



**Environmental
Planning
Commission**

**Agenda Number: 03
Project Number: 1008444
Case #: 10EPC-40046
November 4, 2010**

Supplemental Staff Report

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| Agent | COA, Planning Department |
| Applicant | City of Albuquerque |
| Request(s) | Recommend Adoption of the Volcano Trails Sector Development Plan |
| Legal Description | See attached map |
| Location | Area boundaries are Universe to the east, State land, APS school sites and the North Geologic Window to the south, vacant Bernalillo County land to the west and Paseo Del Norte to the north. |
| Size | Approximately 400 acres |
| Existing Zoning | RD |
| Proposed Zoning | New zoning: SU-2 VT Village Center, SU-2 VT Residential Developing area, SU-2 VT Urban Residential, SU-2 VT Small Lot Residential, SU-2 VT Medium Lot Residential. General Design Regulations are associated to varying degrees with all properties within the Volcano Trails SDP boundary. |

Staff Recommendation

Recommendation of APPROVAL of 10EPC-40046 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

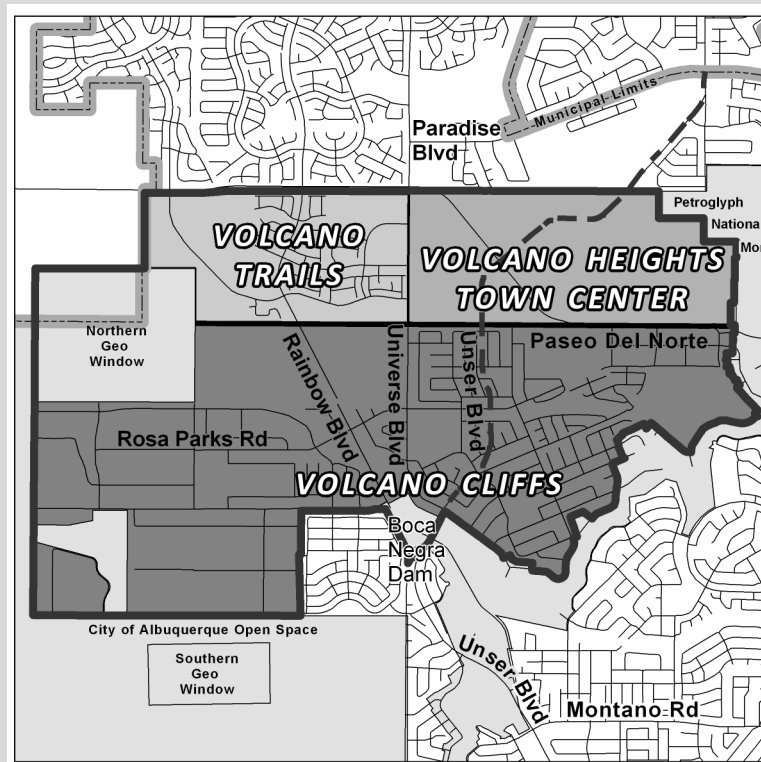
This second EPC Hearing for the Volcano Trails Sector Development Plan (SDP) is a continuance from September 2nd 2010.

The Volcano Trails SDP provides regulatory guidance for the development of the Trails, a 400-acre master planned community by Longford Homes. The plan adopts zoning and land use strategies which support area wide policies for high quality development with a range of housing densities and that is responsive to the area's unique location and landscape. The plan's strategies are based on 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 amendment to the WSSP for the Volcano Mesa community in the form of Conditions of Approval.

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

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, 2010 EPC 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 Trails SDP took place on September 2, 2010. The EPC voted to continue the hearing 60 days, to the 4th 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 Trails SDP, and included all comments received to that date. This staff report will address comments and proposed changes to the Volcano Trails 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 9 of the supplemental staff report.

The following analyses are in addition to the analyses found in the September 2nd 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 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 49 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 reseeded 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 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 or 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 Trails SDP provides regulatory guidance for the development of the Trails, a 400-acre master planned community by Longford Homes consisting of residential villages, parks, trails, neighborhood retail and services and a possible Albuquerque Public School (APS) site. The plan adopts zoning and land use strategies which support area wide policies for high quality development with a range of housing densities and that is responsive to the area’s unique location and landscape. The plan’s strategies are based on 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 Trails Sector Development Plan.

FINDINGS - 10EPC 40046, November 4, 2010. Recommendation of adoption of the Volcano Trails Sector Development Plan.

1. The Volcano Trails Sector Development Plan covers an area of approximately 400 acres. The plan boundaries are Universe to the east, State land, APS school sites and the North Geologic Window to the south, vacant Bernalillo County land to the west and Paseo Del Norte to the north.
2. Volcano Trails Sector Development Plan currently contains RD zoning and proposes SU-2 VT Village Center, SU-2 VT Residential Developing area, SU-2 VT Urban Residential, SU-2 VT Small Lot Residential, SU-2 VT Medium Lot Residential, as well as General Design Regulations are associated to varying degrees with all properties within the Volcano Trails SDP boundary.
3. The Volcano Trails Sector Development Plan supports the following goals and policies in the Albuquerque/Bernalillo County Comprehensive Plan: Policies II.B.5.c, e, g, I, k, m, n; II.B.1.c, f, j; II.B.7. Goal; II.C.6.c; II.C.9.b, e; II.D.6. a, g.
4. The Volcano Trails Sector Development Plan supports the following policies in the Westside Strategic Plan: Policies 1.1, 1.14.
5. The Volcano Trails Sector Development Plan supports the following policies in the Northwest Mesa Escarpment Plan: Policies 20, 21 and 23.
6. The Volcano Trails 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 Trails 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 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.
9. 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.

RECOMMENDATION – 10EPC 40046, November 4, 2010

THAT A RECOMMENDATION OF APPROVAL BE FORWARDED TO THE CITY COUNCIL of 10EPC 40046, the Volcano Trails Sector Development Plan, based on the preceding Findings and subject to the following Conditions.

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

1. Throughout the VTSDP, replace all references to "City of Albuquerque Water Conservation Office" with "Albuquerque Bernalillo County Water Utility Authority". [7]
2. In the VTSDSP, the phrase "Town Center" shall be removed from Exhibits 6 and 7. [9]
3. Throughout the VTSDP, verify the appropriate use of "should" versus "shall" and revise as necessary. [11]
4. In the VTSDP, delete Exhibit 2 on page 2 as well as all references to Exhibit 2. Renumber exhibits and references to exhibits accordingly. [316]
5. On page 2 of the VTSDP, in the first paragraph in the "Plan Area" section, delete "400 acre" and insert in lieu thereof "approximately 446-acre". [317]
6. On page 3 of the VTSDP, Exhibit 3, add new labels and pattern designations for "Petroglyph National Monument" and "Major Public Open Space". Add patterns for all other categories in the legend. [318]
7. On pages 4 of the VTSDP, amend Exhibit 4 to show the full limits of the frontage road system that are proposed along Paseo del Norte. [319]
8. On page 5 of the VTSDP, change the base map in Exhibit 5 by removing open space, APS, and State of NM lands. [320]
9. On page 5 of the VTSDP, insert missing information to be provided by The Trails. [321]
10. On page 5 of VTSDP in the title for Exhibit 5 insert "Volcano" before "Trails". [322]
11. On page 5 of the VTSDP, add a new Exhibit 6, On-Street Bikeways Network, showing the locations of on-street bicycle lanes and/or routes within the Plan area. Renumber and amend references to subsequent Exhibits accordingly. [323]
12. On page 6 of the VTSDP, insert missing information to be provided by The Trails. [325]

13. On page 9 of the VTSDP, in the section called "Create Neighborhood Edge/Transitions from Open Space areas and the Petroglyph National Monument" amend the first two sentences as follows: "Landscaping and roads are transitions from open space and the Petroglyph National Monument to the built environment. Roads or other buffer areas should be planned as a transition from Major Public Open Space and the Monument to residential or commercial development." [326]
14. On page 9 of VTSDP in the second sentence under goal "Create Healthy Residential Neighborhoods" add a close quotation mark after "street" and before "and". [327]
15. On page 11 of the VTSDP, in the section called "SU-2 Trails/Village Center" insert the following after "small park": "(parks smaller than 2 acres shall be privately owned and maintained)". [329]
16. On page 12 of VTSDP after "SU-2/SU-1 for Open Space" delete "Open Space areas are dedicated City property". [330]
17. On page 12 of VTSDP insert "Major Public" after "SU-2/SU-1 for" and before "Open Space". [331]
18. On page 12 of the VTSDP, add the following new section as section 2 and renumber subsequent sections accordingly:

“2. General Standards. The General Standards section of the Volcano Trails Sector Development Plan contains additional standards that apply across different zones. Properties zoned SU-2/VTVC, SU-2/VTUR, SU-2/VTSL, SU-2/VTML, and SU-2/VTRD must comply with the provisions of the General Standards section, as applicable.” [407]
19. On page 13 of VTSDP in the legend for Exhibit 7 delete "SU-2/SU-1 for Open Space" and insert in lieu thereof "SU-2 Trails Open Space". Make the same change on the map where it says "SU-2/SU-1 Open Space". [332]
20. On page 13 of the VTSDP in Exhibit 7 insert "SU-2" before "RD - Residential and Related Uses Zone, Developing Area" in the legend. [333]
21. On page 14 of the VTSDP, in the section called ""Permitted Modifications"" replace ""modifications"" with ""deviations"" throughout. In the last sentence, delete ""in Table 2, Modification"" and insert in lieu thereof ""below"". [341]
22. On page 15 of the VTSDP, delete Table 2 and insert in lieu thereof the following: "**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% or from any non-dimensional standard may be approved by the Planning Director or his/his 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 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 Trails Sector Development Plan are still met, even with the proposed deviation(s).” [341]

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23. On page 15 of VTSDP in section 3 "The Zones" delete the last sentence which reads "The SU-2 RD and SU-2 SU-1 Open Space zones are regulated by the City Zoning Code with the following exceptions:". [340]
 24. On page 15 of the VTSDP, rewrite the "Previously Omitted Standards" section to clarify what regulations prevail in Unit 2, Phase 1 of the Trails. [342]
 25. On page 16 of the VTSDP, Permitted Uses, 1.a., add new word and new sentence: "Accessory Secondary units up to . . . A Secondary Unit may have a kitchen." [8]
 26. On page 16 of VTSDP under the subheading "Development Densities/Intensities" 1.c.i and 1.c.ii delete the word "average". [346]
 27. On page 16 of the VTSDP in the section "Permitted Uses" delete 1.d "Gated and/or walled developments are prohibited" and re-letter subsequent sections accordingly. [347]
 28. On page 16 of the VTSDP, in the section called "Development Densities" delete "1.5 FAR" after "2. Maximum" and insert in lieu thereof "None". [348]
 29. On page 16 of the VTSDP in section 1. c.iii under "Development Densities", add the following sentence after the first sentence: "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 within this plan." [349]
 30. On page 17 of VTSDP in the section called "Landscape Requirements" 1. c. delete the last sentence "... Walls may be up to 4 feet high within the front yard setback of residential buildings." and insert in lieu thereof "See General Requirements for additional wall regulations." [352]
 31. On page 17 of the VTSDP in the section called "Building Articulation" add to the end of section 1.a "Ground level street facing facades that are not the primary entrances and are located on streets that are classified as Arterial or higher may utilized Window Cases located a minimum of 20 feet on center per City Planning Director approval. See General Standards for Window Case requirements." [353]
 32. On page 17 of the VTSDP, "Building Placement Diagram", add pattern designations in addition to grayscale color. [354]
 33. On page 18 of the VTSDP, Permitted Uses, 1.a., add new word and new sentence: "Accessory Secondary units up to . . . A Secondary Unit may have a kitchen." [8]
 34. On page 18 of the VTSDP in the section "Permitted Uses" delete 1.c "Gated and/or walled developments are prohibited". [356]
 35. On page 18 of the VTSDP in section 1.c under "Development Densities", add the following sentence after the first sentence: "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 within this plan." [349]
 36. On page 18 of the VTSDP in the section "Landscape Requirements" delete section "d." and insert in lieu thereof "d. Walls shall be per City Zoning Code §14-16-3-19. See General Requirements, Walls and Fences for exceptions." [357]
 37. On page 18 of the VTSDP, in the "Permitted Uses" section, add "R-T" before "R-2". Add a new subsection 1.a as follows and renumber subsequent subsections accordingly: "a. R-T development requires a minimum lot size of 20' by 90'." [358]

38. On page 20 of the VTSDP, Permitted Uses, 1.a., add new word and new sentence: "Accessory Secondary units up to . . . A Secondary Unit may have a kitchen." [8]
39. On page 20 of the VTSDP in the section "Permitted Uses" delete 1.c "Gated and/or walled developments are prohibited". [360]
40. On page 20 of the VTSDP in section 1.c under "Development Densities", add the following sentence after the first sentence: "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 within this plan." [349]
41. On page 20 of the VTSDP in the section "Landscape Requirements" delete section "c." and insert in lieu thereof "c. Walls shall be per City Zoning Code §14-16-3-19. See General Requirements, Walls and Fences for exceptions." [361]
42. On page 22 of the VTSDP, Permitted Uses, 1.a., add new word and new sentence: "Accessory Secondary units up to . . . A Secondary Unit may have a kitchen." [8]
43. On page 22 of the VTSDP in the section "Permitted Uses" delete 1.c "Gated and/or walled developments are prohibited". [366]
44. On page 22 of the VTSDP in the section "Landscape Requirements" delete section "c." and insert in lieu thereof "c. Walls shall be per City Zoning Code §14-16-3-19. See General Requirements, Walls and Fences for exceptions." [367]
45. On page 13 of the VTSDP, amend Exhibit 7 to show where Unit 2, Tract 8 is located. [368]
46. On page 22 of VTSDP in the section called "Lot Sizes" delete "up to" in 1.a and insert in lieu thereof "within". In 1.b delete "within" and insert in lieu thereof "more than". [369]
47. On page 22 of the VTSDP in the section "Building Articulation" modify the second sentence in #1 so that it reads "In addition, on lots adjacent to the North Geologic Window, walls facing the North Geologic Window shall be view walls." [370]
48. On page 24 of the VTSDP, add a second sentence in the first paragraph on the page as follows: "The General Standards do not apply to properties zoned SU-2/RD." [373]
49. On page 25 of the VTSDP Under "General Requirements" add new subsection after "Heights and Setbacks" called "Utilities". Add the following text after "Utilities" "1. Utility Easements shall be located in the public right of way or alleys. In order to facilitate pedestrian movement and maintain accessibility, utility infrastructure, such as light poles, transformers, boxes and access panels shall not be located in the sidewalk or pedestrian realm. Transformer boxes and access panels are not permitted in the front setback in residential zones. 2. 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." [374]
50. On page 25 of VTSDP in the section "Heights and Setbacks" 2.c insert the following sentence "Generally a major rock outcropping shall be a portion of bedrock or other stratum protruding through the soil level at a minimum of 6 feet high or greater, contain more than 50% exposed basalt or rock and shall include native trees and/or native shrubs" after "Rock outcrops occur randomly throughout the Plan area." Delete "-volcanic knolls or hillocks-". [376]
51. On page 25 of the VTSDP, in the section called "Height and Setbacks" amend #2.a as follows: "a. 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." [377]

52. On page 26 of the VTSDP, delete section "c. Residential Garages" and insert in lieu thereof the following: "c. 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 3 for additional garage requirements." [381]
53. On page 26 of VTSDP move section "c. Residential Garages" to page 28 after "h. Entrances, Porches, Stoops and Vestibules". Re-letter preceding sections accordingly. [382]
54. On page 26 of the VTSDP modify Table 3 to include "NOTE 4: On streets designated Collector or lower, residential garages on corner lots shall be accessed from an alley or side street." [383]
55. On page 28 of VTSDP delete entire section "f. Window Cases" and insert in lieu thereof "f. Window Cases. Window Cases allow some flexibility to the transparency requirement for commercial uses. Window Cases have transparent fronts and are surface mounted or recessed shallow boxes which 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." [387]
56. On page 30 of the VTSDP, replace 1.a with the following:
 - "a. Walls & Fences Material Finishes & Design.
 - i. 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). Retaining walls in all locations shall not exceed 48 inches, unless approved by the City Hydrologist. Fences and walls shall not exceed a height of 72 inches along rear and interior side property lines, where they are inside of required street-facing setbacks. Height shall be measured from the lower side within the required side or rear yard.
 - ii. Adjacency to Monument and City Open Space. Properties that are located adjacent to the Petroglyph National Monument and City 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.
 - iii. Materials & Design. Site walls may be clad or plastered with stucco, brick, tile masonry, concrete, or native stone (or synthetic equivalent). Exposed plain block, including all colors, is not allowed for site walls. Stucco and concrete shall have an integral color. The end of walls shall have a pier or pilaster that is at least 12 inches in width to give a substantial appearance. Post and wire or coyote fencing are allowed. Wood board, cyclone, chain link, and razor wire fencing are prohibited." [394]
57. On page 30 of VTSDP under subsection "c. On-Lot Trees" in the second sentence delete "50" and insert in lieu thereof "40". [395]
58. On page 31 VTSDP in Section "h. Storm Water Quality and Management" insert "Where appropriate," at the beginning of the first sentence, before "Development projects shall incorporate unobtrusive storm water features..." [398]

59. On page 32 of the VTSDP, section "Usable Open Space Standards" revise #4 to read "4. Off-site Open Space dedication requirement are met by proposed and existing public and private (HOA Owned and maintained) parks, opens space tracts and trails." [399]
60. On page 32 of the VTSDP, in the "Usable Open Space Standards" section, add "portals," after "porch" in #1. [400]
61. On page 32 of the VTSDP, delete all of the text after "1. Parking Dimensions - On-Site" and insert in lieu thereof, "Per the Zoning Code definition for "Parking Space, Automobile and Light Truck." [403]
62. On page 32 of the VTSDP, in the "Parking Standards" section, 3. Landscaping, in the last sentence delete "260" and insert in lieu thereof "200". [401]
63. On page 32 of the VTSDP, in the "Parking Standards" section, delete subsection number 4. Neighborhood Permit Parking. [402]
64. On page 33 of the VTSDP delete "Heights" from the footer and insert in lieu thereof "Trails". [404]
65. In the VTSDP verify accuracy of "Building Placement Diagrams" for each zone and modify as necessary. [409]
66. In all zones of VTSDP verify that the formatting of "minimum" dimensions is consistent and modify as necessary. [411]
67. In the VTSDP wherever "Stormwater" is used, delete and insert in lieu thereof "Rainwater". [422]

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Planner

Attachments

Attachment 1. Spreadsheet of comments and staff responses.