

# VOLCANO TRAILS

## Sector Development Plan

May 2011 Red-Green-Blue (RGB) Line



# Volcano Trails Sector Development Plan

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## Red-Green-Blue (RGB) Note for Councilors:

In this RGB-line document, changes in **RED** are based on recommended conditions of approval from the November 4, 2010 EPC hearing.

Changes in **BLUE** are based on recommended conditions of approval from the March 3, 2011 EPC hearing.

Changes in **GREEN** are new proposed changes once the Plan came to Council.



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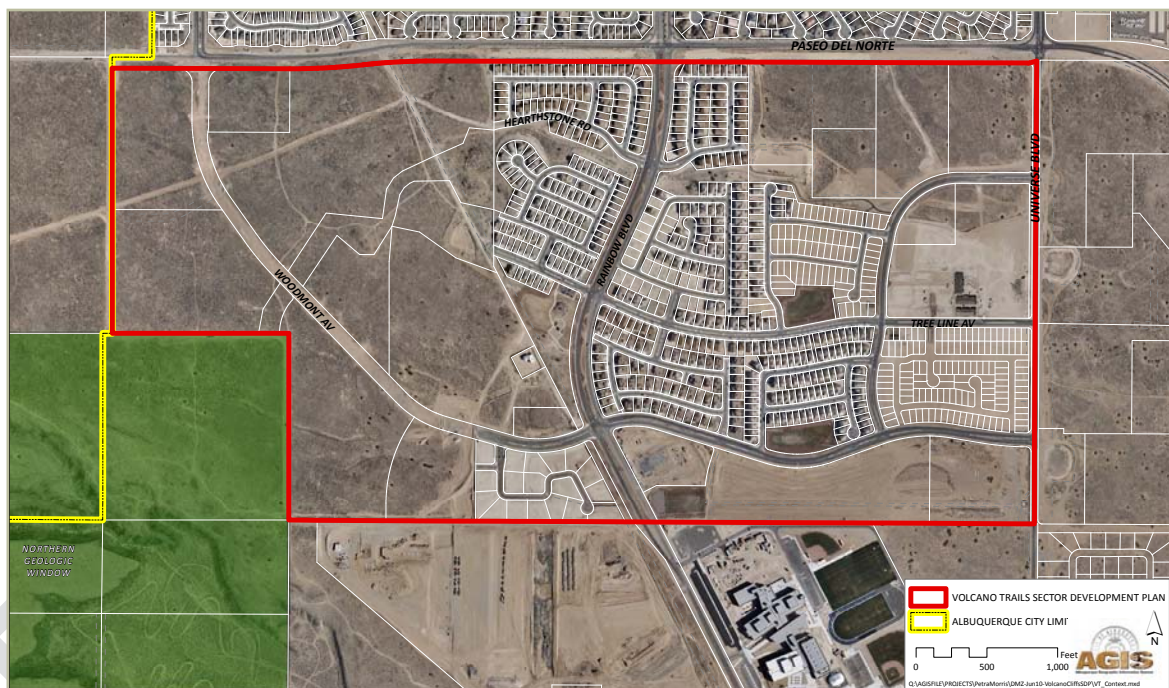


## Chapter 1

**Introduction.** Volcano Trails is a 446-acre master-planned development (see **Exhibit 1**) and the smallest of three sector plan areas west of the Petroglyph National Monument on Albuquerque's West Side (see **Exhibit 2**).

In 2004, the City Council called for a planning study of what is now known as Volcano Mesa, which includes three plan areas mentioned above. Finding that “The Volcanic Escarpment of the Northwest Mesa has long been considered a unique landscape that requires special protection,” the Council expressed concerns over development trends with subdivisions being approved piecemeal without the guidance of an overall plan for the area. The Council recognized the need for a plan that would bring development in line with the West Side Strategic Plan (WSSP), the Northwest Mesa Escarpment Plan (NWMEP), the Albuquerque / Bernalillo County Comprehensive Plan, and other previously established policies. Issues to be addressed included transportation, drainage, water and wastewater, a mix of land uses, view corridors, building height, massing and orientation, walls, parks, trails and open space, and phasing and timing of growth.

The Planning study forecasted over 100,000 additional residents at final build-out in the Volcano Mesa area and adjoining areas on the Northwest Mesa and identified how build-out of exclusively single family residential subdivisions would increase the imbalance of jobs and housing, adding to traffic demands and increasing the burden on West Side and east-west transportation systems. The study identified an overall need for transit-supportive densities and design; additional mixed-use centers; a large-scale, regional mixed-use employment center; consolidation and connection of open space and trails along drainage channels; and retaining access to exceptional views.



**Exhibit 1, Volcano Trails Plan Area**

# Chapter 1

## Introduction

**Planning Process.** In 2010, at the direction of City Councilor Dan Lewis and Planning Director Deborah Stover, in consultation with area property owners, a new approach to developing long-range plans for this special area of Albuquerque was initiated. The original Volcano Heights Sector Plan was adopted in 2006 but appealed to district court by the Volcano Cliff Property Owners Association. Upon remand from the court, the Plan was divided into three separate, but related, Rank III Sector Development Plans in order to address the diverse needs and issues within each planning area. Language related to the overall development of the plan area, including analysis of existing conditions ~~and consideration~~ and general goals and policies for land use, transportation, and open space were ~~moved separated~~ into the companion Volcano Mesa amendment to the West Side Strategic Plan, the Rank II Area Plan that sets policy for development on Albuquerque's West Side.

The City sought input from stakeholders and property owners in a renewed planning process and used that input to guide the development of the three plans that were based on the original planning effort but more specifically tailored to the goals and vision of affected stakeholders and property owners of each area.

The three plans can generally be described as follows:

- the Volcano Cliffs Sector Development Plan (VCSDP), in which lower-density residential development will predominate on thousands of individually owned small lots;
- the Volcano Heights Sector Development Plan (VHSDP), which includes larger tracts of land designated a Major Activity Center, ~~with opportunities for~~ a mix of employment, commercial, and high- and medium-density residential development; and
- the Volcano Trails Sector Development Plan (VTSDP), which is primarily designated for medium-density, single-family residential development held in consolidated ownership, with larger tracts being developed by master developer Longford Homes.



# Chapter 1

## Introduction

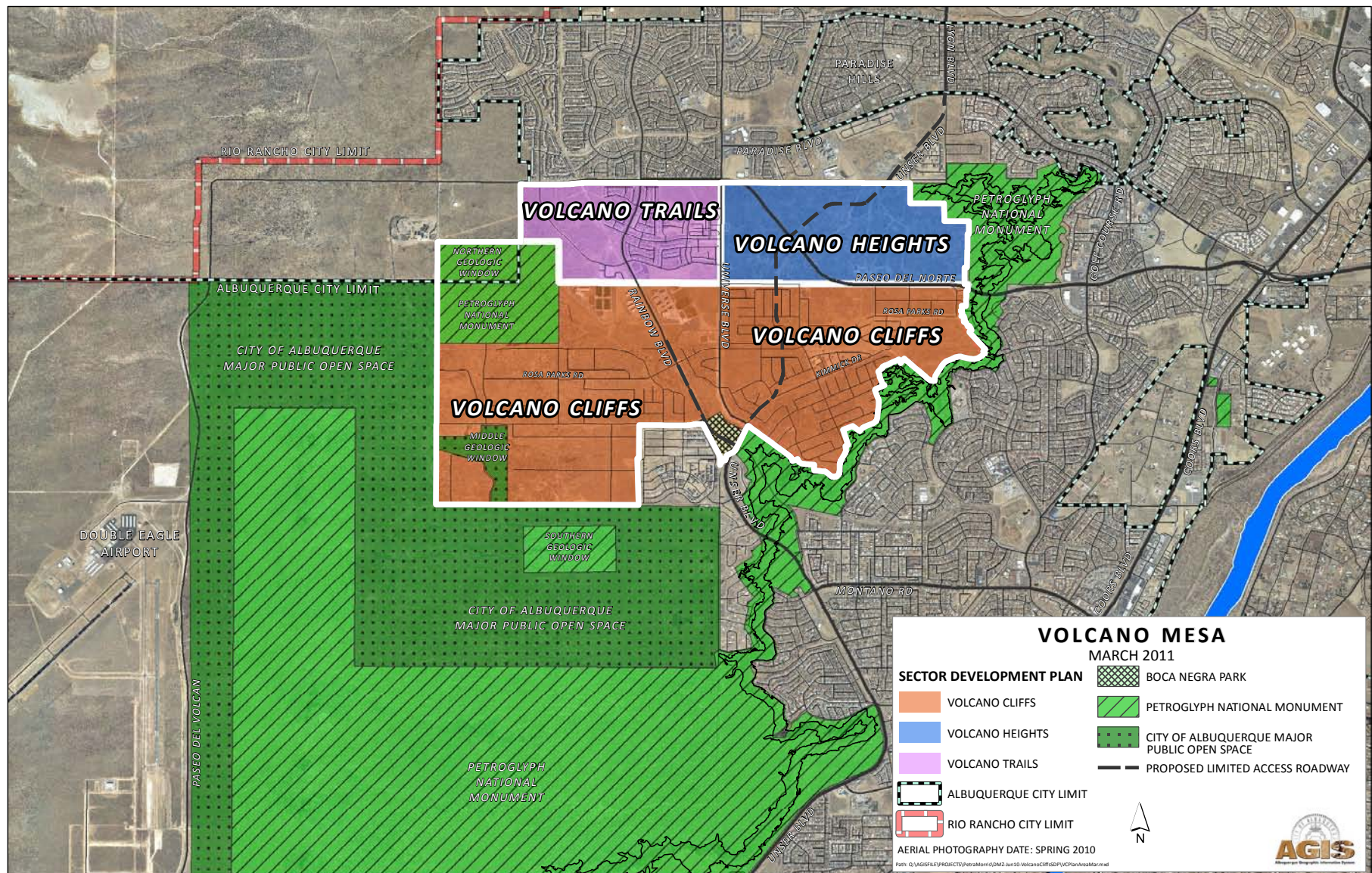


Exhibit 2, Volcano Mesa Plan Area



# Chapter 1

## Introduction

**Purpose of the Plan.** The Volcano Trails Sector Development Plan, “the Plan,” provides regulatory guidance for the development of the Trails, a 446-acre master-planned community by Longford Homes consisting of residential villages, parks, an open space corridor, trails, an Albuquerque Public Schools (APS) school site, and neighborhood retail and services.

The Plan adopts zoning and land-use strategies that support area-wide policies for high-quality development with a range of housing densities and that respond to the area’s unique location and landscape. The Plan’s strategies are based on implementing the policies of the 2011 WSSP Volcano Mesa Amendment, which identifies the Plan area for a pedestrian-friendly residential development with limited commercial and mixed uses serving nearby neighborhoods.

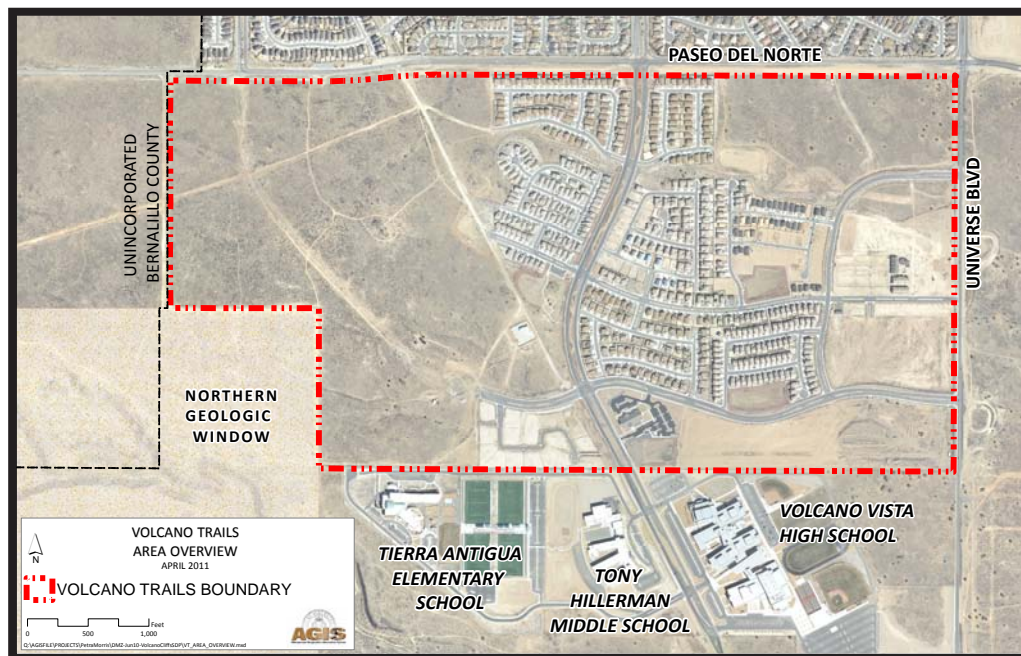


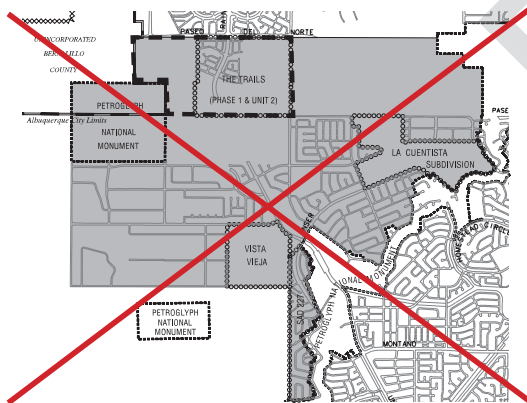
Exhibit 3, Volcano Trails Plan Location

**Plan Area.** The Volcano Trails Sector Development Plan covers the 446-acre Trails subdivision, located south of Paseo del Norte and west of Universe Boulevard. The Plan area is part of the larger 3,532-acre Volcano Mesa planning area designated by the 2011 WSSP Volcano Mesa amendment that identifies the Plan area for predominantly single-family residential uses and small neighborhood-serving commercial areas (See Exhibit 2, Volcano Mesa Plan Area).

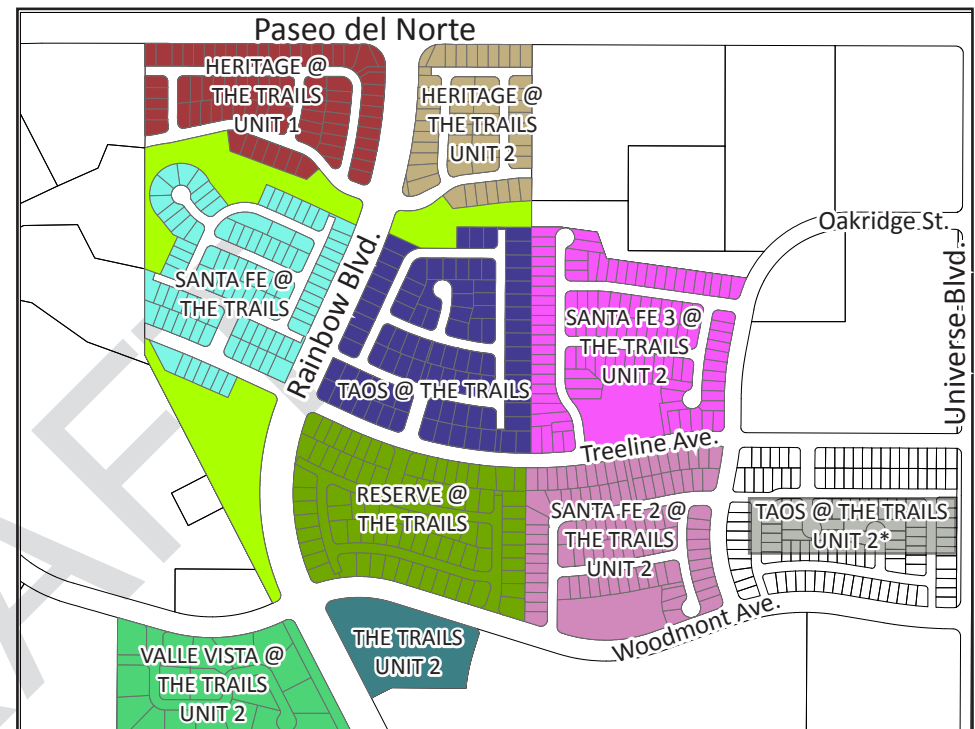
The Plan area is located north of Volcano Vista High School, Tony Hillerman Middle School, Tierra Antigua Elementary School, and undeveloped lands held by the State of New Mexico. To the west of the Plan Area is the Petroglyph National Monument’s Northern Geologic Window and undeveloped land in unincorporated Bernalillo County. (See Exhibit 3, Volcano Trails Plan Location.)

During the initial planning process for the larger Volcano Mesa area in 2004, certain areas were exempted from consideration of new land-use regulations. The exempted areas were those that had received preliminary approval as of October 2004, when a development moratorium was instituted for the Volcano Mesa area and for those areas that received final plat approval **during the planning process as the 2006 Plan was being developed**. These exempted tracts are shown as colored areas in **Exhibit 4**. The developer agreed to make certain design modifications for the currently unbuilt portion of those exempted areas, which are now part of the Plan's new zones.

**Development Status Area Overview:** Approximately 30 percent of the Trails development is complete. Vacant parcels remaining include the **areas designated for future commercial uses and** lots bordering the Northern Geologic Window and APS and State of New Mexico lands. **and a XX acre parcel designated for future APS use.**



**Exhibit 2- Exempted Areas**



**Exhibit 4, Volcano Trails Exempted Tracts**

\* NOTE: Taos @ the Trails Unit 2 is NOT exempt but does warrant specialized zoning regulation, as it was platted prior to the latest planning effort. (See **Chapter 3 Section I – Zoning Volcano Trails Small Lot [SU-2/VTSL]**.)

# Chapter 1

## Introduction

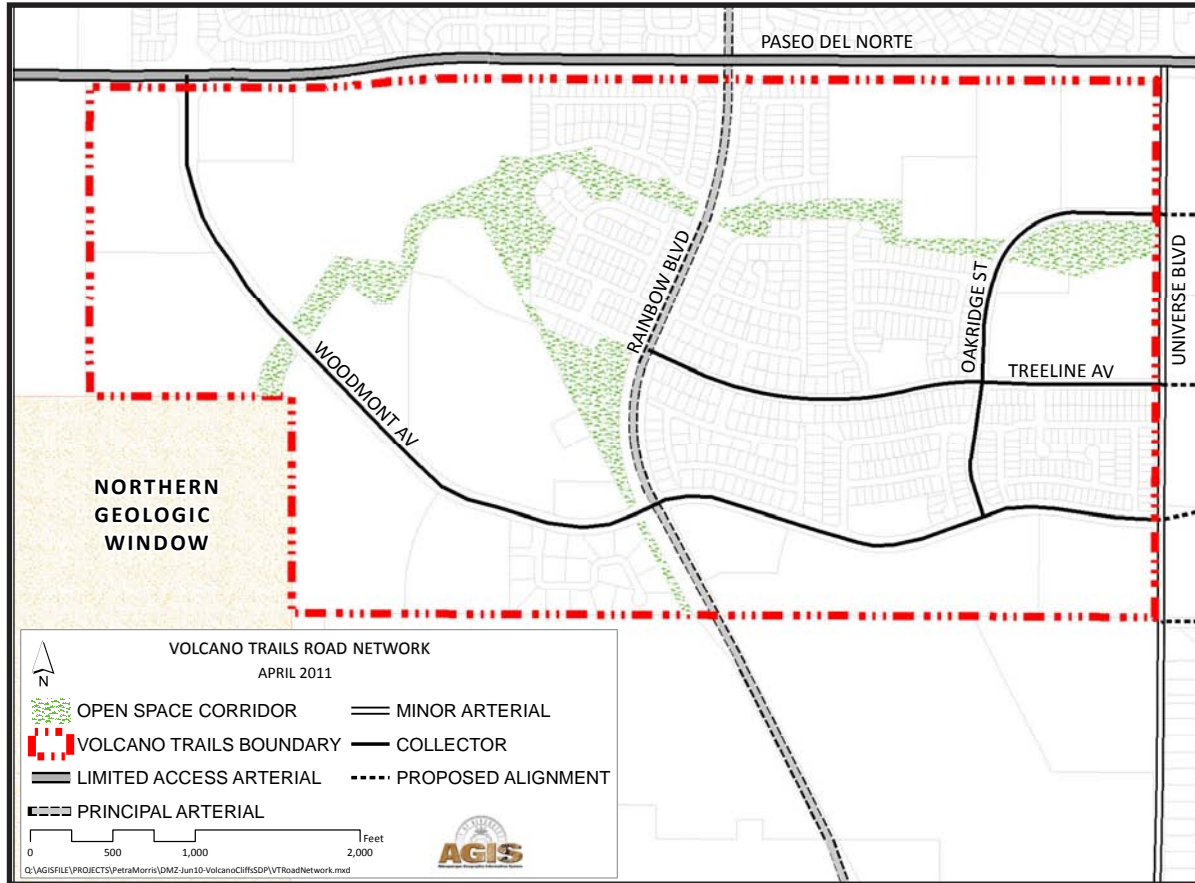


Exhibit 5, Volcano Trails Road Network

**Transportation.** The Plan's major road network, in various states of completion, includes the following:

- Rainbow Boulevard, a principal arterial, which bisects the plan area and provides access from Paseo del Norte, a limited access major arterial, to the APS campuses of Volcano Vista High School, Tony Hillerman Middle School, and Tierra Antingua Elementary School;
- Universe Boulevard, a designated minor arterial, which borders the Plan to the east; and
- Woodmont Avenue, a designated collector, which upon completion will generally run east-west through the plan area from Paseo del Norte to Rainbow and Universe Boulevards, eventually connecting outside of the Plan area with Unser Boulevard.

Other collector streets include Treeline and Oakridge.



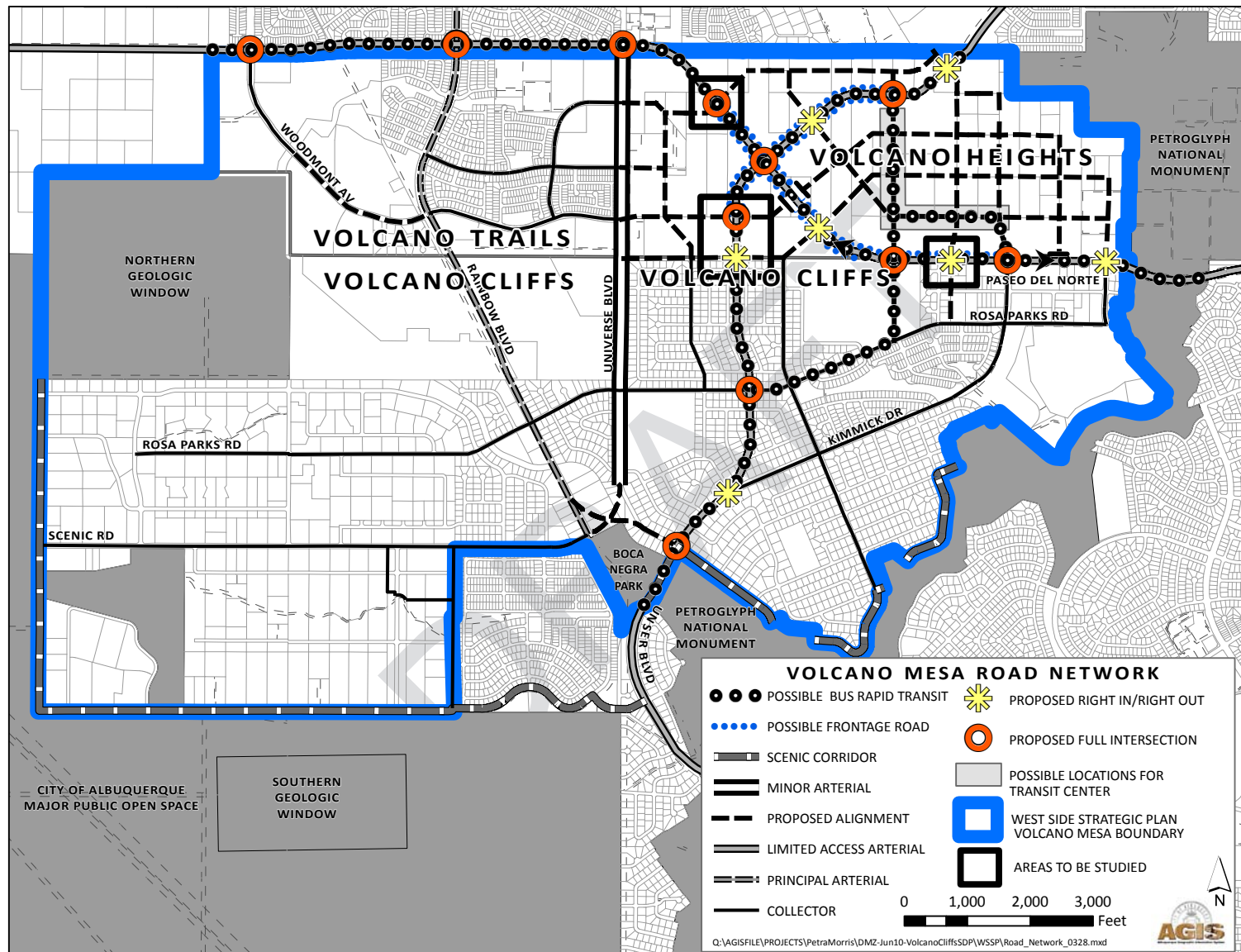
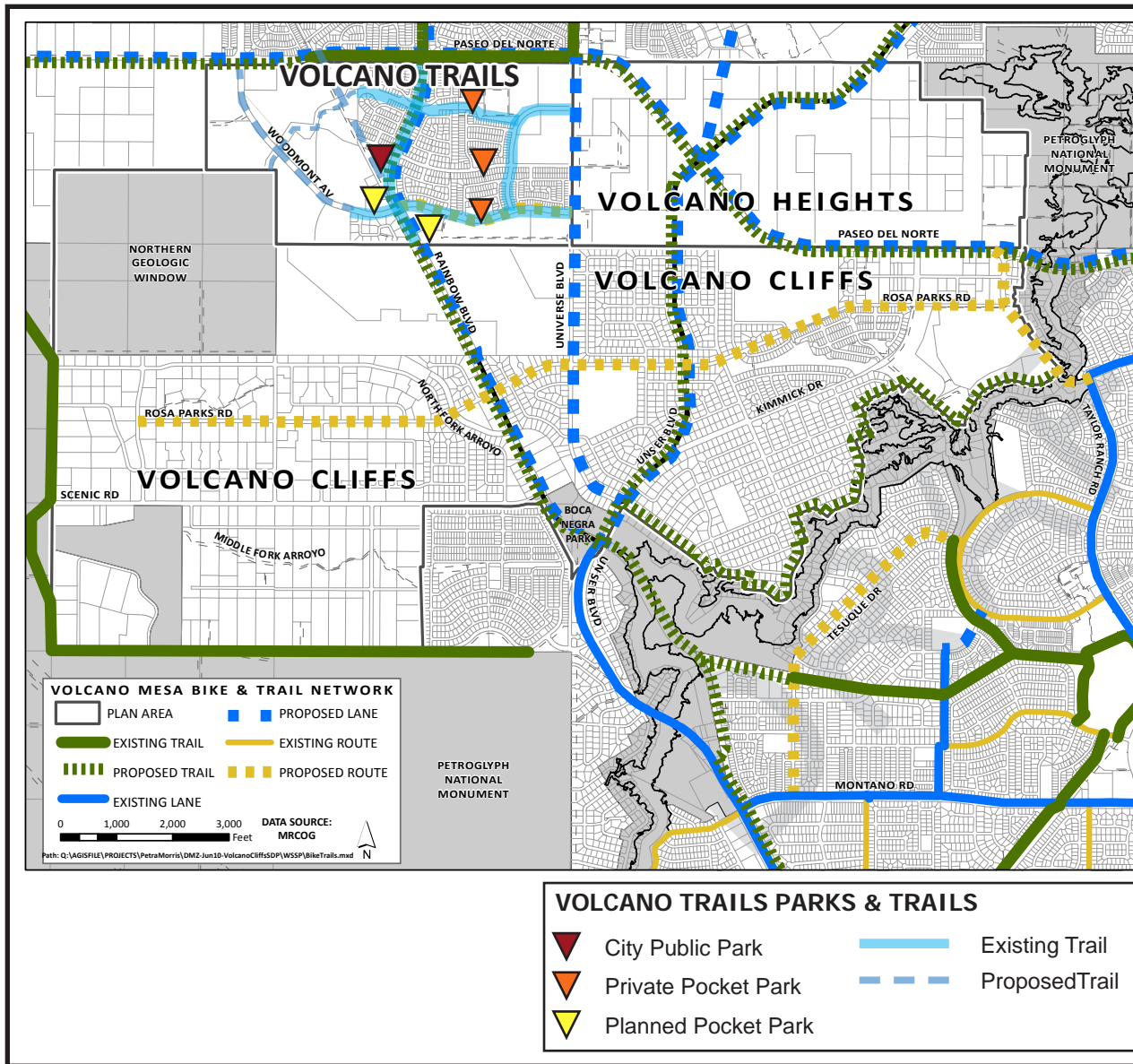


Exhibit 6, Proposed Volcano Mesa Road Network

# Chapter 1

## Introduction



**Open Space and Parks.** The Plan's western boundary includes the Petroglyph National Monument's Northern Geologic Window, which contains culturally significant resources that should be protected by access restrictions limiting use.

The Trails development features 41 acres of open space and parks, including one completed park dedicated to the City, three completed private pocket parks, and several additional pocket parks planned for new subdivision development, and one currently being planned. An open space corridor runs east-west through the development, providing trails that connect park sites for area recreation. The corridor connects to designated open space that runs north-south the length of the Plan area along Universe Boulevard.

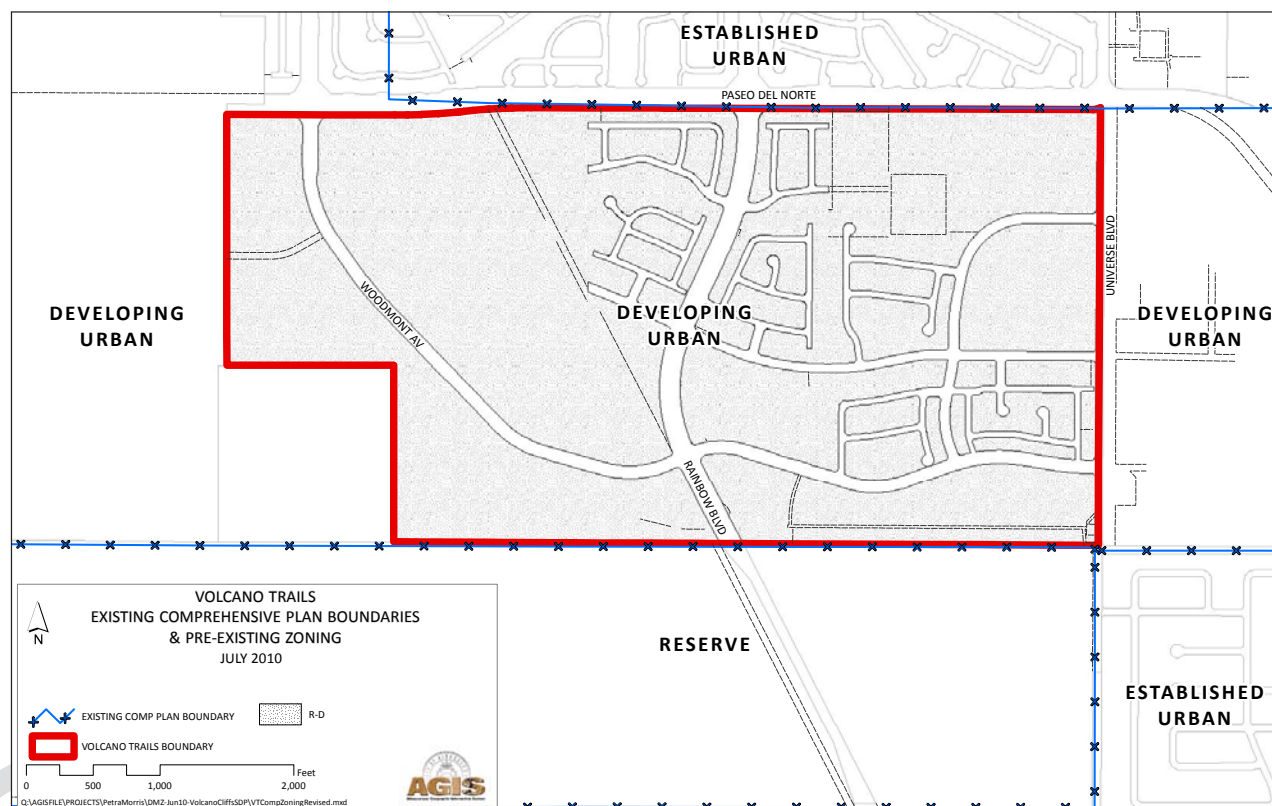
Exhibit 7, Volcano Mesa Bike & Trail Network and Volcano Trails Parks & Trails

**Pre-existing Current Zoning.** Until the adoption of this Plan, the Plan area was zoned for single-family residential development (Residential Developing Area - RD) at average suburban densities of 5 dwelling units per acre (du/acre). RD zoning allows uses as intense as residential townhouse (RT) or residential limited townhouse (RLT).

~~Up-zoning from RD uses to uses, as allowed by the RD zone, has been sought in order to obtain more flexibility in lot sizes and greater density.~~

In the RD zone, townhomes are permitted if a site development plan is approved by the Planning Director (or his/her designee) and the Design Review Board (DRB). If multifamily or commercial uses are desired, then an RD sector development plan approved by the Environmental Planning Commission (EPC) is required, but the amount of commercial cannot exceed 15% of the RD zone covered by the sector plan. ~~Because these uses that involve higher densities are allowed within the zone, the potential outcomes for development are hard to predict, and unintended negative impacts are difficult to mitigate.~~ This Plan seeks to introduce a range of lot sizes, housing types, and densities of development and maintain flexibility in the development process, while improving the predictability of development.

The expected total build-out for the Plan area under ~~pre-existing current~~ zoning is ~~estimated to be 2,050~~ dwelling units. Expected build-out with this sector plan zoning is roughly the same, with the addition of ~~215,000~~ square feet of commercial uses.



**Exhibit 8, Pre-existing Zoning and Comprehensive Plan Designation**



# Chapter 1

## Introduction

The pre-existing single-use residential zoning prohibits integrating a mix of other uses that could make neighborhoods more walkable and convenient (e.g. neighborhood services). This Plan adopts new zoning for ~~neighborhood-serving~~ commercial areas with pedestrian-oriented design standards ~~that serve neighborhoods~~. ~~It is the intention that~~ This new commercial zoning will allow development that supports a wide range of transportation, ~~housing, and amenity~~ options.

**Regulatory Tool.** The City of Albuquerque uses a system of ranked plans, starting with the Rank I Albuquerque / Bernalillo County Comprehensive Plan, which sets the vision, goals, and overall policies from a City-wide perspective. There are also lower-ranked plans that must comply with the intent, policies, and goals of higher-ranked plans. Rank II Plans, such as the West Side Strategic Plan or the Arroyos Facility Plan, are exclusively policy documents that provide more detail and give more direction about large but distinct areas within Albuquerque. Rank III Plans, including Sector Development Plans (SDP) such as this Volcano Trails SDP, take the most detailed look at smaller areas and can include both policy (i.e. direction) and regulations (i.e. law).

This Rank III VTSDP is intended to further and comply with the policies and intents of the following adopted plans:

Relevant Ranked Plans	Area	Policy / Regulation
<b>Rank I:</b> Albuquerque / Bernalillo County Comprehensive Plan	Entire Albuquerque Area	Policy
<b>Rank II: Area / Facility Plans</b> <ul style="list-style-type: none"><li>• West Side Strategic Plan</li><li>• Facility Plan for Arroyos</li><li>• Major Public Open Space Facility Plan</li><li>• Trails and Bikeways Facility Plan</li><li>• Facility Plan for Electric Service Transmission and Subtransmission Facilities</li></ul>	Relevant Albuquerque Areas, including Volcano Mesa	Policy
<b>Rank III:</b> <ul style="list-style-type: none"><li>• Northwest Mesa Escarpment Plan (NWMEP)</li></ul>	Specific Area	Policy / Regulation

TABLE 1, RELEVANT EXISTING RANKED CITY PLANS

The [Volcano Trails](#) Rank III Sector Development Plan provides policy and regulatory guidance for development within its boundaries. Its adoption sets land-use, design, and development standards for the area to ensure development outcomes that are more predictable for the community and affected stakeholders. Its strategies are based on implementing the goals and policies of the West Side Strategic Plan “Volcano Mesa” amendment, which identifies the Volcano Trails area as suitable for primarily residential development at a mix of densities and for small areas of neighborhood-serving, mixed-use and commercial uses.

Because the VTSDP and the NWMEP are both Rank III plans with overlapping boundaries, where a policy or regulation conflicts, the VTSDP prevails, unless otherwise stated in this Plan. In areas with overlapping boundaries, where one plan is silent, the policies/regulations of the other plan prevail. (See [Exhibit 9, Northwest Mesa Escarpment Plan Boundary](#).)

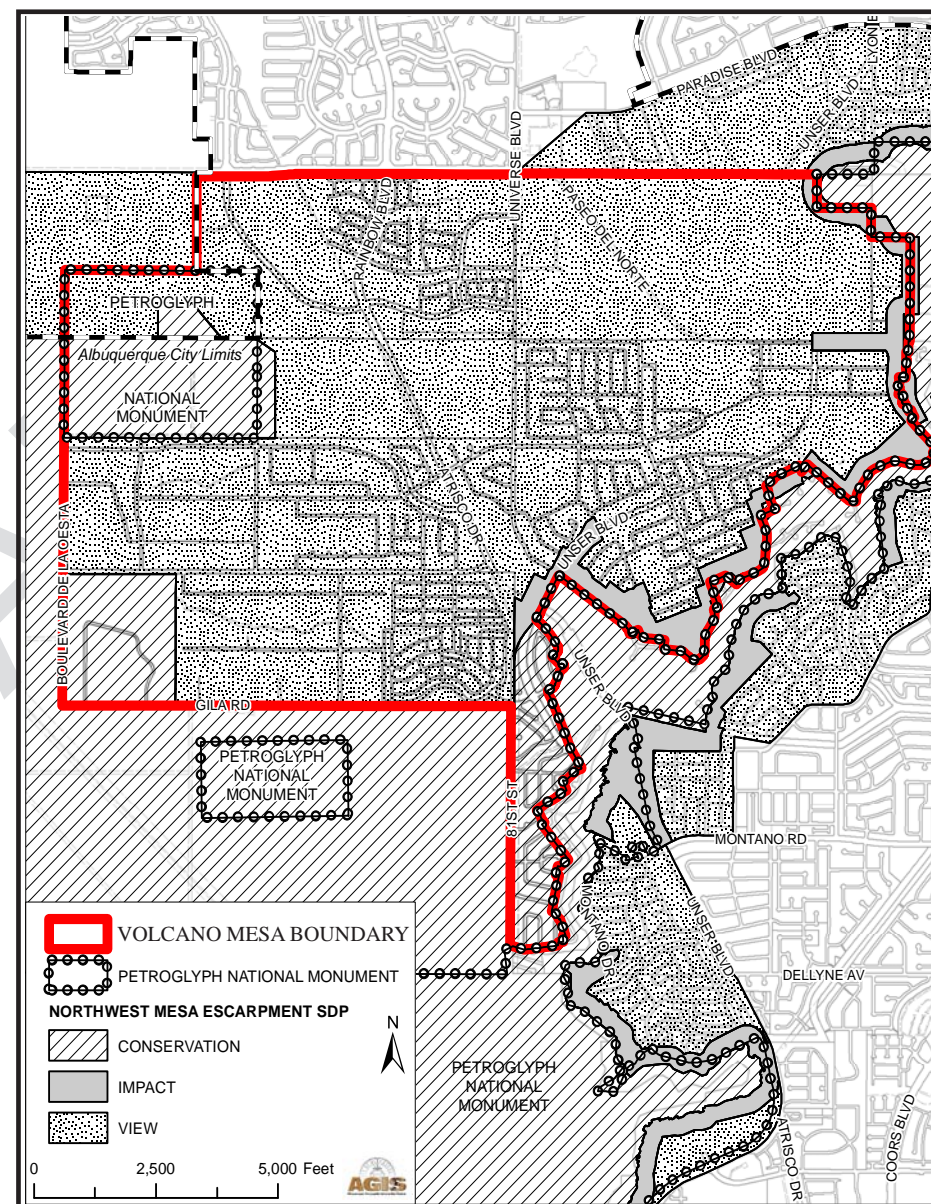


Exhibit 9, [Appendix E](#) Northwest Mesa Escarpment Plan Boundary

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# CHAPTER 2

## plan goals

## Chapter 2

### Goals for Volcano Trails

The Plan's zoning and development standards are intended to create a context-sensitive development that realizes the policies established by the WSSP Volcano Mesa amendment.

1. *Promote Residential Diversity.* In order to encourage a range of housing opportunities for various ages and incomes, the Trails development will include apartments, townhouses, small-lot, and medium-lot single-family residential development to attract a diverse population.
2. *Create Healthy Residential Neighborhoods.* Street- and courtyard-facing residences—with entrances and windows facing pedestrian paths—support neighborhoods and improve safety. Street-facing buildings keep “eyes on the street” and deter unwanted behavior. Furthermore, when paired with calm streets, street-facing architecture can encourage neighbors to come together and socialize. Blank walls, garage doors, and parking lots have deleterious effects on streets (and parks) and shall be avoided or mitigated.
3. *Create Neighborhood Retail Centers.* ~~Encourage retail, commercial, and community services homes to be located within walking distance of homes.~~ Convenience stores and other neighborhood retail, like a grocery store, drugstore and hardware store, are encouraged within Neighborhood Centers ~~to bring retail, commercial, and community services within walking distance of homes.~~
4. *Ensure Quality Design and Sensitivity to Climate.* The quality of individual buildings contributes to the sense of place and permanence. These architectural and landscape standards apply to individual buildings, lighting, utilities, walls, and landscape design, with the intent of creating a high-quality built environment with lasting character that draws on southwestern regional styles and traditions. Individual design expression and diverse land-use character can flourish within an overall framework of quality. ~~Architectural elements respond to unique southwestern climatic conditions. This means conserving water and providing shade as relief from harsh sunlight and heat.~~ Building design, architectural elements, drainage, and site design should work together to conserve and harvest water, provide shade as relief from harsh sunlight and heat, and offer protection from seasonal winds and rain.

5. *Create Neighborhood Edge/Transitions from Open Space areas and the Petroglyph National Monument.* Roads or landscape buffers should be planned transitions from Major Public Open Space and the Petroglyph National Monument to residential or commercial development. ~~Landscaping, buildings, and roads are transitions from open space and the Petroglyph National Monument to the built environment. Roads or low density one story residential buildings shall abut the open space.~~ The preferred transition from the Petroglyph National Monument's Northern Geologic Window to development is a single-loaded street (i.e. a street with development only on the side not adjacent to the Monument). Requirements for fencing, landscaping, and heights are more restrictive within 200 feet of the Northern Geologic Window. Building colors should be in harmony with the desert palette. Preferred fencing is stucco walls or coyote fencing. Native vegetation should be used wherever landscaping is visible to the public.

6. *Protect important views, vistas, and view corridors.* Important views from locations within Volcano Trails to the Rio Grande basin, across the city of Albuquerque, and to the Sandia Mountains should be protected. Building height limits, site layout, and street orientation are all important tools to protect views into, out of, and through this unique area in perpetuity for nearby residents as well as all Albuquerque citizens and visitors. As development within the Trails will be visible from most of the City of Albuquerque, care should be taken to achieve non-visually intrusive development, especially in the lower-density residential areas adjacent to the Petroglyph National Monument. To minimize the visual impact of development, predominant colors used on structures should blend with the natural colors of the mesa.



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# CHAPTER 3

## zoning and general standards

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## Chapter 3

This chapter establishes the framework necessary to implement the Plan. It establishes SU-2 zoning for **most** undeveloped properties within the Plan boundary and the development review process associated with the SU-2 zones. Not all properties are rezoned with this Plan. The areas **with development pre-existing or approved prior to the adoption of this Plan or** that were exempted from the development moratorium during the planning process retain their existing RD zoning.

- **Section I – Zoning in this Chapter** establishes a framework for future growth that encourages walkable, transit-supportive districts, while also maintaining many of the area’s scenic qualities and conserving unique ecological and archaeological assets.
- **Section II – General Standards** in this Chapter contains additional standards that apply across different zones. Properties zoned SU-2/VTVC, SU-2/VTUR, SU-2/VTRD, SU-2/VTSL, and SU-2/VTML must comply with the provisions of the General Standards section as applicable.



## Zoning and General Standards

**2. Development Review Process.**

It is important that the adoption procedures for development include a streamlined review and approval process when consistent with the Plan standards as well as provide flexibility to amend regulatory requirements. This process is illustrated in **Table 2-1** below. When there is any inconsistency with other City regulations and standards, the regulations and standards contained in the Plan take precedence ~~over those other City regulations and standards.~~

**Table 2-1, Development Approval Process** describes the development review and approval process for properties located within the Plan area.

Development Zone	Development Approval Process	Plan Type
SU-2 Volcano Trails Village Center (VTVC)	DRB with Planning Director	Commercial Master Plan for Development
SU-2 Volcano Trails Urban Residential (VTUR)	DRB	No additional plan required
SU-2 Volcano Trails Residential Developing Area (VTRD)	DRB	Site Plan for Subdivision
SU-2 Volcano Trails Small Lot (VTSL)	DRB	Site Plan for Subdivision
SU-2 Volcano Trails Medium Lot (VTML)	DRB	Site Plan for Subdivision
SU-2 Residential Developing Area (RD)	per City Zoning Code RD	per City Zoning Code RD
SU-2 Volcano Trails Open Space	DRB	Site Plan for Building Permit

TABLE 2, DEVELOPMENT APPROVAL PROCESS

## Chapter 3

### Zoning and General Standards

#### **Permitted ~~Deviations~~ Modifications.**

While the regulations adopted by the Plan attempt to address the varied application possibilities throughout the Plan area, no regulation can predict the range of unique conditions that may arise during its implementation. As such, ~~deviations~~ **modifications** from the standards are permitted, as described ~~below in Table 2~~ **Modifications.**

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/her 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 the following:

- 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).

Type of Modification	Definition	How Approved
(a) Minor	Modification from dimensional standards by no more than 10%.	Administratively by Planning Director
(b) Major	Any modification that is not considered a "minor" modification.	EPC
(c) Other	Modifications related to non-dimensional standards, i.e. color, and landscape.	Administratively by Planning Director
	Modifications to permitted and prohibited uses	EPC

Table 2, Modifications

## Zoning and General Standards

### Zoning Intention and Character

The development standards for each of the zones are located in the following section **I-Zoning** in this [Chapter of this document](#).

- **SU-2 Volcano Trails/Village Center (VTVC).** The Village Centers offers a “sense of place” through designated space for local retail, conveniences, and schools within walking distance of most homes. Besides shops, the Village Center is intended to include housing, a small park (~~parks smaller than 2 acres shall be privately owned and maintained~~), and civic uses such as daycare and community facilities.
- **SU-2 Volcano Trails/Urban Residential (VTUR).** Urban Residential development allows a variety of urban housing types within a network of livable, pedestrian-friendly streets, including courtyard housing, loft apartments, patio homes, townhouses, duplexes, and detached single-family homes on small lots.
- **SU-2 Volcano Trails Residential Developing Area (VTRD).** Residential Developing Area allows for RD zoning and approval process [per City Zoning Code §14-16-2-14](#). Lots without alleys shall be limited to a minimum lot size of 5,000 square feet. On alley lots minimum lot size shall be 3,000 square feet. All development in the Volcano Trails/RD zone shall meet applicable requirements in **Section II – General Standards**.
- **SU-2 Volcano Trails/Suburban Residential–Small Lot (VTSL).** Suburban Residential–Small Lot development allows typical modern suburban lot sizes but with rear access alleys, houses moved up to the sidewalk, front porches, and other features to create a more pedestrian-friendly environment.
- **SU-2 Volcano Trails/Suburban Residential–Medium Lot (VTML).** Suburban Residential–Medium Lot development allows homes on larger lots (+11,000 square feet), respecting the existing platting, built in a way that protects the natural environment, preserves significant view corridors, and contains visible private open space.
- **Residential Developing Area (RD).** This area was exempted from the planning process and retains its existing zoning and is subject to the regulations of the RD zone per the City Zoning Code [§14-16-2-14](#).
- **SU-2 Volcano Trails Open Space.** ~~Open Space areas are dedicated City property.~~ [This area includes proposed and existing privately owned and maintained \(i.e. Homeowners Association-owned and maintained\) parks, open space, and trails, which meet the developer's Off-site Open Space dedication requirements.](#)



## Chapter 3

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### Zoning and General Standards

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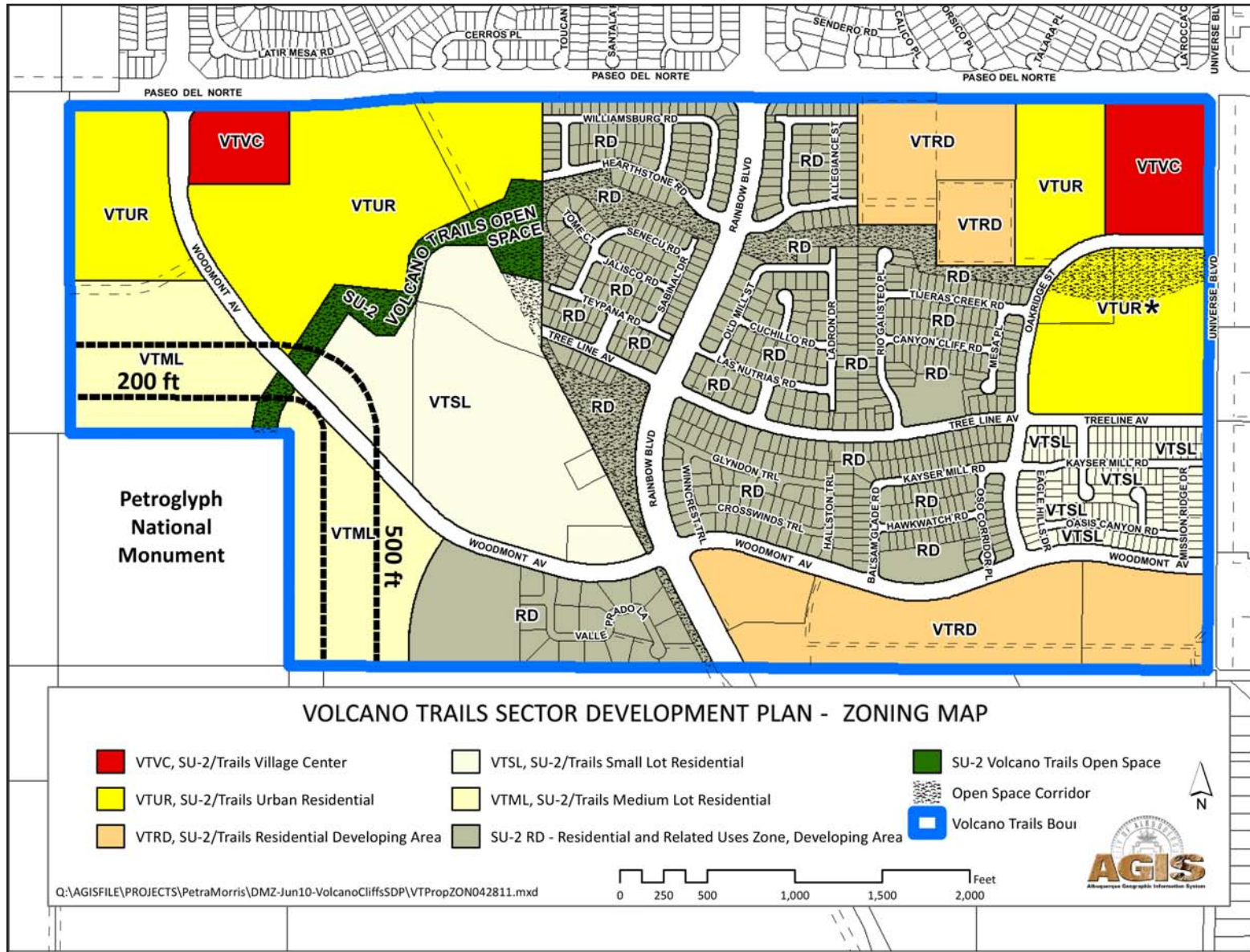
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## I – ZONING

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## I –Zoning



**Exhibit 10-7, Zoning and Land Use Plan Established by the Volcano Trails Sector Development Plan**



**Pre-existing Standards for Development. Previously Omitted Standards:** The following regulations were established for exempted tracts prior to the adoption of this Plan. (See **Exhibit 4, Volcano Trails Exempted Tracts.**) Where there is a conflict between these requirements ~~in this section~~ and the requirements in ~~the~~ other sections of this ~~regulation~~ Plan, ~~these requirements this section~~ shall prevail.

1. Subdivisions and site development plans approved prior to the adoption of this Plan are subject only to the requirements in place at the time of their approval. This includes the Cantata @ the Trails (shown with an asterisk on **Exhibit 10**) approved by the DRB in October 2007 (Case #07DRB-00613).
2. The privately owned and maintained **pocket parks** and open space zoned **SU-2 Volcano Trails Open Space**, ~~existing open space corridor, OS-4 park in the open space area may be amended so as to accommodate a 3-acre park area without decreasing the amount of dedicated open space and dedicated public park shall count toward the developer's open space dedication requirements.~~ (See **Exhibit 7.**)
3. ~~Street C, now on the south boundary of Unit 2-Tract 11, shall be moved to the proposed City Open Space area and connect from Rainbow to the middle school site. Street C shall be removed to the west of this point. A new street connection shall be shown provided from Woodmont to the Northern Geologic Window adjacent to the open space shown in the land-use plan to allow maintenance access for City vehicles. The ultimate location is to be determined via coordination between the City and the developer property owner.~~
4. The ultimate location of ~~the street to serve the APS schools south of the Plan area~~ **Street D** may be changed ~~subject to and in conjunction with the road to the Northern Geologic Window referenced above. The ultimate location is to be determined via coordination between the City and the property owner. The proposed street shall be coordinated with the City Open Space Division to ensure that one street provides adequate and acceptable access for both APS and the Northern Geologic Window-based on the size and location of park / school site in Unit 2-Tract 12 and Unit 3-Tract 6.~~
5. A new street connection shall be shown ~~as a dotted line from Woodmont west to private property in Bernalillo County that is currently landlocked per agreement with the developer.~~

**3-The Zones.** The following section contains the development standards for new SU-2 zones established by the Plan. ~~The section is divided into two parts, the zones and the general standards. The SU-2 RD and SU-2 SU-1 Open Space zones are regulated by the City Zoning Code with the following exceptions:~~

## SU-2/VTVC

### Village Center Zone

*Mixed-use areas at the neighborhood scale extend goods and services to locations that may not be able to support major retail, but might support small offices, shops, community facilities, and/or residential developments with ground floor home occupations, including office, retail, and service activities. Mixed-use areas may be used to create small retail centers to provide a “sense of place” for residential neighborhoods. Neighborhood Mixed Use zoning provides the opportunity for diverse housing retail, small parks, and civic facilities to create vibrant communities.*

### A. GENERAL

#### Permitted Uses

1. R-T, R-G, R-2, RC, O-1, C-1, with the following additions and exceptions:
  - a. ~~Accessory units A minor second dwelling unit up to 650 square feet shall be permitted except in the front yard.~~
  - a. ~~b.~~ Parking structures shall be permitted with ground level uses along the street façade.
  - b. ~~c.~~ Single-family development is prohibited.
  - c. ~~d.~~ Gated and/or walled developments are prohibited.
  - d. ~~e.~~ Drive-in restaurants, drive-up service windows, commercial surface parking lots (i.e. commercial enterprises for four or more vehicles for a fee not associated with another use), and/or off-premise signs are not permitted.
  - e. ~~f.~~ On-premise signs are permitted as regulated in the C-1 zone per City Zoning Code §14-16-2-16(A)(11) with the following exceptions and additions:
    - i. Signs may project more than one foot into the right-of-way per City Encroachment Agreement requirements.
    - ii. Height of free-standing signs shall not exceed 8 feet.
    - iii. See **Section II – General Standards A and B** for additional requirements.

~~f. g.~~ Vehicle sales, rental, service, repair and storage shall be in a completely enclosed building or located completely behind a building.

~~g. h.~~ Conditional uses in R-T, R-G, R-2, O-1, C-1 shall be conditional uses, except as prohibited above.

### Development Densities

1. Allowable development densities are as follows:
  - a. Minimum: 0.30 FAR
  - b. Maximum: ~~None 1.5 FAR~~
  - c. Residential Densities are as follows.
    - i. Minimum ~~Average~~: 20 du/acre
    - ii. Maximum ~~Average~~: 40 du/acre
    - iii. Residential densities apply to gross developable area for residential uses, exclusive of site constraints such as undevelopable land and parks and inclusive of streets and parking. ~~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 in Section II – General Standards A. Heights and Setbacks 2.d.i.~~
2. See **Section II – General Standards A. Density** for calculation method.

### Lot sizes

1. Lot sizes shall be limited as follows:
  - a. **Minimum: None**
  - b. **Maximum: 300 feet wide and 300 feet deep**
  - c. Lots may exceed 90,000 square feet if a **pedestrian-street-private walkway** a minimum of 12 feet wide connects a minimum of two public streets through the lot at least every 300 feet measured along the street façade.

### B. BUILDING PLACEMENT AND FORM

#### Setbacks and Building Frontage

1. Building setbacks are measured from the property line and shall be as follows:
  - a. Front setback: No minimum  
15 feet maximum
    - i. Exception. 50% of the building frontage may be setback an additional 20 feet for a landscaped courtyard or plaza.
  - b. Side setback:
 

Attached:	None
Non-attached:	5 feet minimum
  - c. Rear setback:
 

Without alley:	15 feet minimum
With alley:	5 feet minimum

### 2. Street Frontage Requirements:

For lots with 40 linear feet or more of street frontage:

- a. A minimum of 50% of building façade shall maintain a **maximum front** setback of 5 feet. Street frontage need not be continuous.
- b. Landscaped plazas and/or passages may be used in lieu of building for up to 50% of the available frontage.
3. See **Section II – General Standards B** for additional requirements.

### Height

1. Building Height limits area as follows:  
Maximum: 35 feet
2. See **Section II – General Standards A and B** for additional requirements.

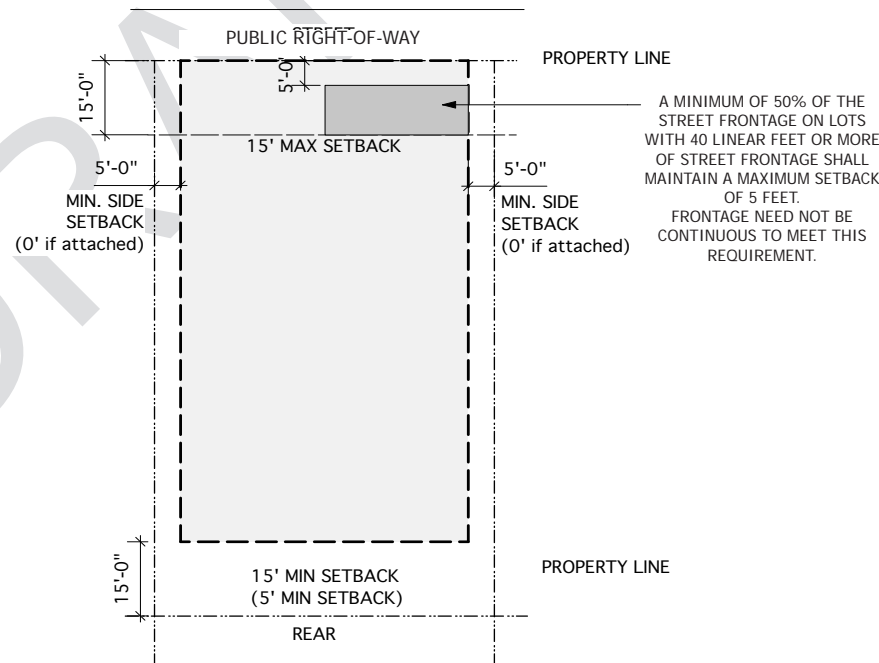


Figure 11, SU-2/VTVC Building Placement Diagram



### Building Articulation

1. The following standards shall apply:
  - a. **Transparency.** At least 25% of the ground floor façade of street-facing elevations shall be comprised of windows and/or entrances.
    - i. **Exception:** Ground-level, street-facing façades that are not the primary entrances and are located on streets classified as Arterial or higher may utilize Window Cases located a minimum of 20 feet on center per Planning Director (or his/her designee) approval. See **Section II – General Standards B.5.** for additional requirements.
  - b. Residential garages shall be setback from the front façade. See **Section II – General Standards B.8.**
  - c. A minimum of 50% of the street frontage shall be accompanied by portals, verandas and/or arcades. See **Section II – General Standards B.7.**
2. See **Section II – General Standards B** for additional requirements.

### C. LANDSCAPE REQUIREMENTS

1. The following requirements shall apply:
  - a. Non-residential development shall meet city standard landscape requirements per City Zoning Code §14-16-3-10.
  - b. Plants shall be from **Chapter 4 General Regulation B – Plant List A** and/or **Plant List B**.
  - c. Walls shall be limited to 6 feet in height and within 3 feet of the front yard setback.

~~Walls may be up to 4 foot high within the front yard setback of residential buildings.~~

2. See **Section II – General Standards A** and **C** for additional requirements.

### D. USABLE OPEN SPACE REQUIREMENTS

1. Multifamily dwellings:
  - Private: 60 square feet/du minimum AND
  - Shared: 80 square feet/du minimum
2. Off-site Open Space dedication requirements are met by existing or proposed parks and trails.
3. **Plaza or Courtyard Public Space.** All commercial development over 2 acres shall include a minimum of 1,000 square feet of privately owned and maintained public space adjacent to retail/office areas. Public space shall be hardscaped, with seating and shading covering a minimum of 50% of the area. Shade coverage may be trees or other shading devices. Public space shall be linked to the main entrance of adjacent structures by a public sidewalk and have pedestrian-scale lighting and trash receptacles.
4. See **Section II – General Standards D** for additional requirements.

### E. PARKING REQUIREMENTS

1. Parking Calculations are as follows:
  - a. Residential: 1/unit minimum
  - b. Non-Residential: 1/1,000 square feet minimum
2. See **Section II – General Standards E** for additional requirements.



#### A. GENERAL

##### Permitted Uses

1. **R-T and R-2**, with the following additions and exceptions:
  - a. **R-T development requires a minimum lot size of 20 by 90 feet.**
  - b. ~~a. Accessory units~~ A minor second dwelling unit up to 650 square feet associated with a single-family dwelling unit shall be permitted except in the front yard.
  - c. ~~b.~~ Parking structures shall be permitted underground.
  - d. ~~c.~~ Gated and/or walled developments are prohibited.

##### Development Densities

1. Allowable development densities are as follows:
  - a. Minimum: 10 du/acre
  - b. Maximum: 20 du/acre
  - c. Residential densities apply to gross developable area for residential uses, exclusive of site constraints such as undevelopable land and parks, exclusive of minor second dwelling unit, and inclusive of streets and parking. 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 in **Section II – General Standards A. Heights and Setbacks 2.d.i.**
2. See **Section II – General Standards A. Density** for additional requirements.

##### Lot sizes

1. The following requirements shall apply:
  - a. On lots without alleys, minimum lot size shall be 5,000 square feet.
  - b. On alley lots minimum lot size shall be 3,000 square feet.

##### SU-2/VTUR

##### Urban Residential Zone

*The Urban Residential zone provides a diverse range of mixed density housing in order to suit a range of lifestyles in a pedestrian oriented residential environment.*

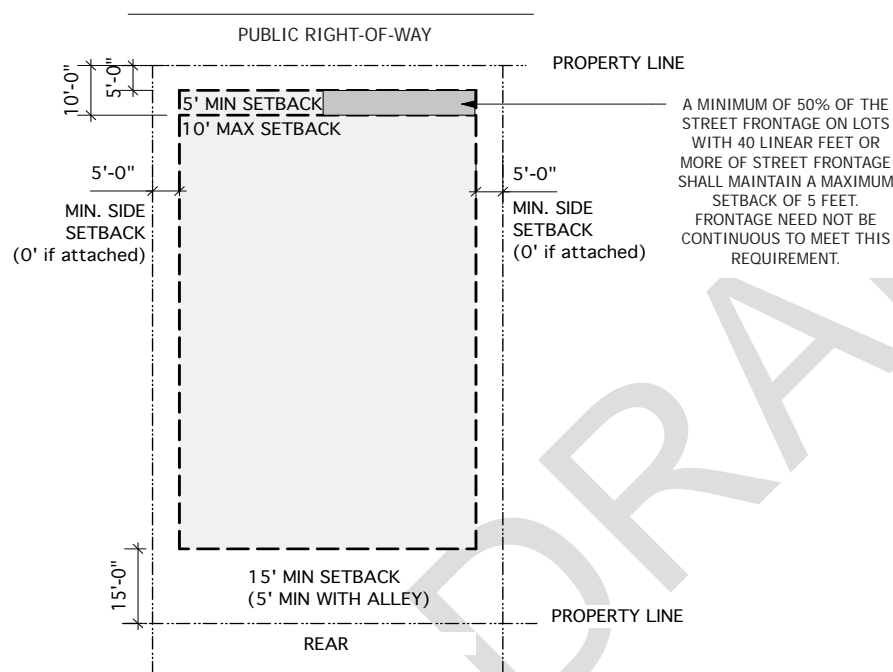


Figure 12, SU-2/VTUR Building Placement Diagram

## B. BUILDING PLACEMENT AND FORM

### Setbacks and Building Frontage

- Building setbacks are measured from the property line and shall be as follows:
  - Front setback: 5 feet minimum  
Without a porch: 15 foot maximum  
With a porch: 10 foot maximum
  - Side setback:
 

Attached:	None
Non-attached:	5 feet minimum
  - Rear setback:
 

Without alleys:	15 feet minimum
With alleys:	5 feet minimum
- Street Frontage Requirements for lots with 40 linear feet or more of street frontage:
  - A minimum of 50% of building façade shall maintain a **maximum** front setback of 5 feet. Street frontage need not be continuous.
  - Landscaped courtyards and/or passages may be used in lieu of building for up to 25% of the available frontage.
- See **Section II – General Standards B** for additional requirements.

### Height

- Building Height limits area as follows:
 

Maximum:	35 feet
----------	---------
- See **Section II – General Standards A** and **B** for additional requirements.



#### Building Articulation

1. The following articulation standards shall apply to buildings in the SU-2 Trails/UR zone:
  - a. Transparency: At least 25% of the area of the street-facing elevations shall be comprised of windows and/or entrances. **Ground-level, street-facing façades that are not the primary entrances and are located on streets classified as Arterial or higher may utilize Window Cases located a minimum of 20 feet on center per Planning Director (or his/her designee) approval. See Section II – General Standards B.5. for additional requirements.**
  - b. Residential garages shall be setback from the front façade. See **Section II – General Standards B.8.** for additional requirements.
  - c. Each detached, single-family dwelling unit shall address the street with one of the following three options. In the case of a developer constructing 3 or more detached, single-family dwelling units, at least 2 of every 3 shall incorporate a porch.  
Options:
    - a porch or stoop at least 5 feet in depth
    - a walled courtyard with entrance easily visible from the public right-of-way
    - a window on the front façade that directly faces the street
2. See **Section II – General Standards B** for additional requirements.

#### C. LANDSCAPE REQUIREMENTS

1. The following landscape requirements shall apply to all development in the VTUR zone:
  - a. One tree and 50% vegetative cover in front of all single family lots.
  - b. All non-single-family development shall follow City Standard Landscaping requirements per City Zoning Code §14-16-3-10.
  - c. **Plants shall be from Chapter 4 General Regulation B – Plant List A and/or Plant List B.**
  - d. **Walls shall be per City Zoning Code §14-16-3-19. See Section II – General Standards A.2.b. and C.1. for additional requirements and exceptions.**  
**Walls shall be limited to:**
    - i. **4 feet maximum in front yard setback.**
    - ii. **Rear Walls are per City Standards**
2. See **Section II – General Standards A** and **C** for additional requirements.

#### D. USABLE OPEN SPACE REQUIREMENTS

1. Multifamily dwellings:
  - Private: 60 square feet/du minimum
  - Shared: 80 square feet/du minimum
2. Off-site Open Space dedication requirements are met by existing or proposed parks and trails.
3. See **Section II – General Standards D** for additional requirements.

#### E. PARKING REQUIREMENTS

1. Parking Calculations are as follows:
  - a. Residential: 1/du minimum
2. See **Section II – General Standards E** for additional requirements.

### SU-2/VTRD

#### Residential Developing Area Zone

*The Volcano Trails Residential Developing Area Zone provides a predominantly residential area, including a mixture of dwelling unit types, with incidental, related commercial activities.*

#### A. GENERAL

##### Permitted Uses

1. RD per City Zoning Code §14-16-2-14 except for the following:
  - a. A minor second dwelling unit up to 650 square feet associated with a single-family detached dwelling unit shall be permitted except in the front yard.
  - b. Gated and/or walled developments are prohibited.

##### Lot Sizes

1. The following requirements shall apply:
  - a. On lots without alleys, minimum lot size shall be 5,000 square feet.
  - b. On alley lots minimum lot size shall be 3,000 square feet.

#### B. BUILDING PLACEMENT AND FORM

##### Building Articulation

1. The following articulation standards shall apply to buildings in the SU-2 Trails/RD zone:
  - a. Transparency: At least 25% of the area of the street-facing elevations shall be comprised of windows and/or entrances.
  - b. Residential garages shall be set back from the front façade. See **Section II – General Standards B. 8.** for additional requirements.
  - c. Each dwelling unit shall have a porch or stoop address the street with one of the following three options. In the case of a developer constructing 3 or more dwelling units, at least 2 of every 3 shall incorporate a porch.

##### Options:

- a porch or stoop at least 5 feet in depth
- a walled courtyard with entrance easily visible from the public right-of-way
- a window on the front façade that directly faces the street

2. See **Section II – General Standards B** for additional requirements.



#### C. LANDSCAPE REQUIREMENTS

1. The following landscape requirements shall apply to all development in the VTRD zone:
  - a. One tree and 50% vegetative cover in front of all single family lots.
  - b. All development that is not single-family residential shall follow City Standard Landscaping requirements per City Zoning Code §14-16-3-10.
  - c. Plants shall be from **Chapter 4 General Regulation B** – Plant List A and/or Plant List B.
  - d. Walls shall be per City Zoning Code §14-16-3-19. See **Section II – General Standards A.2.b.** and **C.1.** for additional requirements and exceptions.
  - e. Off-street pedestrian connections via a landscaped parkway with a trail on one side shall be permitted in lieu of street sidewalks.
2. See **Section II – General Standards C** for additional requirements.

#### D. USABLE OPEN SPACE REQUIREMENTS

1. No additional requirements to RD.

#### E. PARKING REQUIREMENTS

1. No additional requirements to RD.



## SU-2/VTSL

### Small Lot Zone

*The Small Lot zone consists of standard residential lot sizes, single family type houses moved up to the sidewalk with front porches, garages setback from the main façade and other features to create a more pedestrian friendly environment.*

## A. GENERAL

### Permitted Uses

1. R-1 with the following additions and exceptions:
  - a. ~~Accessory units~~ A minor second dwelling unit up to 650 square feet associated with a single-family detached dwelling unit shall be permitted except in the front yard.
  - b. Multiple single-family houses are permitted on a single lot.
  - c. Gated and/or walled developments are prohibited.

### Development Densities

1. Allowable development densities are as follows:
  - a. Minimum 1.5 du/acre.
  - b. Maximum 10 du/acre.
  - c. Residential densities apply to gross developable area for residential uses, exclusive of site constraints such as undevelopable land and parks, exclusive of minor second dwelling unit, and inclusive of streets and parking. 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 in Section II – General Standards A. Heights and Setbacks 2.d.i.
2. See Section II – General Standards A. Density for additional requirements.

## Lot Sizes

1. The following requirements shall apply:
  - a. On lots without alleys minimum lot size shall be 5,000 square feet.
  - b. On alley lots minimum lot size shall be 3,000 square feet.

## B. BUILDING PLACEMENT AND FORM

### Setbacks and Building Frontage

1. Building setbacks are measured from the property line and shall be as follows:
  - a. Front setback: 5 feet minimum  
+5 feet maximum  
Without a porch: 15 feet maximum  
With a porch: 10 feet maximum
  - b. Side setback: 5 feet minimum
  - c. Rear setback:
 

Without alleys:	15 feet minimum
With alleys:	5 feet minimum
2. Additional Setback Requirements:
  - a. ~~For Suburban Residential–Small Lot zoned parcels in Units 1 and 2, Lots in Taos @ the Trails Unit 2~~ may have a zero foot (0') side yard setback on one side. (See Exhibit 4, Volcano Trails Exempted Tracts.)
3. See Section II – General Standards B for additional requirements.

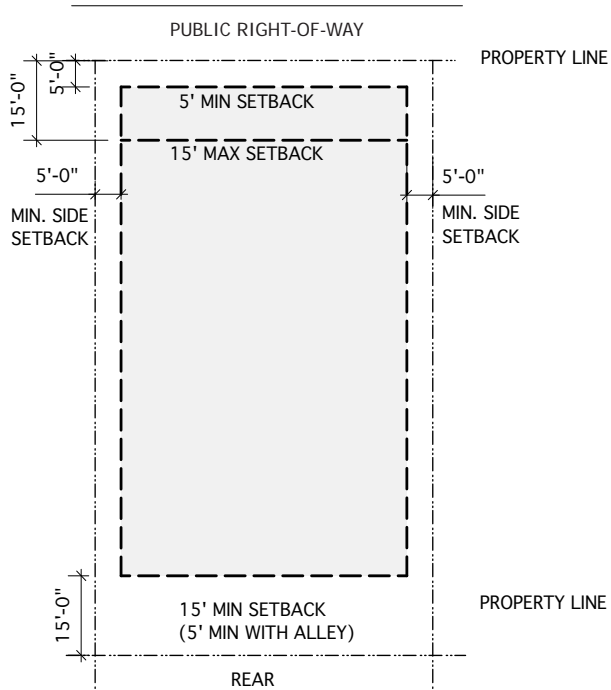


Figure 13, SU-2/VTSL Building Placement Diagram

### Height

1. Building Height limits area as follows:  
Minimum: None  
Maximum: 26 feet
2. See **Section II – General Standards A** and **B** for additional requirements.

### Building Articulation

1. The following requirements shall apply:
  - a. Transparency: At least 25% of the area of the street-facing elevations shall be comprised of windows and/or entrances.

- b. Residential garages shall be set back from the front façade. See **Section II – General Standards B.8.** for additional requirements.

- c. Each dwelling unit shall have a porch or stoop address the street with one of the following three options. In the case of a developer constructing 3 or more dwelling units, at least 2 of every 3 shall incorporate a porch.

#### Options:

- a porch or stoop at least 5 feet in depth
- a walled courtyard with entrance easily visible from the public right-of-way
- a window on the front façade that directly faces the street

- d. In all Taos @ the Trails Unit 2 parcels, Suburban Residential–Small Lot zoned parcels in Units 1 and 2, garages may be either off alleys or accessed via a side drive where one of the garage sides abuts the back yard setback or is attached to the back of the house. (See **Exhibit 4, Volcano Trails Exempted Tracts.**)

2. See **Section II – General Standards B** for additional requirements.

### C. LANDSCAPE REQUIREMENTS

1. The following requirements shall apply:
  - a. One tree and 50% vegetative cover in front of all single-family lots.
  - b. Plants shall be from **Chapter 4 General Regulation B – Plant List A** and/or **Plant List B**.

- c. Walls shall be per City Zoning Code §14-16-3-19. See **Section II – General Standards A.2.b.** and **C.1.** for additional requirements and exceptions.

#### Walls shall be limited to:

- i. 4 feet maximum in front yard setback.
- ii. Rear Walls are per City Standards

2. See **Section II – General Standards A** and **C** for additional requirements.

### D. USABLE OPEN SPACE REQUIREMENTS

#### 1. Multifamily dwellings:

Private: 600 square feet/du minimum

1. 2. Off-site Open Space dedication requirements are met by existing or proposed parks and trails.
2. 3. See **Section II – General Standards D** for additional requirements.

### E. PARKING REQUIREMENTS

1. Parking Calculations are as follows:
  - a. Residential: 1/du minimum.
2. See **Section II – General Standards E** for additional requirements.

## SU-2/VTML

### Medium Lot Zone

*The Medium Lot zone consists of larger residential lot sizes with increased front yard setbacks, height limitations and other features to reduce visual impact.*

## A. GENERAL

### Permitted Uses

1. R-1 with the following additions and exceptions:
  - a. ~~Accessory units~~ A minor second dwelling unit up to 650 square feet associated with a single-family detached dwelling unit shall be permitted ~~except in the front yard~~.
  - b. Gated and/or walled developments are prohibited.

### Development Densities

1. Allowable development densities are as follows:
  - a. Maximum: 3 du/acre for parcels within 200 feet of the Petroglyph National Monument
  - b. Maximum: 8 du/acre for parcels located more than completely outside of 200 feet from the Petroglyph National Monument
  - c. Residential densities apply to gross developable area for residential uses, exclusive of site constraints such as undevelopable land and parks, exclusive of minor second dwelling unit, and inclusive of streets and parking. 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 in **Section II – General Standards A. Heights and Setbacks 2.d.i.**
2. See **Section II – General Standards A. Density** for additional requirements.

## Lot Size

1. Lot sizes shall be limited as follows
  - a. Lots within up-to 200 feet of the Petroglyph National Monument or Major Public Open Space shall be a minimum of 11,000 square feet.
  - b. Lots more than within 200 feet up to 500 feet from the Petroglyph National Monument or Major Public Open Space shall be a minimum of 6,000 square feet.
  - c. Lots more than 500 feet from the Petroglyph National Monument or Major Public Open Space shall be a minimum of 5,000 square feet.

## B. BUILDING PLACEMENT AND FORM

### Setbacks and Building Frontage

1. Building setbacks are measured from the property line and shall be as follows:
  - a. Front setback: 5 ~~10~~ feet minimum  
Without a porch: 15 foot maximum  
With a porch: 10 foot maximum
  - b. Side setback: 5 feet minimum
  - c. Rear setback:  
Without alley: 15 feet minimum  
With alley: 5 feet minimum
2. **Section II – General Standards B** for additional requirements.

### Height

1. Building Height limits area as follows:
  - a. Minimum: None
  - b. Maximum: 18 feet
    - i. A height allowance up to 26 feet is permitted for a maximum of 50% of the building footprint.
    - ii. Within 200 feet of the Petroglyph National Monument or Major Public Open Space, height is limited to 18 feet.
2. See **Section II – General Standards A** and **B** for additional requirements.

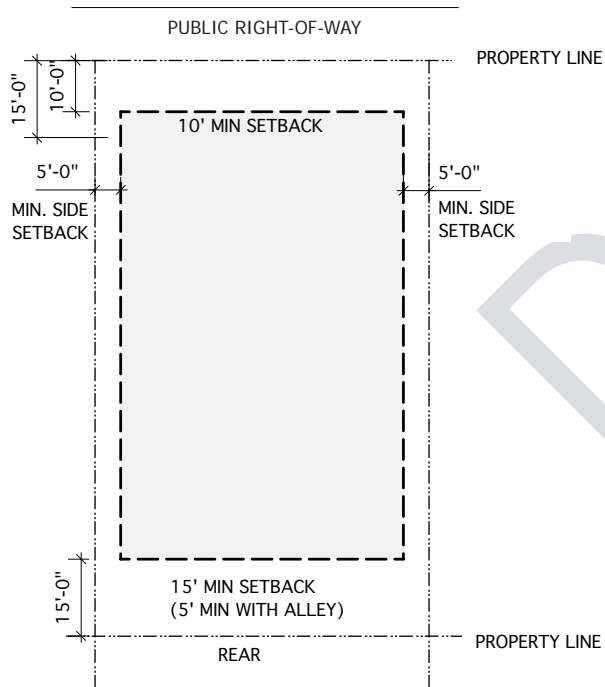


Figure 14, SU-2/VTML Building Placement Diagram

### Building Articulation

1. ~~In Unit 2 Tract 8, the backs of houses shall not face the Major City Open Space to the immediate south. In addition, On lots adjacent to the Northern Geologic Window, walls to the north of the City Open Space, open space shall be view walls.~~
2. The following standards shall apply:
  - a. **Transparency.** At least 25% of the area of the street-facing elevations shall be comprised of windows and/or entrances.
    - i. ~~Exception: Non-primary street-facing elevations on Arterials or higher may satisfy this requirement with window cases. See General Standards.~~
  - b. Residential garages shall be setback from the front façade. See **Section II – General Standards B.8.** for additional requirements.
  - c. Each dwelling unit shall ~~have a porch or stoop~~ address the street with one of the following three options. In the case of a developer constructing 3 or more dwelling units, at least 2 of every 3 shall incorporate a porch.
    - a porch or stoop at least 5 feet in depth
    - a walled courtyard with entrance easily visible from the public right-of-way
    - a window on the front façade that directly faces the street
3. See **Section II – General Standards B** for additional requirements.



### C. LANDSCAPE REQUIREMENTS

1. The following requirements shall apply:
  - a. One tree and 50% vegetative cover in front of all single family lots.
  - b. Plant Lists.
    - i. Lots within 200 feet of the Petroglyph National Monument shall use plants from **Chapter 4 General Regulation B – Plant List A** only.
    - ii. Lots more than 200 feet from the Petroglyph National Monument shall use plants from **Chapter 4 General Regulation B – Plant List A** and/or **B**.
  - c. Walls shall be per City Zoning Code §14-16-3-19. See **Section II – General Standards A.2.b.** and **C.1.** for additional requirements and exceptions. ~~Walls shall be limited to:~~
    - ~~i. 3 feet maximum in front yard setback.~~
    - ~~ii. Rear Walls are per City Standards~~
2. See **Section II – General Standards C** for additional requirements.

### D. USABLE OPEN SPACE REQUIREMENTS

1. Off-site Open Space dedication requirements are met by existing or proposed parks and trails.
2. See **Section II – General Standards D** for additional requirements.

### E. PARKING REQUIREMENTS

1. Parking Calculations are as follows:
  - a. Residential: 1/du minimum
2. See **Section II – General Standards E** for additional requirements.

## **II – GENERAL STANDARDS**

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DRAFT

## Chapter 3

### II – General Standards

The General Standards are applicable to the following SU-2 zones: Village Center (VTVC), Urban Residential, (VTUR), Small Lot (VTSL), Medium Lot (VTML), and Residential Developing Area (VTRD). **The General Standards do not apply to property zoned SU-2 Residential Developing Area (RD).** The General Standards include General Design Standards, Building Standards, Landscape Standards, Usable Open Space Standards, and Parking Standards.

**Quality.** ~~The quality of individual buildings contributes to the sense of place and permanence. These architectural and landscape standards apply to individual buildings, lighting, utilities, walls, and landscape design, with the intent of creating a high-quality built environment with lasting character that draws on southwestern regional styles and traditions. Individual design expression and the diverse character of the land-use districts can all flourish within an overall framework of quality.~~

**Climate.** ~~Architectural elements should respond to the unique climatic conditions of the southwest. In particular, this means conserving water and providing shade as relief from harsh sunlight and heat.~~

**Views.** ~~Important views from locations within Volcano Heights to the Rio Grande basin, across the city of Albuquerque and to the Sandia Mountains should be protected. As development within the Trails will be visible from most of the City of Albuquerque, care should be taken to achieve nonvisually intrusive development, especially in the lower-density residential areas adjacent to the Petroglyph National Monument. To minimize the visual impact of development, predominant colors used on structures will blend with the natural colors of the mesa.~~

#### A. GENERAL DESIGN STANDARDS

- ~~1. Where there is a conflict between the regulations in this document and those of the Northwest Mesa Escarpment Plan, this Plan the Northwest Mesa Escarpment Plan shall prevail unless otherwise detailed in this Plan. Where one plan is silent, policies and regulations in the other plan prevail.~~
- ~~2. The General Regulations section of the City Zoning Code §14-16-3 shall apply with the following additions and exceptions:~~

#### **Density**

- ~~1. 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 in Section II – General Standards A. Heights and Setbacks 2.d.i.~~
- ~~2. Floor Area Ratio shall be defined as the gross floor area of all buildings at all levels divided by the total of site area of a project minus undevelopable areas (i.e. gross floor area/[total site area – undevelopable areas]). Parking structures shall not be counted toward the gross floor area calculations.~~
- ~~3. Residential densities apply to gross developable area for residential uses, exclusive of site constraints such as undevelopable land and parks, exclusive of minor second dwelling unit, and inclusive of streets and parking.~~

**Heights and Setbacks**

1. Heights shall be measured from approved grade.
2. Exceptions to Zone Height and Setback Requirements:
  - a. Chimneys and cupolas ~~flagpoles and screened equipment~~ may extend 10 feet beyond height limits. Screened equipment and flagpoles may extend 6 feet beyond height limits. Screened equipment shall be set back 15 feet from the façade.
  - b. Walls and fences adjacent to streets and roads and/or within public right-of-way shall be limited in height to 8 feet measured from the low side of wall.
  - c. Development, trails, and recreation areas ~~should~~ shall be set back at least 50 feet from prehistoric petroglyphs or other sites with high archaeological value, unless approved by Planning Director (or his/her designee).
    - i. No petroglyph shall be defaced, altered, or moved without approval of a National Park Service representative from the Petroglyph National Monument in consultation with City of Albuquerque Open Space Division staff. ~~Major rock outcroppings that exceed 3 feet in height and 6 feet in volume shall be conserved per §14-16-3-20.~~
    - ii. All other archaeological sites shall be protected or mitigated per City Zoning Code §14-16-3-20. Site treatment shall include preservation, avoidance, testing, or documentation of surface and/or subsurface remains and/or artifacts.
    - iii. All rock outcroppings containing petroglyphs shall be protected per City Zoning Code §14-16-3-20.



## Chapter 3

### II – General Standards

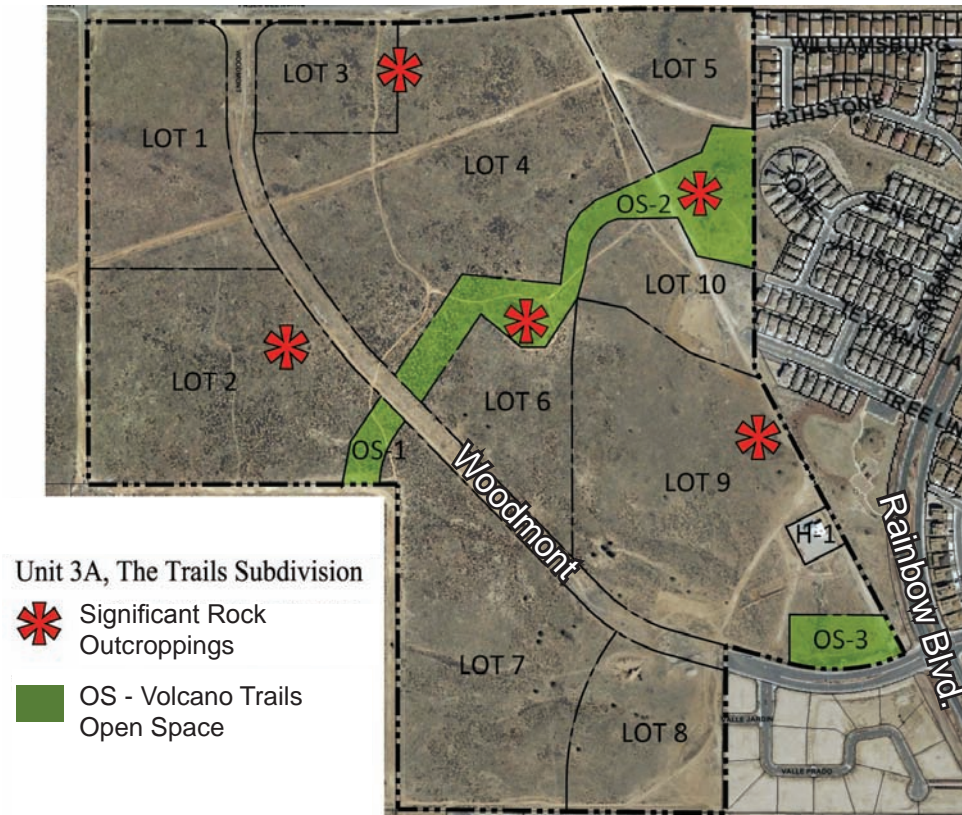


Exhibit 15, Significant Rock Outcroppings

#### Transitions from the Northern Geologic Window

The preferred transition from the Northern Geologic Window to development is a single-loaded street (i.e. a street with development only on the side not adjacent to the Petroglyph National Monument). This treatment shall be used for at least 60% of the lineal edge between the Northern Geologic Window and development for new subdivision platting. Where a single-loaded street is provided, there shall be no development between the roadway and the Northern Geologic Window boundary.

- d. Development, trails, and recreation areas shall be prohibited within a topographic contour elevation line surrounding a significant rock outcropping. This elevation contour shall be decided by the City Open Space division in consultation with the property owner.
  - i. Significant ~~Major~~ rock outcroppings are defined as bedrock or other stratum protruding through the soil level at a minimum of 6 feet high on its steepest side as measured from the adjacent 10% slope line and in excess of 500 square feet in surface area, contain more than 50% exposed basalt or rock, and include native trees and/or native shrubs. Rock outcrops — volcanic knolls or hillocks — occur randomly throughout the Plan area.
  - ii. Significant rock outcroppings, shown on Exhibit 15, shall be preserved in place and incorporated into privately-owned open space (open to the public) to be identified on existing and future site plans. These private open space tracts shall be platted and ultimately conveyed to the homeowner's association.
  - iii. When subdivision occurs, access shall be provided to the rock outcropping via public right-of-way or public access easement.

## II – General Standards

**Utilities**

1. **Easements.** 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. In all zones, Utility Easements shall be located in ~~public rights-of-way or alleys~~, if available. Where there is no alley, utility infrastructure shall be placed in a planting strip a minimum of 4 feet wide between the back of the curb and the sidewalk or pedestrian walkway, provided it does not encroach upon the pedestrian realm and is located on the edge or side of property and as far away from the main entrance and pedestrian access paths as possible. Transformer boxes and access panels are not permitted in the front setback in residential zones.
2. **Clearance.** Ground-mounted transformers and utility pads shall allow 5 feet of clearance on 3 sides and 10 feet of clearance on the access side, including screening and vegetation. Non-permanent use of clearance, such as for parking, is permitted. Aesthetic improvements are encouraged to minimize visual impact of ground-mounted utility equipment. ~~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.~~

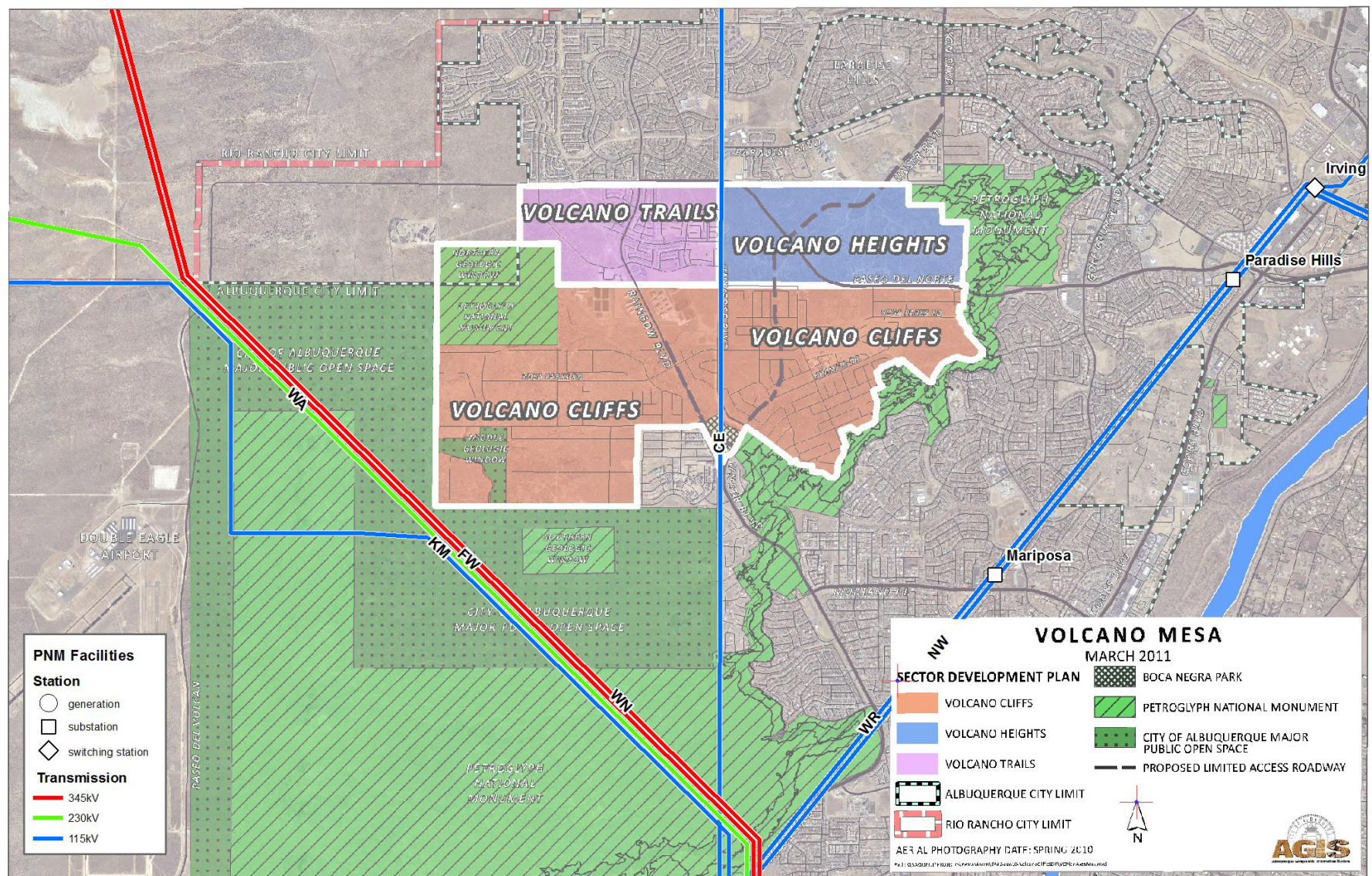
**B. BUILDING DESIGN STANDARDS**

The following Building Design Standards shall apply as specified below:

1. ~~a.~~ **Exterior Finishes.** Building walls shall be stucco, masonry, adobe, and/or native stacked stone (or synthetic equivalent). Plain block is not allowed for exterior walls. Wood and reflective panels shall not be used as an exterior finish. Stucco and concrete shall have integral color. Veneer materials shall extend around exterior corners at least one foot. Brick coping and trims are encouraged. Steel and synthetic wood substitutes are permitted for trim and detailing.
2. ~~b.~~ **Massing and articulation.** Building massing and articulation are required so that no more than 60 feet of wall may occur without an offset vertically or horizontally of at least 24 inches, or a change in material may be used for articulation at the same interval.
3. ~~d.~~ **Roofs.** Reflective roofs are prohibited. Parapets shall hide flat roofs ~~from adjacent public rights-of-way and Major Public Open Space~~. Dimensional asphalt shall be used if asphalt roofing is specified. Solar panels are permitted on roofs ~~and need not be screened. Flashing shall match roof or building color.~~
4. ~~c.~~ **Building Transparency.** Transparency is measured by taking the total area of all of the windows and entrances and dividing it by the total area of the street-facing building elevations. Glass block, mirrored glass, frosted glass, and other obscured openings may not be used to meet the building transparency requirement.



## II – General Standards



**Exhibit 16, PNM Electric Facilities**



## II – General Standards

5. ~~f.~~ **Window Cases.** Window Cases allow some flexibility in meeting the transparency requirement for commercial uses. Window Cases have transparent fronts and are surface mounted or recessed shallow boxes that 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. ~~Window cases shall be a minimum of 3 feet wide by 5 feet tall, shall be located a minimum of 30 feet on center, and shall be occupied by print media at all times. Window cases shall have transparent fronts and shall not be backlit.~~
6. ~~g.~~ **Windows.** Windows shall be recessed in the façade so that the glass plane is a minimum of 2.5 inches  $\pm 1/2"$  from the external plane of the adjacent wall. Glass on any surface shall not be reflective or mirror glass, that is, glass having greater than 15% average daylight exterior reflectance. Highly reflective or mirrored glass is prohibited. Glass for non-residential and mixed-use areas shall have light transmission between exterior and interior rated at a minimum of 90% for the ground story and at least 75% for the upper stories. Modifications are permitted as necessary to meet any applicable building and/or energy code requirements.
7. ~~h.~~ **Entries, Porches, Stoops & Vestibules.** Entries for buildings shall connect to a street via a sidewalk, connecting directly and visibly from the street where possible, otherwise connecting via landscaped courtyard(s) or plaza(s). In addition, residential building entries shall have the following features with the floor area stipulated below:
- Apartment buildings – a covered porch or interior vestibule with 60 square feet floor area and at least 6 feet clear in any direction; interior vestibule entry doors shall be accompanied by an overhang and clear glazing within the door or immediately to the side of the door.
  - Single-family detached houses – the selected entrance option must meet the following relevant condition:
 

Options:

    - i. A covered porch or stoop at least 5 feet in depth with a floor area of at least 100 square feet and at least 6 feet clear in any direction
    - ii. A walled courtyard with an entry feature, such as but not limited to a gate, easily visible from the public right-of-way and a minimum of 6 feet wide and height between 6 feet, 8 inches and 8 feet, placed within the appropriate setback, connected by a courtyard wall between 4-5 feet high, and both designed and finished to complement the house in color and architectural style
    - iii. A clear, transparent window or multiple windows of any size on the front façade directly facing the street, located within the area 3-6 feet from the finished floor, and meeting the design requirements in **Building Design Standard B.6. Windows** in this Plan
  - Townhouses – a covered porch, veranda or stoop with 40 square feet floor area and at least 6 feet clear in any direction.



# Chapter 3

## II – General Standards

8. ~~c.~~ **Residential Garages.** Garages shall not dominate the front façade. Street-fronting garages shall be per the requirements of **Table 3**.
3. Garages shall not exceed 50% of the total front façade. ~~Garages should not dominate the front façade. Street fronting garages shall be set back at least 10 feet from the front façade. Garages should not exceed 50% of the total front façade. Lots greater than 40 feet wide up to 50 feet in width, garages shall not exceed 65% of total façade and each garage façade shall be set back a minimum of 3 feet from other garage façades. 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 the third garage bay set back a minimum of 3 feet from the primary garage façade. (See **Table 3** for additional garage requirements.)~~
- Garage doors shall be set back a minimum of 2 feet from the garage facade to create a “shadow box” that minimizes the prominence of the garage door.
  - Three-car garages are not permitted on lots less than ~~48~~ 50 feet wide. Three-car garages on lots greater than ~~48~~ 50 feet wide shall have a third garage setback of 3 feet minimum from the primary garage façade.
  - On lots less than ~~48~~ 50 feet, property owners intending to build garages on the property lot line shall submit a platted and filed maintenance easement agreement signed by the adjacent property owner prior to being issued a building permit.
  - The color of garage doors shall blend with or complement the exterior wall color in order to minimize the prominence of the garage door. See **B. Building Design Standards 9. Color** for additional requirements.
  - See **Table 3** for additional garage requirements.

LOT WIDTH	ALLOWABLE GARAGE TYPES	FRONT GARAGE SETBACK	SIDE GARAGE SETBACK	REAR GARAGE SETBACK
GREATER THAN <del>48</del> 50 FEET	A, B, C, D, E, F	20' <del>40'</del> MINIMUM FROM FRONT FACADE	5' MINIMUM	2' <del>5'</del> MINIMUM 5' MAXIMUM
40 FEET TO <del>48</del> 50 FEET	A, B, C, D, E	20' 35' MINIMUM FROM FRONT FACADE	NONE <del>0 MINIMUM</del>	2' <del>5'</del> MINIMUM 5' MAXIMUM
LESS THAN 40 FEET	A, B, C, <del>E</del>	20' 35' MINIMUM FROM FRONT FACADE	NONE <del>0 MINIMUM</del>	2' <del>5'</del> MINIMUM 5' MAXIMUM

NOTE: 1. Garage Type D shall have a minimum of 5 linear feet of fenestration on the street façade and be articulated to resemble main structure.

NOTE: 2. Garage Type F may be accessed from either front or side.

NOTE: 3. Driveway access from street, including curb cut, is limited to 12 feet for Garage Types A, B, C, D, E, and ~~F~~ except where providing access from alleys.

NOTE: 4. ~~On streets designated Collector or lower, residential garages on corner lots shall be accessed from an alley or side street.~~

TABLE 3, GARAGE TYPES.

## II – General Standards

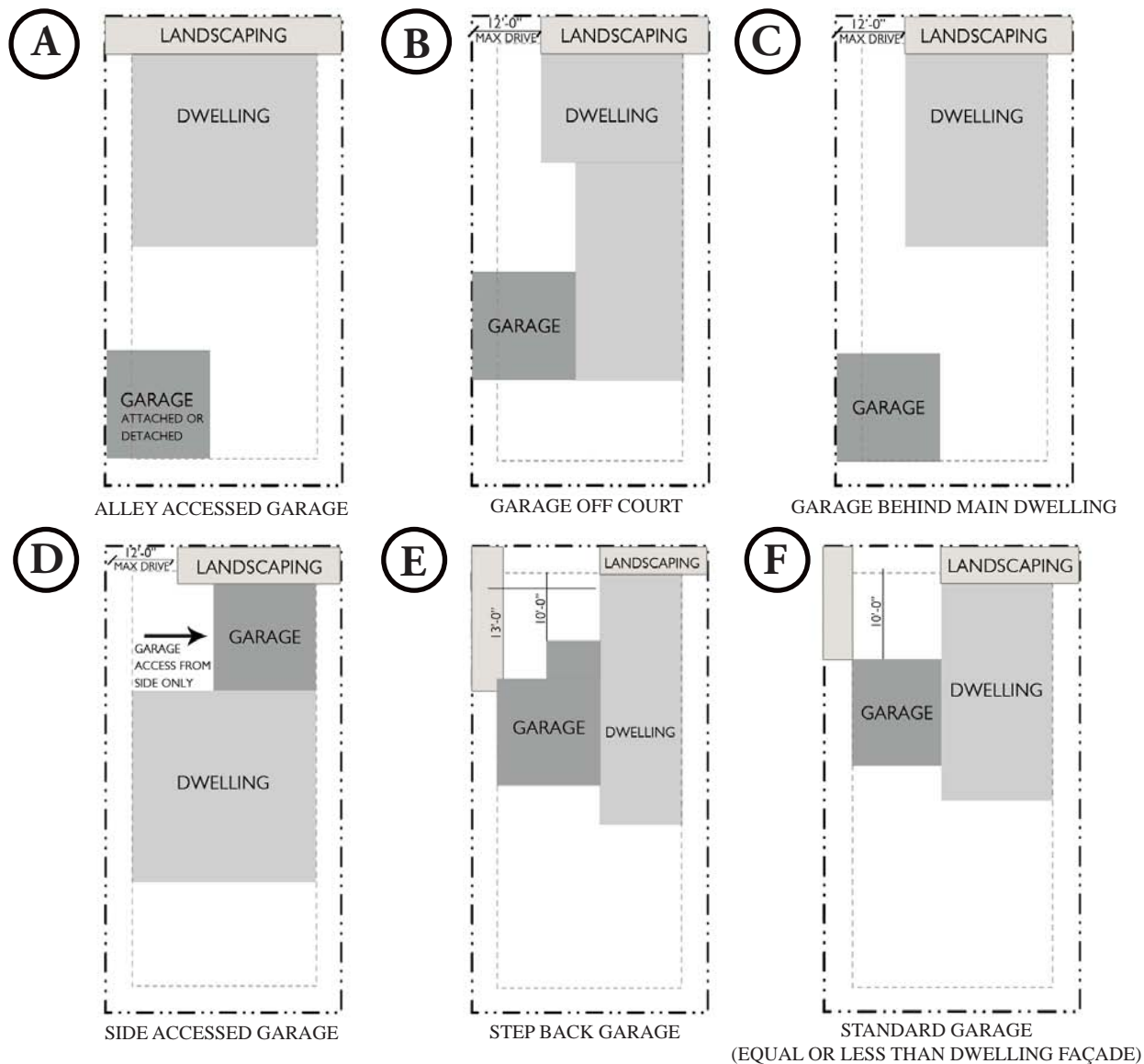


Exhibit 17, Garage Type Diagrams

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### II – General Standards

9. ~~i.~~ **Color.** Colors used on building walls, roofs, ~~and garage doors~~ in SU-2/Volcano Trails Small Lot (VTSL) and SU-2/Volcano Trails Medium Lot (VTML) shall be earth tones and meet reflectivity standards as specified in **Chapter 4 General Regulation B – Approved Colors**. Other colors may only be used as accents. Buildings throughout the Plan area shall not have highly reflective surfaces. Mechanical devices, roof vents, and screening materials are also subject to this regulation, as are fences and walls. Trim materials constituting less than 10% of the façade's opaque surface may be any color.
10. ~~j.~~ **Service Areas.** Service areas (e.g. loading docks, freestanding mechanical equipment, refuse containers, compactors, recycling receptacles, etc.) shall not be visible from streets or public open spaces. They shall be located away from streets, ~~or~~ recessed within the building envelope, ~~and/or screened from view of streets and Major Public Open Space~~. Service areas recessed within the building envelope, ~~and~~ facing streets, and/or Major Public Open Space shall not comprise more than 20% of a building's linear frontage; and shall be accompanied by roll-up doors. ~~Free-standing equipment and refuse containers shall be screened from view of streets and public open space.~~
11. ~~k.~~ **Commercial Signage.** Signs shall complement the architectural style of the site building(s). Letters shall not exceed 18 inches in height or width and 3 inches in relief.
12. ~~l.~~ **Awnings.** Awnings shall be cloth or equivalent, metal, or glass. "Quarter-cylinder" awning configurations are not permitted. Lettering on awnings is limited to 9 inches in height.
13. ~~m.~~ **Energy-Efficient Buildings.** Two or more of the following features shall be included in building design to ensure that buildings are energy efficient:
- interior daylighting;
  - ~~fluorescent lighting~~ low-energy consumptive lighting for at least 80% of fixtures;
  - heat-exchange units;
  - super-insulated low-emissive windows;
  - passive ~~or active~~ solar heating;
  - passive ~~or active~~ solar hot water;
  - ~~natural cross-ventilation;~~
  - highly efficient appliances and heating and cooling systems; ~~and~~
  - generation of electricity through wind generation and photovoltaics; ~~and~~
  - ~~geothermal heating and cooling.~~

**C. LANDSCAPE DESIGN STANDARDS**

~~1.~~ The following Landscape Standards shall apply to all zones as specified below:

**1. ~~a.~~ Walls & Fences Material Finishes & Design.**

- a. **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 inside required street-facing setbacks along rear and interior side property lines. Height shall be measured from the lower side within the required side or rear yard.
- b. **Adjacency to Monument and City Open Space.** Properties adjacent to the Petroglyph National Monument and/or 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.
- c. **Design & Prohibited Materials**~~Materials & Design.~~ The end of walls shall have a pier or pilaster at least 12 inches wide to give a substantial appearance. ~~Site walls may be clad or plastered with stucco, brick, tile masonry, concrete, and/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. ~~Post and wire or coyote fencing is allowed.~~ Wood board, cyclone, chain link, and razor wire fencing are prohibited.

~~Walls. Walls may be clad or plastered with stucco, brick and tile masonry, or native stone (or synthetic equivalent). Split face block is allowed throughout. Smooth exposed block, of any color, is allowed for a maximum of 50% of exterior walls outside of the front setback. 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. For Parcels adjacent to the High School site, the backs of the parcels facing the High School site shall use a perimeter wall design approved by the City.~~

2. ~~b.~~ **Pedestrian Private Walkways.** Arcades, trellises, awnings, and/or trees are encouraged along pedestrian paths for shade and spatial definition. In parking lots, ~~pedestrian-private~~ walkways shall not extend more than 75 feet without one of these features.
3. **Sidewalk Locations.** The location of sidewalks shall reflect the desired character and density of the surrounding land uses. In high- and medium-density neighborhoods (i.e., SU-2/VTVC, SU-2/VTUR, and SU-2/VTSL zones), sidewalks are essential to creating a vibrant, pedestrian lifestyle. In lower-density settings (i.e., SU-2/VTML), the use of sidewalks may be excessive, and connections may be more appropriately provided via trails and gravel shoulders.
  - a. Where average densities equal or exceed 4 dwelling units per gross acre, sidewalks shall accompany both sides of all streets.
  - b. Where average densities are less than 4 dwelling units per acre, trails and gravel shoulders may be used in lieu of street sidewalks.



## Chapter 3

### II – General Standards

4. ~~c.~~ **On-Lot Trees.** Where buildings are placed more than 10 feet from a street-side property line, at least one tree shall be planted per property within the street-side setback. Properties with a street frontage over 100 feet shall have a minimum of one tree for every ~~50~~ 40 feet. Street trees on local streets shall be maintained by the property owner. Street trees on collector or higher capacity streets shall be maintained by the City Parks and Recreation Department.
5. ~~d.~~ **Site Lighting.** Lighting shall have a cut-off angle that directs light downward and only toward the property on which the light source is located. Light fixtures shall be of a type that throws light downward and have baffles, hoods or diffusers so that no light point source shall be visible from a distance greater than 1,000 feet. On-site light poles shall not exceed a height of 16 feet. High-intensity discharge lamps and sodium lamps shall not be used.
6. ~~e.~~ **Gateway Monuments.** Pillars or walls are permitted at entry points to neighborhoods and projects. Walls shall not be more than 12 feet long and conform with **General Standard C.1. Walls & Fences Material Finishes & Design.** Pillars shall not be more than 3 feet in width and 10 feet in height. Pillars and walls shall be stucco, masonry, rammed earth, adobe, native stacked stone (or synthetic equivalent), or straw bale. Exposed plain block, of any color, is not allowed. Stucco and concrete shall have an integral color. (See **Section II – General Standard B.9. Color** for additional requirements.)
7. ~~g.~~ **Grading.** Cut and fill slopes shall be no steeper than 3:1 on average, and retaining walls shall not exceed 4 feet in height unless incorporated within a building's foundation or approved by the City Hydrologist. Graded areas shall maintain the character of the natural terrain by varying gradients, undulating contours, and rounding the toe and crest of any slope greater than 10 feet in height. Fill shall be limited to the minimum required for site development and drainage. Fill shall not exceed the existing highest natural grade point on site, unless approved by the City Hydrologist for required drainage. Height shall be measured from the natural grade. **Bikeways and other amenities within the right-of-way shall be provided in such a way as to minimize the extent of disturbance to slopes and vegetation and the need for cut and fill.**
8. ~~h.~~ **Rainwater Storm-water Quality and Management.** ~~Where appropriate,~~ development projects shall incorporate unobtrusive ~~rainwater storm-water~~ features that facilitate the detention and infiltration of ~~rainwater storm-water~~ and the filtration of pollutants from urban run-off. At all densities and intensities, appropriate techniques include:
  - permeable pavers & concrete,
  - infiltration beds placed below paved areas,
  - stone-filled reservoirs and dry-wells,
  - roof storage systems & cisterns designed with materials allowed by this Plan,
  - small “rain gardens” (low-lying with moisture-tolerant grasses, wildflowers, shrubs, and trees), and
  - vegetated swales (in courtyards, street medians, and planting strips).

## II – General Standards

- a. Materials and treatments used for ~~rainwater storm-water~~ management shall be natural in appearance. Channels lined by concrete or rip-rap are prohibited, unless necessary for public safety.
- b. Fencing shall be avoided; the bottom slopes of detention basins shall be designed for safety. In addition, a hydrological study and design may be required of new development by the City of Albuquerque to identify appropriate ~~rainwater storm-water~~ detention and energy dissipation features.

9. ~~i.~~ **Construction Mitigation.** Construction within the Plan area or parts of the area shall be mitigated per **Chapter 4 General Regulation C – Construction Mitigation**. These regulations are fully part of this regulating plan and shall be enforced as such.

10. ~~j.~~ **Appropriate Planting Lists.** The purpose of ~~directing landscaping-regulating~~ plants ~~are-is~~ to reduce water usage, maintain the character of native plants now existing in the Petroglyph National Monument, and provide a harmonious landscape image. Two plant lists shall guide landscaping within ~~the~~ Plan Area. Shrubs and trees shall be nursery grown. ~~This Plan expressly supports enforcement activities to prevent illegal removal of naturally occurring vegetation from its existing location.~~ All properties in Volcano Trails more than 200 feet from public lands such as the Petroglyph National Monument, arroyos, and other Major Public Open Space shall use plants from Plant List A and/or B. Land disturbed in development shall be re-vegetated using the appropriate Plant List. (See **Chapter 4 General Regulation C – Construction Mitigation** Standard CM-4.)

- a. **List A – Petroglyph National Monument Plant List.** These are the plant species inventoried by the National Park Service in 1994-1995, including almost 200 plants (amended). This plant list is ~~reproduced in full~~ in **Chapter 4 General Regulation B**. Lots ~~within 200 feet of adjacent to~~ public lands such as the Petroglyph National Monument, arroyos, and other Major Public Open Space areas ~~should primarily shall~~ follow Plant List A to limit impact of invasive and/or non-native plants on native vegetation.
- b. **List B – Xeric Plant List.** These plant species are the official xeric or low-water use plant list of the ~~City of Albuquerque Water Conservation Office-Albuquerque Bernalillo County Water Utility Authority (ABCWUA)~~. The majority of the list is low and medium water-use plants. Some high-water use plants are also listed in order to classify them as such in implementation of the water conservation program. This xeric plant list is extensive and ~~is maintained updated~~ periodically by the ~~City-ABCWUA~~. Contact the ~~City of Albuquerque Water Conservation Office ABCWUA~~ to obtain the most current information (see contact information provided in **Chapter 4 General Regulation B**).

### II – General Standards

#### D. USABLE OPEN SPACE STANDARDS

1. Private Usable Open Space may be a yard, deck, balcony, porch, **portal**, or patio and shall have an unobstructed dimension of at least 6 feet.
2. Shared Usable Open Space shall be accessible to all project residents and have unobstructed dimensions of at least 40 feet. Shared Usable Open Space may be a park, courtyard, plaza, play area, community facility, roof garden, or some combination thereof.
3. Usable Open Space shall be privately maintained.
4. Off-site Open Space dedication requirements are met by **proposed and existing public and private (i.e. Homeowners Association-owned and maintained) parks, open space tracts, and trails** ~~parks and trails~~.

#### E. PARKING STANDARDS

1. **Parking Dimensions – On-Site.** On-site parking shall be per the City Zoning Code §14-16-1-5 definition for “Parking Space, Automobile and Light Truck.” ~~Parking spaces may be have a length of 18 feet; this may be reduced to 16 feet where cars can overhang wheel stops. Standard parking spaces may have a width of 9 feet, and compact parking spaces shall have a width of 8.5 feet. Within every parking lot or garage, up to 25% of all spaces shall be compact and shall be dispersed throughout any lot.~~
2. **Parking Dimensions – On-Street.** On-street parking spaces may have a length of 20 feet and a width of 7 feet.
3. **Landscaping.** Surface parking shall have one tree planted adjacent to every six parking spaces. Diamond-shaped tree wells (approximately 5 feet by 5 feet) are an efficient means to meet this requirement, as they take advantage of car overhangs. Surface parking lots may not exceed a dimension of ~~200~~ **260** feet in any direction without providing a landscaped ~~pedestrian-private~~ walkway.
4. ~~**Neighborhood Permit Parking.** Neighborhoods adjoining a Village Center, high school site, and access points to the Petroglyph National Monument, parks, and open space may initiate a petition and establish a Neighborhood Permit Parking system without regard to the percentage of on-street parking spaces used by persons who are not residents of the neighborhood.~~



# CHAPTER 4

## general regulations

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# Chapter 4 – General Regulations

## A – Approved Colors

### *Exterior color and reflectivity standards for residential areas*

In any residential area, exterior colors shall have a “light reflective value” (LRV) within the range of 20% to 50% LRV rating. All of the illustrated colors have a “light reflective value” (LRV) within the range of 20% to 50% LRV rating ~~shall may~~ be used. Other colors may be submitted related to a specific site or more detailed plan, but they must have an LRV rating within this range. Stucco and other materials with colors similar to those illustrated in **Exhibit 18** may be used, as long as they have integral color and meet the standards for reflectivity and harmony with the natural landscape. (See **Chapter 3 Section II – General Standard B.1.** for more details about Exterior Finishes permitted by the Plan.)

Light and color work together. White reflects the radiant energy rays of the sun and black absorbs them. This principle has a significant impact on a house. Light colored reflective coatings are like a white shirt for a house and cut cooling costs. Dark colors are less reflective but can significantly increase the surface temperature of a wall. Finish coat colors with Light Reflective Values of 20% or lower are highly absorbent and will, in typical conditions, result in surface temperatures higher than acceptable sustained service temperature. Higher reflective values on external coatings reduce energy consumption and create higher performance buildings.

At the same time, the higher reflectivity value of lighter colors is a consideration for Volcano Heights because of the need to minimize the visual effect of development in the area on views from the rest of the city. In 1993 the High Desert Plan required an upper limit of 40% reflectivity. A balance between reflectivity and light absorption is recommended for Volcano Heights through a mid-range of color reflectivity.

The third consideration is the emphasis on the natural landscape in the VHAP. The recommended colors are selected to be in harmony with the natural setting and at the same time provide choice in color selection.

In keeping with New Mexico tradition, accent colors on front doors, window sash, and other incidental elements are allowed as long as the accent does not overwhelm the building’s basic color or create a visual distraction from the adjacent streets, lots, or public areas.

The ~~material sample~~ colors illustrated in **Exhibit 17** are stucco with integrated color, ~~as required in the VHAP. The sample colors are for as manufactured by~~ El Rey traditional cementitious stucco ~~manufactured locally~~ in Albuquerque. El Rey Premium Stucco Finish is a compound of cement, hydrated lime, sand aggregates, and iron oxide pigments. Since the stucco is integrally colored, it will never need to be painted. Like many natural landscapes, the traditional cement stucco is breathable and appears slightly different during each season and at alternate times of the day.



**Exhibit 18, Approved Sample Colors within Approved LRV Range**



## B – Native Plant List A & Xeric Plant List B

### Native Plant List A

List of Plant Species of Petroglyph National Monument - Plants found by Bleakly during survey from August 1994 through September 1995. One hundred and ninety-two (192) plants from 40 families were identified. Arrangement is alphabetical by family, genus, and species with some synonyms and common names. An asterisk (\*) before the name indicates plants listed in Barlow-Irick (1993). Nomenclature according to Kartesz (1994). Common names from various sources. Number of species in each family are in parentheses after family name. A "pound sign" (#) indicates that a voucher is housed at the UNM Herbarium.

**ADIANTACEAE** Maidenhair Fern Family (1)  
*Cheilanthes feei* T. Moore **SLENDER LIPFERN** #

**AGAVACEAE** Agave or Yucca Family (1)  
*Yucca glauca* Nutt. **SMALL SOAPWEED**

**AMARANTHACEAE** Pigweed Family (3)  
*Amaranthus acanthochiton* Sauer **GREENSTRIPE** #  
*Amaranthus wrightii* S. Wats. **WRIGHT'S AMARANTH** #  
*Tidestromia lanuginosa* (Nutt.) Standl. **WOOLLY TIDESTROMIA**

**ANACARDIACEAE** Sumac Family (1)  
*Rhus trilobata* Nutt. **SKUNKBUSH, SKUNKBUSH SUMAC**

**APIACEAE** (=UMBELLIFERAE) Parsley or Carrot Family (1)  
*Cymopterus acaulis* (Pursh) Raf. var. *fendleri* (Gray)  
*Goodrich* (*Cymopterus fendleri* Gray) **FENDLER SPRINGPARSLEY** #

**ASCLEPIADACEAE** Milkweed Family (1)  
*Asclepias subverticillata* (Gray) Vail **WHORLED MILKWEED**

**ASTERACEAE** (=COMPOSITAE) Sunflower Family (42)  
*Acourtia nana* (Gray) Reveal & King (*Perezia nana* Gray) **DWARF DESERT HOLLY, DWARF DESERTPEONY** #  
*Aphanostephus ramosissimus* DC. **PLAINS DOZEDAISY** #  
*Artemisia bigelovii* Gray **BIGELOW'S SAGEBRUSH** #

*Artemisia filifolia* Torr. **SANDSAGE, SAND SAGEBRUSH**  
*Artemisia frigida* Willd. **FRINGED SAGE**  
*Artemisia ludoviciana* Nutt. ssp. *albula* (Woot.) Keck **WHITE SAGEBRUSH** #  
 \* *Bahia absinthifolia* Benth. #  
 \* *Bahia dissecta* (Gray) Britt.  
*Bahia pedata* Gray **BLUNTSCALE BAHIA** #  
*Baileya multiradiata* Harvey & Gray ex Gray **DESERT MARIGOLD** #  
 \* *Berlandiera lyrata* Benth.  
*Brickellia californica* (Torr. & Gray) Gray **CALIFORNIA BRICKELLBUSH** #  
*Chaetopappa ericoides* (Torr.) Nesom (*Leucelene ericoides* (Torr.) Greene)  
**WHITE ASTER**  
 \* *Chrysothamnus nauseosus* (Pallas ex Pursh) Britt. ssp. *bigelovii* (Gray) Hall & Clements #  
*Chrysothamnus pulchellus* (Gray) Greene ssp. *pulchellus*  
**SOUTHWESTERN RABBITBRUSH** #  
*Conyza canadensis* (L.) Cronq. **CANADIAN HORSEWEED**  
 \* *Gaillardia pinnatifida* Torr. #  
*Gaillardia pulchella* Foug. **FIREWHEEL**  
*Gutierrezia sarothrae* (Pursh) Britt. & Rusby **BROOM SNAKEWEED** #  
*Helianthus petiolaris* Nutt. **PRAIRIE SUNFLOWER**  
*Hymenopappus flavescens* Gray var. *canotomentosus* Gray **YELLOW-FLOWERED WHITE RAGWEED, COLLEGEFLOWER** #  
*Macheraanthera canescens* (Pursh) Gray **HOARY TANSYASTER** #  
 \* *Machaeranthera gracilis* (Nutt.) Shinners (*Haplopappus gracilis* (Nutt.) Gray) #  
*Machaeranthera pinnatifida* (Hook.) Shinners (*Haplopappus spinulosus* (Pursh) DC.) **LACY TANSYASTER**  
*Malacothrix fendleri* Gray **FENDLER DESERTDANDELION** #  
*Melampodium leucanthum* Torr. & Gray **PLAINS BLACKFOOT** #  
 \* *Microseris* sp. *Palafoxia sphacelata* (Nutt. ex Torr.) Cory **OTHAKE** #  
*Parthenium incanum* Kunth **MARIOLA** #  
*Pectis angustifolia* Torr. var. *angustifolia* **NARROWLEAF PECTIS** #  
*Psilostrophe tagetina* (Nutt.) Greene **WOOLLY PAPERFLOWER**  
*Sanvitalia abertii* Gray **ABERT'S CREEPING ZINNIA** #

## Chapter 4 – General Regulations

### B – Native Plant List A & Xeric Plant List B

*Senecio flaccidus* Less. var. *flaccidus* (*Senecio douglasii* DC. ssp. *longilobus* (Benth.) L. Benson THREADLEAF GROUNDSEL #  
*Senecio multicapitatus* Greenm. ex Rydb. RAGWORT GROUNDSEL #  
*Senecio riddellii* Torr. & Gray RIDDELL'S RAGWORT OR GROUNDSEL #  
*Stephanomeria pauciflora* (Torr.) A. Nels. BROWNPLUME WIRELETTUCE #  
*Thelesperma megapotamicum* (Spreng.) Kuntze HOPI TEA, GREENTHREAD  
*Thymophylla acerosa* (DC.) Strother (*Dyssodia acerosa* DC.) PRICKLYLEAF DOGWEED #  
*Verbesina encelioides* (Cav.) Benth. & Hook. f ex Gray GOLDENCROWNBEARD, COWPEN DAISY  
*Xanthium strumarium* L. COCKLEBUR  
*Zinnia grandifolia* Nutt. ROCKY MOUNTAIN ZINNIA #

**BIGNONIACEAE** Bignonia Family (1)  
*Chilopsis linearis* (Cav.) Sweet DESERT WILLOW

**BORAGINACEAE** Borage Family (4)  
*Cryptantha cinerea* (Greene) Cronq. var. *cinerea* (*C. jamesii* Payson var. *multicaulis* (Torr.) Payson) JAMES' CATSEYE #  
*Cryptantha crassisepta* (Torr. & Gray) Greene var. *elachantha* I.M. Johnst. THICKSEPAL CATSEYE #  
*Heliotropium convolvulaceum* (Nutt.) Gray PHLOX HELIOTROPE  
*Lappula occidentalis* (S. Wats.) Greene var. *occidentalis* (L. redowskii (Hornem.) Greene) FLATSPINE STICKSEED #

**BRASSICACEAE** (=CRUCIFERAE) Mustard Family (7)  
*Descurainia pinnata* (Walt.) Britt. WESTERN TANSYMUSTARD #  
*Dimorphocarpa wislizenii* (*Dithyrea wislizenii*)

SPECTACLE POD; TOURISTPLANT  
*Lepidium lasiocarpum* Nutt. var. *lasiocarpum* SHAGGYFRUIT PEPPERWEED #  
\* *Lepidium montanum* Nutt.  
*Lesquerella fendleri* (Gray) S. Wats. FENDLER BLADDERPOD #

**CACTACEAE** Cactus Family (6)  
*Echinocereus fendleri* (Engelm.) F. Seitz PINKFLOWERED HEDGEHOG CACTUS  
*Escobaria vivipara* (Nutt.) Buxbaum (*Coryphantha vivipara* (Nutt.) Britt. & Rose) SPINYSTAR  
*Opuntia clavata* Engelm. CLUB CHOLLA  
*Opuntia imbricata* (Haw.) DC. TREE or WALKINGSTICK CHOLLA  
*Opuntia phaeacantha* Engelm. BROWNSPINE PRICKLYPEAR  
*Opuntia polyacantha* Haw. PLAINS PRICKLYPEAR

**CAPPARACEAE** Caper Family (1)  
*Polanisia dodecandra* (L.) DC. ssp. *trachysperma* (Torr. & Gray) Ilitis SANDYSEED CLAMMYWEED #

**CHENOPODIACEAE** Goosefoot Family (5)  
*Atriplex canescens* (Pursh) Nutt. FOURWING SALTBUCH  
\* *Chenopodium dessicatum* A. Nels. #  
*Chenopodium fremontii* S. Wats. FREMONT'S GOOSEFOOT #  
*Krascheninnikovia lanata* (Pursh) Guldenstaedt (*Ceratoides lanata* (Pursh) J.T. Howell; *Eurotia lanata* (Pursh) Moq.) WINTERFAT

**CUCURBITACEAE** Gourd Family (1)  
*Cucurbita foetidissima* Kunth COYOTE or MISSOURI GOURD

**CUPRESSACEAE** Cypress Family (1)  
*Juniperus monosperma* (Engelm.) Sarg. ONESEED JUNIPER

**EPHEDRACEAE** Jointfir Family (1)  
*Ephedra torreyana* S. Wats. TORREY JOINTFIR or MORMON TEA #

**EUPHORBACEAE** Spurge Family (7)  
*Chamaesyce parryi* (Engelm.) Rydb. PARRY'S SANDMAT or SPURGE #  
*Chamaesyce serpyllifolia* (Pers.) Small THYMELEAF SANDMAT or SPURGE #  
*Chamaesyce serrula* (Engelm.) Woot. & Standl. SAWTOOTH SANDMAT or SPURGE #  
*Croton texensis* (Klotzsch) Muell.-Arg. TEXAS CROTON #  
*Euphorbia dentata* Michx. TOOTHED SPURGE #  
\* *Tragia ambylodonta* (Muell.-Arg.) Pax & K. Hoffmann

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### B – Native Plant List A & Xeric Plant List B

*Tragia ramosa* Torr. BRANCHED NOSEBURN

#### **FABACEAE** (=LEGUMINOSAE) Bean or Pea Family (14)

*Astragalus amphioxys* Gray var. *amphioxys* CRESCENT MILKVETCH #

*Astragalus ceramicus* Sheld. var. *ceramicus* PAINTED MILKVETCH #

*Astragalus lentiginosus* Dougl. var. *diphysus* (Gray) Jones SPECKLEDPOD MILKVETCH #

*Astragalus nuttallianus* DC. SMALLFLOWERED MILKVETCH #

*Caesalpinia jamesii* (Torr. & Gray) Fisher JAMES' HOLDBACK

*Dalea compacta* Spreng. var. *compacta* COMPACT PRAIRIECLOVER #

*Dalea formosa* Torr. FEATHERPLUME

*Dalea lanata* Spreng. var. *terminalis* (Jones) Barneby WOOLLY PRAIRIECLOVER #

*Dalea nana* Torr. ex Gray var. *carnescens* Kearney & Peebles DWARF PRAIRIECLOVER #

*Dalea scariosa* S. Wats. (*Petalostemon scariosa* (S. Wats.) Wemple) ALBUQUERQUE PRAIRIECLOVER #

*Hoffmannsegia glauca* (Ortega) Eifert INDIAN RUSHPEA

*Pediomelum hypogaeum* (Nutt.) Rydb. (*Psoralea hypogaea* Nutt.) SCURFPEA #

*Psoralea scoparius* (Gray) Rydb. (*Dalea scoparia* Gray) BROOM

#### **DALEA**; PURPLE SAG

#### **FUMARIACEAE** Fumitory Family (1)

*Corydalis aurea* Willd. GOLDEN CORYDALIS, SCRAMBLED EGGS,

GOLDENSMOKE, BUTTER AND EGGS

#### **GROSSULARIACEAE** Gooseberry Family (1)

*Ribes* sp. GOOSEBERRY

#### **HYDROPHYLLACEAE** Waterleaf Family (4)

*Nama hispida* Gray BRISTLY NAMA

*Phacelia crenulata* Torr. var. *crenulata* CLEFTLEAF WILDHELIOTROPE #

*Phacelia integrifolia* Torr. GYPSUM SCORPIONWEED #

*Phacelia ivesiana* Torr. IVES PHACELIA #

#### **LINACEAE** Flax Family (2)

*Linum aristatum* Engelm. BRISTLE FLAX

\**Linum australe* Heller #

#### **LOASACEAE** Stickleaf Family (2)

*Mentzelia albicaulis* (Dougl.) Dougl. WHITESTEM BLAZINGSTAR

*Mentzelia pumila* (Nutt.) Torr. & Gray DWARF MENTZELIA #

#### **MALVACEAE** Mallow Family (5)

*Sida abutilifolia* P. Mill. (*Sida filicaulis* Torr. & Gray)

SPREADING FANPETALS #

\* *Sida neomexicana* Gray

*Sphaeralcea angustifolia* (Cav.) G. Don ssp. *lobata* (Woot.) Kearney

COPPER GLOBEMALLOW #

*Sphaeralcea hastulata* Gray (*Sphaeralcea subhastata* Coult.)

SPEAR GLOBEMALLOW #

*Sphaeralcea incana* Torr. ex Gray GRAY GLOBEMALLOW #

#### **NYCTAGINACEAE** Four O'clock Family (7)

*Abronia fragrans* Nutt. ex Hook. FRAGRANT WHITE SAND VERBENA

\* *Allionia choysia* Standl. #

*Allionia incarnata* L. TRAILING WINDMILLS #

*Boerhavia spicata* Choisy (*B. torreyana* (S. Wats.) Standl.) CREEPING

SPIDERLING

#

\* *Mirabilis glabra* (S. Wats.) Standl. (*Oxybaphus glaber* S. Wats.) #

*Mirabilis linearis* (Pursh) Heimerl NARROWLEAF FOUR O'CLOCK

*Selinocarpus diffusus* Gray SPREADING MOONPOD #

#### **OLEACEAE** Olive Family (1)

*Menodora scabra* Gray ROUGH MENODORA

#### **ONAGRACEAE** Evening Primrose Family (2)

*Gaura coccinea* Nutt. ex Pursh SCARLET BEEBLOSSOM

*Oenothera pallida* Lindl. PALE EVENINGPRIMROSE #

#### **OROBANCHACEAE** Broomrape Family (1)

## Chapter 4 – General Regulations

*Orobanche ludoviciana* Nutt. (*O. multiflora* Nutt.) LOUISIANA BROOMRAPE #

### **PEDALIACEAE** Sesame Family (1)

*Proboscidea louisianica* (P. Mill.) Thelleng COMMON DEVILSCLAW, DEVILSHORN, RAM'S HORN

### **PLANTAGINACEAE** Plantain Family (1)

*Plantago patagonica* Jacq. (*P. purshii* Morris) WOOLLY PLANTAIN #  
*Plantago lanceolata* L. NARROWLEAF PLANTAIN

### **POACEAE** (=GRAMINAE) Grass Family (42)

*Aristida adscensionis* L. SIXWEEKS THREEAWN #  
\* *Aristida arizonica* Vasey  
*Aristida havardii* Vasey HAVARD'S THREEAWN #  
\* *Aristida pansa* Woot. & Standl.  
*Aristida purpurea* Nutt. var. *fendleriana* (Steud.) Vasey FENDLER'S THREEAWN #  
\* *Aristida purpurea* Nutt. var. *neallyi* (Vasey) Allred #  
\* *Aristida purpurea* Nutt. var. *purpurea* #  
\* *Bothriochloa barbinodis* (Lag.) Herter #  
*Bothriochloa laguroides* (DC.) Herter ssp. *torreyana* (Steud.) Allred & Gould (*Andropogon saccharoides* Sw.) SILVER BEARDGRASS or SILVER BLUESTEM #  
*Bouteloua aristoides* (H.B.K.) Griseb. var. *aristoides* NEEDLE GRAMA #  
*Bouteloua barbata* Lag. var. *barbata* SIXWEEKS GRAMA #  
*Bouteloua curtipendula* (Michx.) Torr. SIDEOATS GRAMA  
*Bouteloua eriopoda* (Torr.) Torr. BLACK GRAMA #  
*Bouteloua gracilis* (Willd. ex Kunth) Lag. ex Griffiths BLUE GRAMA  
*Bouteloua hirsuta* Lag. HAIRY GRAMA  
\* *Cenchrus carolinianus* Walt. (*Cenchrus incertus* M.A. Curtis)  
\* *Digitaria californica* (Benth.) Henr.#  
*Elymus elymoides* (Raf.) Swezey (*Sitanion hystrix* (Nutt.) J.G. Sm.; *Elymus longifolius* (J.G. Sm.) Gould) SQUIRRELTAIL #  
*Enneapogon desvauxii* Beauv. NINEAWN PAPPUSGRASS #  
*Erioneuron pulchellum* (Kunth) Tateoka (*Dasyochloa pulchella* (Kunth) Willd. ex Rydb.) FLUFFGRASS, LOW WOOLLYGRASS #

*Hilaria jamesii* (Torr.) Benth. (*Pleuraphis jamesii* Torr.) GALLETA #  
\* *Koeleria macrantha* (Ledeb.) J.A. Schultes (*Koeleria cristata* auct. p.p. non Pers.)  
\* *Lycurus phleoides* Kunth  
*Monroa squarrosa* (Nutt.) Torr. (*Munroa squarrosa* (Nutt.) Torr.) FALSE BUFFALOGRASS #  
\* *Muhlenbergia arenacea* (Buckl.) A.S. Hitchc.  
*Muhlenbergia arenicola* Buckl. SAND MUHLY #  
*Muhlenbergia porteri* Scribn. BUSH MUHLY #  
*Muhlenbergia pungens* Thurb. SANDHILL MUHLY #  
*Muhlenbergia torreyi* (Kunth) A.S. Hitchc. ex Bush RING MUHLY  
*Oryzopsis hymenoides* (Roemer & J.A. Schultes) Ricker ex Piper INDIAN RICEGRASS  
\* *Poa bigelovii* Vasey & Scribn.  
*Scleropogon brevifolius* Phil. BURROGRASS #  
*Setaria leucopila* (Scribn. & Merr.) K. Schum. STREAMBED BRISTLEGRASS #  
\* *Setaria lutescens* (Weigel) F.T. Hubbard ?  
*Sporobolus contractus* A.S. Hitchc. SPIKE DROPSEED  
*Sporobolus cryptandrus* (Torr.) Gray SAND DROPSEED #  
\* *Sporobolus flexuosus* (Thurb. ex Vasey) Rydb. #  
*Sporobolus giganteus* Nash GIANT DROPSEED #  
*Stipa comata* Trin & Rupr. var. *comata* NEEDLEANDTHREAD #  
\* *Stipa neomexicana* (Thurb. ex Coult.) Scribn.  
*Stipa spartea* Trin. PORCUPINEGRASS #  
*Vulpia octoflora* (Walt.) Rydb. (*Festuca octoflora* Walt.) SIXWEEKS FESCUE #

### **POLEMONIACEAE** Phlox Family (1)

*Ipomopsis pumila* (Nutt.) V. Grant DWARF GILIA #

### **POLYGONACEAE** Knotweed Family (4)

*Eriogonum abertianum* Torr. var. *abertianum* ABERT BUCKWHEAT #  
\* *Eriogonum effusum* Nutt.  
*Eriogonum polycladon* Benth. SORREL BUCKWHEAT #  
*Eriogonum rotundifolium* Benth. ROUNDLEAF BUCKWHEAT #  
*Rumex hymenosepalus* Torr. CANAIGRE; DOCK #

### B – Native Plant List A & Xeric Plant List B

**PORTULACACEAE** Purslane Family (1)

Portulaca sp. PURSLANE

**RANUNCULACEAE** Crowfoot Family (1)

Delphinium sp. LARKSPUR

**ROSACEAE** Rose Family (1)

Fallugia paradoxa (D. Don) Endl. ex Torr. APACHE PLUME

**SALICACEAE** Willow Family

Salix sp. WILLOW

**SCROPHULARIACEAE** Figwort Family (3)

Epixiphium wislizenii (Engelm. ex Gray) Munz (Maurandya wislizenii

Engelm. ex Gray) BALLOONBUSH #

Penstemon ambiguus Torr. GILIA PENSTEMON or BEARDTONGUE

\* Penstemon sp.

**SOLANACEAE** Potato Family (6)

Chamaesaracha coronopus (Dunal) Gray GREENLEAF FIVE EYES #

Datura inoxia P. Mill. THORNAPPLE; JIMSONWEED #

Lycium pallidum Miers PALE WOLFBERRY

Nicotiana trigonophylla Dunal DESERT TOBACCO #

Physalis acutifolia (Miers) Sandw. (P. wrightii Gray) SHARPLEAF

GROUNDCHERRY #

Solanum elaeagnifolium Cav. SILVERLEAF NIGHTSHADE

**VERBENACEAE** Vervain Family (2)

Aloysia wrightii Heller ex Abrams WRIGHT'S BEEBRUSH #

\* Tetraclea coulteri Gray #

**ZYGOPHYLLACEAE** Caltrop Family (2)

Kallstroemia sp. CALTROP

### Xeric Plant List B

A list of official xeric or low-water plant species periodically updated by the Albuquerque Bernalillo County Water Utility Authority (ABCWUA).

To obtain the most current information, contact ABCWUA:

Telephone: 505-842-WATR

Website: <http://www.abcwua.org/pdfs/xeriplantlist.pdf>

For additional information, see ABCWUA's

How-To Guide to Xeriscaping:

<http://www.abcwua.org/content/view/73/63/>



## Chapter 4 – General Regulations

### C – Construction Mitigation

**Policy CM:** Any damage to the vegetation, slope, or placement of boulders due to or related to construction shall be mitigated as provided herein.

**Standard Policy CM-1:** Prior to beginning construction, the property owner shall construct a temporary [silt](#) fence at the site boundary adjacent to [sensitive lands](#) (i.e. the Escarpment Buffer, Major Open Space Area, archeological site, or public or private conservation area to be maintained in natural desert landscape) to effectively [barricade it protect them](#) from heavy equipment and vehicles. Photographs of the site in its original condition shall be submitted with the application for building permit and subdivision and/or site development plan.

~~**Policy CM-2:** Prior to beginning construction, the property owner shall construct a temporary fence at the Development Envelope boundary and at the parcel boundary (except for the interior lot lines of parcels developed at the same time) within the Conservation Residential, and Suburban Residential–Large Lot land use designations to protect natural desert landscape in the Conservation Easement area to effectively barricade it from heavy equipment and vehicles.~~

~~**Standard Policy CM-2-3:** Public- and private-sector projects [within the Conservation Area and the Impact Area](#) facing the Escarpment and adjacent to archeological sites must include geotechnical data and analysis that demonstrate to the satisfaction of the City Engineer that proposed trenching or blasting will not affect the face of the Escarpment, whether by potentially causing erosion or caving of the slopes and boulders, threatening public safety or welfare, or otherwise damaging archeological resources.~~

~~**Standard Policy CM-3-4:** The following [standard](#) applies~~ In the selection of alignment and in site design, grading plans shall demonstrate that cut and fill has been kept to a minimum consistent with the standards in this Plan. Generally, the overall topography of the site is not to be substantially altered.

~~b. [Minimum width of disturbance to slopes and vegetation and minimum cut and fill, balanced against the need to provide for bikeways or other amenities within the right-of-way.](#)~~

~~**Standard Policy CM-4-5:** Replacement of boulders shall [be to the](#) approximate the original location, angle, and surface exposure. Revegetation to approximate original cover with appropriate native or naturalized plants as identified in [Chapter 4 General Regulation B – Plant List A](#) is required within 90 days of project completion. A [variance deviation](#) may be granted [by the Planning Director or his/her designee](#) if the type of vegetation or time of year make revegetation within 90 days impossible. For infrastructure projects on public lands, the construction company shall post a warranty bond effective for three years after completion of the infrastructure work to insure successful revegetation.~~

### C – Construction Mitigation

**Standard Policy CM-5-6:** The City shall be responsible for restoring existing damaged areas that lie within Major Public Open Space. The property owner shall be responsible for restoring damaged areas on lands accepted by the City to meet open space requirements if that damage occurred after the adoption of the Volcano Trails Sector Development Plan; this shall occur prior to title transfer if the land is to be deeded to the City and shall be an ongoing responsibility of the property owner if the land remains private open space.

**Standard Policy CM-6-7:** Existing cuts that are used as trail locations shall be stabilized and revegetated at the time of trail construction.

**Standard Policy CM-7-8:** As Major Public Open Space is acquired by the City, damaged areas shall be protected from further abuse and reseeded.

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## Chapter 4 – General Regulations

### D – ~~Stormwater~~ Rainwater Design & Management Standards

~~The drainage right-of-way of the North and Middle Forks of the Boca Negra Arroyo should remain as undisturbed desert with natural vegetation, rock formations, and drainageway intact. If the option of~~ Improved naturalistic channel ~~is used, the~~ design ~~will~~ shall retain as much undisturbed desert vegetation and rock formations insofar as practicable.

**Standard Policy RDM-1:** Channel treatments shall meet the following requirements:

1. Limited stabilization of natural channels, according to the policies contained in the “Facility Plan for Arroyos,” unless such treatment is determined to be infeasible by the City Hydrologist or the Albuquerque Metropolitan Area Flood Control Authority (AMAFCA) as appropriate.
2. Use of many small, unobtrusive structures, such as check dams or small drop structures, rather than larger, more obtrusive structures, when structural solutions are required.
3. Use of materials in treated channels that blend visually with the Escarpment and adjacent open space. Naturalistic treatments, ~~such as rip-rap, gabions, or tinted concrete,~~ are the preferred treatment types.
4. Protection of canyons from erosion through control of developed flows and through stabilization techniques ~~which that~~ are consistent with the visual character of the open space.

**Standard Policy RDM-2:** Developed flows shall be managed to minimize their impact on Major Public Open Space, Northern Geologic Window, archeological sites, and the Escarpment. The potential impacts of water retention ~~should~~ shall be thoroughly studied prior to use of detention areas to control flows. ~~Rainwater detention ponds shall be fully lined. Developed flows into the Petroglyph National Monument shall not be permitted in excess of, or more concentrated than, natural flows.~~

**Standard Policy RDM-3:** Within large areas of open space, developed flows shall be modified through check dams or other means to approximate undeveloped flows to minimize impacts on the Escarpment and to minimize the intensity of channel treatment required. The impact of check dams as a method of controlling flows should shall be thoroughly studied prior to their use.

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