
  102. On page 47 of the VCSDP, remove "Albuquerque City Limit" from the legend. [188]
  103. On page 47 of the VCSDP, amend the legend in Exhibit 7 and provide labels that describe the three different shades of green in the map: darkest green is the Monument; middle shade of green is the Boca Negra Dam/Park; lightest shade of green is the Escarpment Face. [189]
  104. On page 48 of the VCSDP, delete the last sentence from Policy 2.B.3 that reads "Flashing shall match roof or building color." [192]
  105. On page 48 of the VCSDP, amend the first part of Policy 2.B.1 as follows: "Wall finishes are encouraged to be stucco, masonry, adobe, native stacked stone (or synthetic equivalent). Plain block, wood, and reflective panels shall not be used as an exterior finish..." [193]
  106. On page 48 of the VCSDP, change "Policy 2" to "Standard 2". [195]
  107. On page 49 of the VCSDP under Policy 2 section B, change subsection "Color" from number 8 to number 4. Change subsequent subsection numbering accordingly. [196]
  108. On page 49 of the VCSDP, section #7. Entrances, Porches, Stoops & Vestibules, delete the redundant section heading. [206]
  109. On page 49 of the VCSDP, delete section #4. Residential Garages and insert in lieu thereof the following: "4. Residential Garages. Garages shall not dominate the front façade. Street fronting garages shall be per the requirements of Table 1. Garages shall not exceed 50% of the total front facade. Three-car garages are not permitted on lots less than 50 feet wide. Three-car garages on lots greater than 50 feet wide shall have third garage set back a minimum of 3 feet from the primary garage facade. See Table 1 for additional garage requirements." Insert Table 3 and Garage Type Diagrams found on pages 38-39 of the 2010 Draft VHSDP. [207]
  110. In the "Definitions" section of the VCSDP, add the following definitions: "Stoop: A stoop is a frontage with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is an exterior stair and landing and may be covered by an overhang, awning or canopy. The stair may be perpendicular or parallel to the sidewalk. This type of frontage is recommended for residential uses and when used for commercial uses shall be accompanied by a ramp. Per a City Encroachment Agreement, a stoop may encroach into the

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- R.O.W. when the facade is placed at the edge of the pedestrian realm." and "Veranda: A roofed, open gallery or balcony extending along the outside of a building and which is designed for outdoor living." [208]
111. On page 49 of the VCSDP, revise #5 Residential Entry Doors by adding "or at 90 degrees to a front porch" to the end of the sentence. [209]
112. On page 50 of the VCSDP, add another bullet to the list in section #12. Energy-Efficient Buildings as follows: "geothermal heating and cooling;" [214]
113. On page 50 of the VCSDP, delete "fluorescent lighting" from the bulleted list in section #12. Energy-Efficient Buildings and insert in lieu thereof "low-energy consumptive lighting for at least 80% of fixtures". [215]
114. On page 50 of the VCSDP, section #12. Energy-Efficient Buildings, add "or active" after "passive" in the 5th and 6th bullets on the list. [216]
115. On page 50 of the VCSDP, delete "natural cross ventilation" from the bulleted list in section #12. Energy-Efficient Buildings. [217]
116. On page 51 of the VCSDP, amend the heading of section 13.2 by replacing "guidelines" with "requirements" and deleting the sentence "The following Off-Street parking guidelines are adopted." Also, delete section 13.2.i in its entirety and renumber subsequent sections accordingly. [223]
117. On page 51 of the VCSDP, delete all of the text after 13.2.iii. Parking Dimensions - On-Site and insert in lieu thereof, "Per the Zoning Code definition for "Parking Space, Automobile and Light Truck." [224]
118. On page 52 of the VCSDP, section 13.2.iv, delete "approximately 5 feet x 5 feet" and insert in lieu thereof "a minimum of 6 feet x 6 feet or a minimum of 36 square feet total". [233]
119. On page 52 of the VCSDP, delete the last sentence in section 13.2.iv and insert in lieu thereof "Parking areas shall be visually and functionally segmented into smaller subareas separated by pedestrian walkways with adjacent landscaping, including shade trees planted at a minimum of 30' on-center. No single subarea shall exceed 150 parking spaces." [234]
120. On page 52 of the VCSDP, delete section 3. Neighborhood Permit Parking. [235]
121. On page 53 of the VCSDP, in section 4. Site Lighting, delete "so that no light point source should be visible from a distance greater than 1000 feet" and insert in lieu thereof "per the Zoning Code." [237]
122. On page 53 of the VCSDP, delete 3.c and add the following sentence at the end of 3.b: "Shared Usable Open Space is privately owned and maintained, and my restrict use by non-residents." [238]
123. On page 53 of the VCSDP, delete the last sentence in 1.a and insert in lieu thereof "Height shall be measured from the lower side within the required side or rear yard." [239]
124. On page 53 of the VCSDP, section 1.b, replace "be" with "use" and add "(not barbed)" after "post and wire". [241]
125. On page 54 of the VCSDP, Replace title and first sentence with: "Gateway Monuments for Commercial Areas (VCVC, VCMX zones). Pillars or walls may be built at entry points to commercial areas and projects in the VCVC and VCMX zones." [246]
126. On page 54 of the VCSDP, in section 6 "Archeological Sites" delete the last sentence "See section 14-6-3-20 of the City of Albuquerque Zone Code, the Albuquerque Archeological

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- Ordinance" and insert in lieu thereof "Prior to issuance of building permit, all previously unstudied areas within the draft Sector Development Plan area should be surveyed for archaeological sites and a Certificate of No Effect or Certificate of Approval be obtained from the City Archaeologist per Section 14-16-3-20 of the City of Albuquerque Zone Code." [247]
127. On page 54 of VCSDP in section 8 "Rainwater Quality and Management" at the end of the first paragraph after "and vegetated swales (in courtyards, street medians and planting strips)" insert "see Appendix E for more regulations". [248]
128. On page 54 of the VCSDP, in section 8 "Rainwater Quality and Management" delete subsection 'c'. Re-letter subsequent sections accordingly. [249]
129. On page 54 of the VCSDP, rewrite section 8.b as follows: "For properties adjacent to arroyos, the Petroglyph National Monument, and Major Public Open Space, fencing shall be avoided, meaning that the bottom slopes of detention basins should be designed for safety." [250]
130. On page 55 of the VCSDP, section 10.b. List B - Xerix Plant List, the sentence that begins "Contact the City of Albuquerque Water Conservation Office..." and insert in lieu thereof "Contact the Albuquerque Bernalillo County Water Utility Authority to obtain the most current information and see the "How-To Guide to Xeriscaping" available at the following website - <http://www.abcwua.org/content/view/73/63/>." [255]
131. On page 57 of the VCSDP in Appendix A, after, "nine percent slope", add "of the Petroglyph National Monument" to the definition of "Escarpment Face" [257]
132. On page 57 of the VCSDP in Appendix A in the definition of "Conservation Development" delete "proponent" and insert in lieu thereof "component" and delete "real estate". [258]
133. On page 58 of the VCSDP, delete "Planned Community Development" and the definition that follows and insert in lieu thereof: "Private Commons Development - A residential development of at least two acres which meets the requirements of the Zoning Code for such development (see § 14-16-3-16); it may contain houses and townhouses on any size lot; it must include a Private Commons Area." [261]
134. On page 58 of VCSDP delete the definition for "Private Open Space" and insert in lieu thereof "A usable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests." [262]
135. On page 66 of the VCSDP amend the Appendix D "Construction Mitigation" as follows:  
CM1: Insert "silt" after "temporary" in the first sentence.  
CM2: Delete all text and insert in lieu thereof "Prior to beginning construction the property owner shall construct a temporary fence at the parcel boundary within the Rural Residential, and Large Lot Residential zones to protect the natural desertscape." [264]  
CM6: delete "Volcano Heights Area Plan" and insert in lieu thereof "Volcano Cliffs Sector Development Plan". [264]
136. On page 67 of VCSDP insert new policy RDM-4 after policy RDM-3 that states "Proposed future detention ponds adjacent to the Monument boundary should not be constructed by removal or excavation into the basalt bedrock; any such ponding should be evaluated for the possibility of unintended discharge seeping out of the face of the escarpment." [265]

137. On page 67 of VCSDP in the second sentence on the top of the page delete "will" and insert in lieu thereof "shall". [266]
138. On page 30 of VCSDP section 6 delete "Clustering is the practice of bringing together two or more development envelopes" and insert in lieu thereof "Clustering is where a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining open space area". On page 57 of VCSDP for the definition of bulbouts, after "This is a traffic calming measure" insert "that will extend curbs and create parking lanes..." [268]
139. Revise Chapter 2 - Transportation of the VCSDP to be regulatory. [269]
140. On pages 35, 37, 38, 40, and 42, add building placement diagrams to illustrate the setback and frontage requirements. [271]
141. On pages 34 and 36 of the VCSDP, in the "Development Process" section, clarify the process for approving permits for developments less than 5 acres. [272]
142. On page 41 of the VCSDP, LL, add the following new section: "Review Process: No extraordinary review necessary if LL standards and General Standards are met." [278]
143. On page 43 of the VCSDP, RR, add the following new section: "Review Process: No extraordinary review necessary if RR standards and General Standards are met. Private Commons Development (PCD) requires DRB review and approval as outlined in Zoning Code Section 14-16-3-16." [278]
144. On page 26 of the VCSDP, add a new Policy 1.3 d as follows: "Traditional permaculture strategies and designs should be considered for naturalized channels. Designs and strategies include but are not limited to gabions, and multiple smaller structures rather fewer, larger structures. " [279]
145. In all zones of VCSDP verify that the formatting of "minimum" dimensions is consistent and modify as necessary. [280]

***Petra Morris***  
***Planner***

***Attachments***

**Attachment 1. Spreadsheet of comments and staff responses.**