

**CITY COUNCIL  
OF THE  
CITY OF ALBUQUERQUE**

August 5, 2013

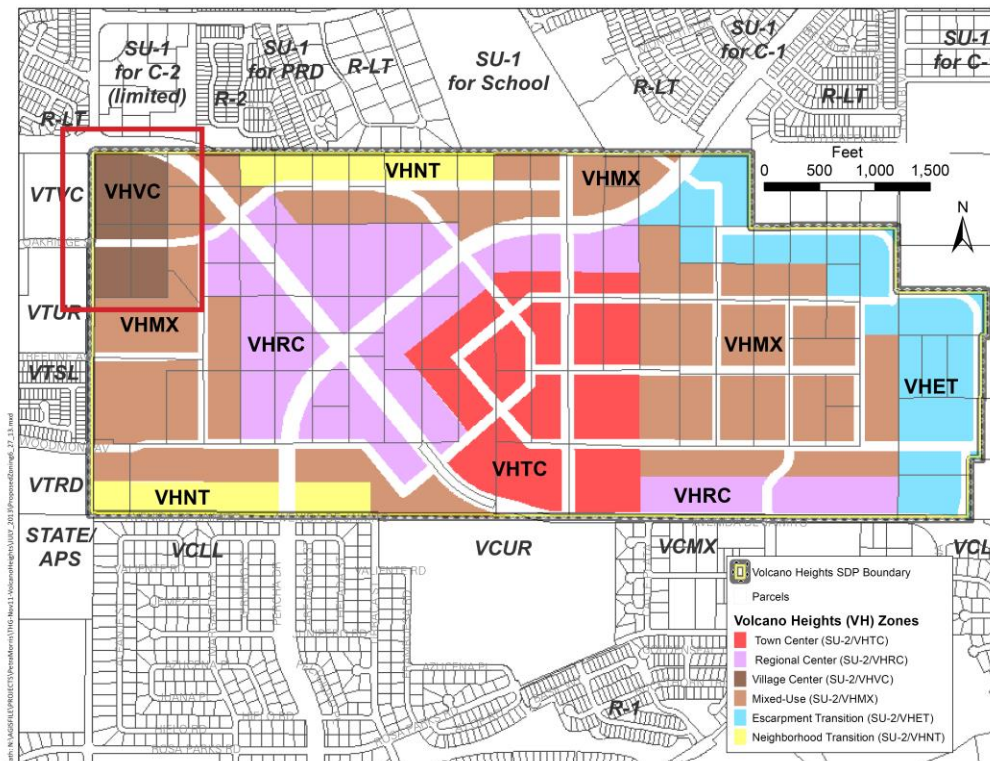
**AMENDMENT NO. \_\_\_\_\_**

**TO F/S R-13-132**

**AMENDMENT SPONSORED BY COUNCILLOR \_\_\_\_\_**

On page 58, in Exhibit 4.1: Zoning Established by the Volcano Heights Sector Development Plan, and in all other maps in the Plan that show zoning established by the Plan, amend as shown below so that the SU-2 Volcano Heights Village Center zone (SU-2/VHVC) extends to the southern parcel lines of the two westernmost parcels (legal descriptions below) through which the Primary Street aligning with the currently-platted Oakridge St. to the west of the Plan area passes:

TR OF LAND IN SEC 15 T11N R2E IN W SW NW NW CONT 5.0 AC  
TR IN E1/2 SW1/4 NW1/4 NW1/4 CONT 5.00 AC SEC 15 T11N R2E



**Explanation:** This amendment would extend the SU-2/Volcano Heights Village Center (SU-2/VHVC) zone southward to include both sides of a designated Primary Street in the northwest corner of the Plan area. It will result in the establishment of the same zoning (SU-2/VHVC) for two parcels that straddle the Primary Street, rather than splitting the properties between two zones (SU-2/VHVC on the north, and SU-2/ Volcano Heights Mixed Use (VHMX) on the south).

**Background:** This proposed amendment is in response to a request from the owner of the two parcels in question. The requested change furthers applicable goals and policies in the Comprehensive Plan and other adopted plans and policies, is consistent with the intent of the Plan, and would not adversely affect surrounding properties. The originally-proposed zone (SU-2/VHMX) and the newly-proposed zone (SU-2/VHVC) are very similar. Notable differences between the two zones include:

- VHVC allows taller buildings than VHMX (40' permissively in VHVC vs. 26' in VHMX, and 60' in VHVC under the bonus height system vs. 40' in VHMX). This is not an issue since the VHVC area, even as expanded, is located away from the Petroglyph National Monument/Escarpment area and isn't near any low-density, single-family neighborhoods.
- Light manufacturing is not permitted in VHVC but is allowed as a conditional use in VHMX.
- Maximum block sizes in VHVC are smaller than in VHMX, meaning that development has to be of a more fine-grained scale with an emphasis on the pedestrian.
- A higher percentage of doors and windows along 'A' street facades is required in the VHVC than in the VHMX zone.
- The residential parking requirement is lower in the VHVC zone than in the VHMX zone, allowing the Village Center to achieve a slightly higher density, which is consistent with the character intent of the zone.

Overall, the proposal is compatible with surrounding development and zone designations. The SU-2/VHVC zone was developed to create gravity and concentrate intensity of development to result in a fine-grained, pedestrian-scaled center just serving surrounding neighborhoods. Adding roughly 8 acres to the Village Center as a result of this amendment can actually help achieve the Village Center goal by allowing development on both sides of the Oakridge St. alignment to leverage opportunities for frontage on neighborhood-scale streets.