

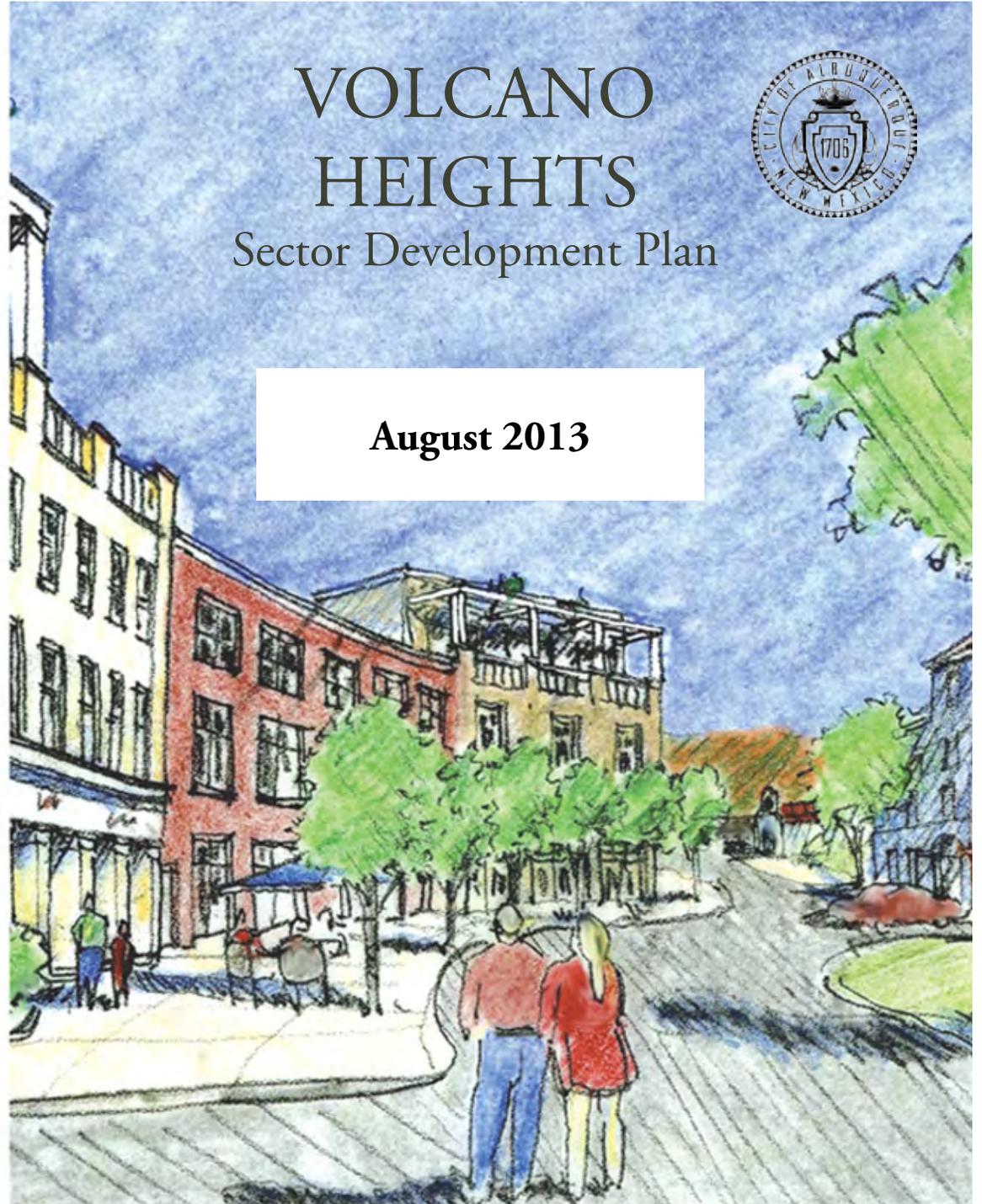


VOLCANO HEIGHTS

Sector Development Plan



August 2013



Volcano Heights Sector Development Plan

City of Albuquerque

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List of Acronyms

AASHTO:	American Association of State Highway and Transportation Officials	ITE:	Institute of Transportation Engineers	RI/RO:	Right-in / Right-out (Intersection)
ABCWUA:	Albuquerque-Bernalillo County Water Utility Authority	ITS*:	Intelligent Transportation Systems	ROW:	Right-of-Way
ADA:	Americans with Disabilities Act	LID*:	Low Impact Design	SAD:	Special Assessment District
AMAFCA:	Albuquerque Metropolitan Area Flood Control Authority	LRV:	Light Reflective Value	SDP:	Sector Development Plan
AMPA:	Albuquerque Metropolitan Planning Area	MAC:	Major Activity Center	SF:	Square Feet
BID:	Business Improvement District	MPO:	Metropolitan Planning Organization	SIA:	Subdivision Improvement Agreement
BRT*:	Bus Rapid Transit	MPOS:	Major Public Open Space	TCC:	Transportation Coordinating Committee
BTZ*:	Build-to Zone	MRCOG:	Mid-Region Council of Governments	TDM:	Travel Demand Model
CABQ:	City of Albuquerque	MRMPO:	Mid-Region Metropolitan Planning Organization	TIF:	Tax Increment Financing
DMD:	City Department of Municipal Development	MTB:	Metropolitan Transportation Board	TIDD:	Tax Increment Development District
DOZ:	Design Overlay Zone	MTP:	Metropolitan Transportation Plan	VHET:	Volcano Heights Escarpment Transition Zone
DPM:	Development Process Manual	MUTCD:	Manual on Uniform Traffic Control Devices	VHMX:	Volcano Heights Mixed-use Zone
DRB:	Development Review Board	NMDOT:	New Mexico Department of Transportation	VHNT:	Volcano Heights Neighborhood Transition Zone
DRC:	City Design Review/Construction Section	NOD:	Notice of Decision	VHRC:	Volcano Heights Regional Center Zone
DRT:	Design Review Team	NWMEP:	Northwest Mesa Escarpment Plan	VHRT:	Volcano Heights Review Team
EIFS:	Exterior Insulating Finishing System	ONC:	City Office of Neighborhood Coordination	VHSDP:	Volcano Heights Sector Development Plan
EPC:	Environmental Planning Commission	POA:	Property Owners Association	VHTC:	Volcano Heights Town Center
FAABS:	Future Albuquerque Area Bikeways and Streets	PID:	Public Improvement District	WSSP:	West Side Strategic Plan
FHWA:	Federal Highway Administration	PNM:	Public Service Company of New Mexico (Electric Utility)	WTF:	Wireless Telecommunications Facility
FTE:	Full Time Equivalent (Employee)	PRT:	Pre-application Review Team	ZHE:	City Zoning Hearing Examiner
GSF*:	Gross Square Feet	PUE:	Public Utility Easement		
HOA:	Homeowners Association				
HOV:	High-occupancy Vehicle				

* See **Section 3.5. Definitions starting on page 40** for full definitions, which include any term other than a section heading or cross reference that appears as bold in this Plan.

Quick Reference Zone Matrix

Notes: (1) These summary tables are meant for quick reference only and do not provide complete information. See Plan regulations for details.

(2) Uses are regulated by Character Zone and can be found in **Table 4.4 starting on page 64.**

(3) Frontage standards are handled by Character Zone in **Section 5 starting on page 77** and summarized here.

Character Zone	Secondary Streets		Building Frontage Required	
	'A' Street (min.)	'B' Street (max.)	'A' Street (min.)	'B' Street (min.)
Town Center	50%	50%	80%	30%
Regional Center	25%	75%	60%	20%
Village Center	25%	75%	60%	30%
Mixed Use	25%	75%	50%	25%
Escarpment Transition	25%	75%	60%	30%
Neighborhood Transition	0%	100%	60%	30%

Character Zone	Total Acreage	Max. Height	Bonus Height	Block Length	Block Perimeter	Setbacks (feet)		Built-to Zone (feet)	
	(in acres)	(in feet)	(in feet)	(in feet)	(max. in feet)	Front 'A' Streets	Front 'B' Streets	'A' Street	'B' Street'
Town Center	83	40	75	300 - 500	2,000	5	10	0-10	0-15
Regional Center	109	40	60	300-800	2,200	5	10	0-15	0-15
Village Center	12	40	60	300-800	2,000	5	10	0-10	0-20
Mixed Use	219	26	40	300-1200	3,600	5	10	0-15	0-20
Escarpment Transition	68	26*	NA	250-600	2,000	5	10	0-10	0-20
Neighborhood Transition	33	26	NA	200-600	2,000	5	10	0-10	0-20

* Structures within the Impact Area of the Northwest Mesa Escarpment Plan are restricted to 15 feet. Beyond the Impact Area, structures within 200 feet of the Petroglyph National Monument boundary are restricted to 18 feet, with up to 50% of the building footprint allowed to go up to 26 feet.

In order to provide predictability of high-quality built environment along corridors, across property lines, and over time, this Plan includes Site Development and Building Design Standards by Character Zone in **Sections 5-7** as well as Streets and Streetscape Standards in **Sections 10 and 11.**

- Primary Street cross sections are found in **Section 10.6 starting on page 171.**
- Secondary Street cross section options are found in **Section 10.7 starting on page 187 .**

R-2013-068

**CITY OF ALBUQUERQUE
CITY COUNCIL**

8/19/13

INTEROFFICE MEMORANDUM

TO: Richard J. Berry, Mayor

FROM: Laura Mason, Director of Council Services

LM

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. F/S R-13-132 For An Area Of Approximately 569.1 Acres, Bounded Generally By Paseo Del Norte And Existing Development To The North, Universe Blvd. To The West, Volcano Cliffs And Paseo Del Norte To The South And The Petroglyph National Monument To The East; Adopting The Volcano Heights Sector Development Plan As A Rank Three Plan And Changing Zoning From R-D, SU-1 For PRD And SU-1 For C-1 Uses To SU-2/VHTC (Volcano Heights Town Center), SU-2/VHRC (Volcano Heights Regional Center), SU-2/VHVC (Volcano Heights Village Center), SU-2/VHMX (Volcano Heights Mixed Use), SU-2VHNT (Volcano Heights Neighborhood Transition) And SU-2/VHET (Volcano Heights Escarpment Transition) (Lewis, by request, which was passed at the Council meeting of August 5, 2013 by a vote of 9 FOR AND 0 AGAINST).

In accordance with the provisions of the City Charter, your action is respectfully requested.

LM:mh
Attachment

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WHEREAS, this plan’s vision for a Major Activity Center would also benefit the regional traffic network served by Paseo del Norte and Unser Blvd. by bringing goods, services and employment opportunities closer to existing predominately residential areas, reducing the number and length of trips on already-congested roads, and helping to alleviate the need for commutes east across the Rio Grande to existing job centers; and

WHEREAS, existing zoning would only allow low-density development, similar to what is already found in abundance on the West Side; and

WHEREAS, the Volcano Heights Sector Development Plan (VHSDP), attached hereto, provides a flexible, balanced approach to address the challenge of multiple property owners and undeveloped land with tailored land-use and transportation regulations that emphasize coordination across property lines, along corridors, and over time; and

WHEREAS, the VHSDP represents years of coordination and compromise between property owners, neighbors and other stakeholders regarding predictability of development, compatibility with the natural environment, and preservation of key features such as rock outcroppings, sensitive lands and views; and

WHEREAS, the Plan’s approach seeks a balance between regulation and incentive to accomplish its vision and goals for high-quality development; and

WHEREAS, approval of the Volcano Heights Sector Development Plan (VHSDP) is consistent with the applicable goals and policies of the Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Facility Plan for Major Public Open Space, the Facility Plan: Electric System Generation and Transmission, the Northwest Mesa Escarpment Plan, the Comprehensive Zoning Code, and R-270-1980.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The City Council adopts the following findings:

1. The proposed VHSDP area comprises 569.1 acres of land surrounding the intersection of two significant regional roads, Unser Blvd. and Paseo del Norte, and is bounded generally by existing development in

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1 Paradise Hills and part of Paseo del Norte to the North, Universe Boulevard to
2 the west, the Volcano Cliffs Sector Plan area and part of Paseo del Norte to
3 the south, and the Petroglyph National Monument to the east.

4 2. The Plan area is primarily undeveloped except for the two regional
5 roads that traverse it. It is surrounded by existing residential subdivisions and
6 areas of platted land awaiting development. It is divided into approximately
7 100 properties ranging from 2.5 acres to 68 acres, which are owned by about
8 35 different property owners. Five property owners account for approximately
9 75% of the Plan area.

10 3. There are approximately 10 acres of basalt rock outcroppings
11 scattered throughout the Plan area, many of which have cultural, historical
12 and geological significance related to their spiritual use by the area's earliest
13 inhabitants. The Plan area also has significant views of the Sandia Mountains
14 to the east.

15 4. The Plan area currently contains the following zones: Residential
16 and Related Uses, Developing Area (R-D), SU-1 for Planned Residential
17 Development (PRD) and SU-1 for C-1 neighborhood commercial uses.

18 5. The majority of the VHSDP Area is within a part of the city
19 designated Developing or Established Urban by the Rank One
20 Albuquerque/Bernalillo County Comprehensive Plan (Comprehensive Plan).
21 The VHSDP implements and furthers the applicable Goals and Policies of the
22 Comprehensive Plan as follows:

23 A. The VHSDP's zoning and design standards will protect and
24 preserve open space areas, including the Escarpment, Petroglyph National
25 Monument, and basalt rock outcroppings. Community open areas that tie into
26 the open space network are encouraged through a combination of
27 regulations, standards, and incentives in the Plan, including, in particular, the
28 single-loaded Park Edge Road that serves as a buffer to the Petroglyph
29 National Monument and the bonus height criteria that incentivize protections
30 of the natural environment (II.B.1 Policies c, d, f, g, h, j).

31 B. The West Side Strategic Plan's Volcano Mesa community
32 and its Major Activity Center (MAC) designation and policies address the
33 existing conditions of the Volcano Heights Plan area to ensure compatibility

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1 of development on vacant land with existing neighborhoods, urban services
2 and facilities, and natural features (II.B.5 Policies c, d, e, g, n).

3 C. Higher-density housing in the Volcano Heights MAC, with
4 access to Paseo del Norte and Unser Boulevard, is appropriate to support
5 employment and service uses. The MAC's development pattern, Transition
6 zones, and proposed densities along arterial and collector streets will protect
7 existing residential areas and views, minimize traffic, and enhance livability
8 via context sensitive design standards and a comprehensive network of
9 primary and secondary streets (II.B.5 Policies h, i, k, l, m).

10 D. The Volcano Heights MAC will provide a way to address the
11 jobs/housing imbalance in the area with new job opportunities, densities, and
12 structure sizes that are appropriate to and buffered from nearby low-density
13 residential areas via Transition zones (II.B.7 Policies c, e, f, and II.D.6 Policies
14 a and g).

15 E. More compact development, coupled with a multi-modal
16 transportation system, will improve air quality compared to what could be
17 developed under the pre-existing zoning (II.C.1 Policies b and d).

18 F. The VHSDP contains a combination of regulations and
19 incentives to protect, preserve, and enhance the area's unique archaeological
20 resources, including an incentive for interpretive signage to educate visitors
21 and residents about the area's history, culture, and geology (II.C.6 Policy c).

22 G. The VHSDP, particularly its zoning and design standards
23 that include native plant lists and streetscape standards, will lead to a quality
24 developed landscape that preserves and enhances the natural and built
25 environments. Building, streetscape, and site development standards will
26 ensure a quality developed landscape that preserves and enhances this
27 community's identity via a high-quality built environment that is in harmony
28 with the area's unique natural setting (II.C.8 Policies a, d, e, and II.C.9 Policies
29 b, c, e).

30 H. The VHSDP's incentives built into the height bonus system,
31 its multi-modal street network, and transit-supportive development pattern
32 promote energy efficiency, variety of transportation, and expansion of transit
33 corridors and service. The plan's multi-modal cross sections, comprehensive

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1 network of primary and secondary streets, and transit corridor – coordinated
2 with ABQ Ride, the City’s Department of Municipal Development, and the Mid-
3 Region Council of Governments (MRCOG) – will serve existing and future
4 transportation needs for all users and, in conjunction with the compact
5 development pattern, reduce peak hour demands in the morning hours on
6 regional roads (II.D.3 Policies a and d, and II.D.4 Policies c, f, o).

7 6. The VHS DP implements and furthers the established goals and
8 policies of the Rank Two West Side Strategic Plan as follows:

9 A. The Plan’s proposed density, mixed-use development
10 pattern and scale, location at the intersection of major arterials, and multi-
11 modal street network create the appropriate conditions to support a Major

12 Activity Center on the West Side that provides opportunities for employment
13 to address the existing jobs/housing imbalance (Policies 1.1, 1.9, 1.18, 3.85,
14 3.95, 3.96).

15 B. The Plan’s implementation strategies encourage the
16 creation of Public Improvement Districts, Special Assessment Districts, and
17 public/private partnerships, as well as further collaboration with implementing
18 agencies such as Albuquerque/Bernalillo County Water Utility Authority,
19 Albuquerque Metropolitan Area Flood Control Authority, ABQ Ride, Mid-
20 Region Council of Governments, and City Department of Municipal
21 Development (Policy 3.98).

22 C. The Plan’s comprehensive street network, requirements for
23 usable and detached open space, and regulatory and incentive-based
24 protections for archaeological and geological resources, native plant lists,
25 grading and construction mitigation standards, and context-sensitive zoning
26 and design standards will work together to protect the area’s sensitive
27 resources and encourage development in harmony with the unique natural
28 setting (Policies 3.99, 3.100, 3.101, 3.103, 3.104, 3.105, 3.106, 3.107, 3.108).

29 D. Adequate access and transportation choices for all users
30 are supported by additional intersections along Paseo del Norte and Unser
31 Boulevard, proposed high-capacity transit corridor and transit-supportive
32 densities, land uses, and development patterns, and multi-modal cross
33 sections (Policies 3.110, 3.111, and 3.112).

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1 **7. The Plan implements the Rank Two Facility Plan for Major Public**
2 **Open Space as follows:**

3 **A. The Escarpment Transition zone limits building height,**
4 **scale, massing, building color, and density adjacent to the Petroglyph**
5 **National Monument to ensure compatible development. The transition zone**
6 **works with the proposed single-loaded Park Edge Road to protect visual**
7 **access and view corridors (Design Guidelines for Development Adjacent to**
8 **Major Public Open Space B.3.A and B.3.B; Resource Management C.6.E, West**
9 **Side Open Space, Section 4, Policy C.1).**

10 **B. Grading and construction mitigation regulations, the Park**
11 **Edge Road and associated bioswale/linear pond, and coordination with a**
12 **future drainage management plan by AMAFCA will protect the escarpment by**
13 **managing stormwater and controlling erosion (West Side Open Space,**
14 **Section 4, Policy D.1).**

15 **8. The Plan implements policies in the Rank Two Facility Plan:**
16 **Electric System Generation and Transmission (2010-2020) by limiting**
17 **electrical uses in the Escarpment and Neighborhood Transition zones to**
18 **ensure the appropriate siting of electrical facilities away from residential**
19 **areas, sensitive lands, and highly visible topographic areas (Standard III.A.1,**
20 **III.A.9, and III.A.10).**

21 **9. The Plan’s height limits, color restrictions, drainage and**
22 **construction mitigation regulations, reflectivity limits, Park Edge Road,**
23 **Escarpment Transition zone, bonus height system, and multi-modal street**
24 **network complement many policies of the Rank Three Northwest Mesa**
25 **Escarpment Plan (NWMEP) (9, 11, 12, 15, 19, 20, 21, 23, and 35).**

26 **10. The Plan’s sign standards are generally consistent with the**
27 **Unser Boulevard Design Overlay Zone (DOZ) and address the regulation of**
28 **signs in a more holistic and context sensitive way.**

29 **Section 2. The City Council makes the following findings, which are**
30 **supported by and further elucidated in the complete record, as to compliance**
31 **with R-270-1980 for the zone changes with respect to the VHSDP’s new zones:**

32 **1. With respect to Policy (A), the zoning established in the VHSDP is**
33 **consistent with the health, safety, morals, and general welfare of the city**

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1 because it helps ensure that future development within the Plan area furthers
2 the goals and policies of the Comprehensive Plan and other applicable plans.
3 Specifically, it provides opportunities for sustainable, mixed-use development
4 and additional employment on the West Side that can help address the
5 imbalance of jobs to housing that creates significant traffic congestion and
6 negatively impacts quality of life for West Side residents.

7 2. With respect to Policy (B), the VHSDP's zoning creates
8 predictability for future development and, thus, brings stability to this largely
9 undeveloped area. The new zoning established in this Plan is needed in order
10 to implement established policies in the Rank One Comprehensive Plan, Rank
11 Two West Side Strategic Plan, Rank Two Facility Plan for Major Public Open
12 Space, and Rank Three Northwest Mesa Escarpment Plan that; existing
13 zoning does not further adopted City policies and should, thus, be changed.

14 3. With respect to Policy (C), the VHSDP's zoning poses no
15 significant conflict with adopted elements of the Comprehensive Plan or other
16 city master plans and amendments as outlined in Findings 5 through 9 in
17 Section 1 of this Resolution.

18 4. With respect to Policy (D), the existing R-D zoning in the area is
19 inappropriate and new zones are needed because community conditions have
20 changed, including existing and anticipated traffic congestion and a
21 preponderance of single-family residential uses without the balance of nearby
22 employment opportunities. Furthermore, the new zones are more
23 advantageous to the community, as articulated in the Comprehensive Plan
24 and other adopted City plans as cited above, than existing zoning since they
25 provide the opportunity for a range of uses, including employment, retail, and
26 services, in close proximity to existing residential areas and future residents
27 in the Plan area.

28 5. With respect to Policy (E), permissive uses in the VHSDP's zones
29 would not be harmful to adjacent property, the neighborhood, or the
30 community because the mix of uses and the urban form resulting from the
31 design standards create compatibility within the Plan area and with adjacent
32 development. The Plan's proposed development pattern of walkable and
33 transit supportive retail, employment, and residential uses provides benefits

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1 for existing and future residents. Additionally, permissive uses at the edges
2 of the Plan area in the Transition zones are limited to those that are
3 compatible with existing nearby development.

4 6. With respect to Policy (F), the establishment of new zones in the
5 VHSDP does not require major and unprogrammed capital expenditures by
6 the City. The plan suggests various strategies to finance infrastructure,
7 including Public Improvement Districts (PIDs), Tax Increment Development
8 Districts (TIDDs), or Special Assessment Districts (SADs), which all require
9 property owners to collaborate, vote to institute the mechanism, and work
10 with the City to implement the agreed-upon infrastructure improvements. The
11 Plan also identifies potential priority capital improvement projects, such as
12 the full build out of regionally-significant roadways, that are essential to
13 implementing the development vision of the Plan, but the Plan in no way
14 obligates the City to make or fund any capital improvements. Decisions about
15 future City participation in the provision of infrastructure to support
16 development in Volcano Heights should assess the potential return on
17 investment of the improvements and take into consideration both the
18 economic and community benefits that would result from creating an area
19 well-served by infrastructure.

20 7. With respect to Policy (G), the cost of land or other economic
21 considerations are not the determining factor for the zone changes. The most
22 significant factor is that the changes are more advantageous to the
23 community as articulated in adopted City plans.

24 8. With respect to Policy (H), the VHSDP does not use “location on a
25 collector or major street” as the justification for establishing mixed-use
26 zoning within the Plan area; rather the location of mixed-use and higher-
27 density residential zoning is related to the vision proposed for the whole
28 Volcano Mesa area.

29 9. With respect to Policy (I), the Plan does not establish spot zones;
30 rather the Plan contains a rational nesting of zone categories, with the most
31 dense and intense at the center, and least dense and intense at the borders
32 where the boundaries abut existing single-family residential areas or the
33 Petroglyph National Monument. Additionally, the Plan does not allow the use

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1 of SU-1 Special Use zones, which are inherently spot zones and would
2 undermine the Plan’s comprehensive, yet flexible, zoning strategy.

3 10. With respect to Policy (J), the Plan does not establish strip
4 zones; rather the Plan establishes zoning in accordance with a
5 comprehensive transportation network to allow the development of all
6 properties, create transitions between zones, and implement adopted City
7 policies.

8 Section 3. The Volcano Heights Sector Development Plan, attached hereto
9 and made a part hereof, is adopted as a Rank Three Plan with land use control
10 pursuant to the Comprehensive City Zoning Code and as a regulatory guide to
11 the implementation of the Rank One Albuquerque/Bernalillo County
12 Comprehensive Plan and applicable Rank Two and Three Plans as cited
13 above.

14 Section 4. All development activities within the Volcano Heights Sector
15 Development Plan boundaries shall be guided and regulated by the policies,
16 standards, and regulations of the VHSDP.

17 Section 5. The Zone Map, adopted by Article 14-16-4-9 ROA 1994, is hereby
18 amended to reflect the rezoning in the map contained in Chapter 2, Section 4
19 of the Volcano Heights Sector Development Plan.

20 Section 6. With respect to any overlap that exists between the Volcano
21 Heights Sector Development Plan and any other Rank Three Plan, where the
22 regulations conflict, the Volcano Heights Sector Development Plan shall
23 prevail.

24 Section 7. EFFECTIVE DATE. This resolution shall take effect five days
25 after publication by title and general summary.

26 Section 8. SEVERABILITY CLAUSE. If any section paragraph, sentence,
27 clause, word, or phrase of this resolution is for any reason held to be invalid
28 or unenforceable by any court of competent jurisdiction, such decision shall
29 not affect the validity of the remaining provisions of this resolution. The
30 Council hereby declares that it would have passed this resolution and each
31 section, paragraph, sentence, clause, word or phrase thereof irrespective of
32 any provisions being declared unconstitutional or otherwise invalid.

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1 PASSED AND ADOPTED THIS 5th DAY OF August 2013
2 BY A VOTE OF: 9 FOR 0 AGAINST.

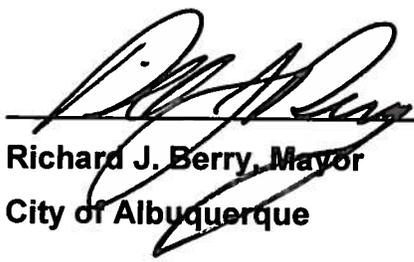
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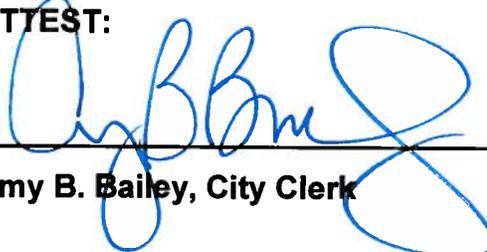
Daniel P. Lewis, President
City Council

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13 APPROVED THIS 28th DAY OF August, 2013
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17 Bill No. F/S R-13-132



Richard J. Berry, Mayor
City of Albuquerque

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26 ATTEST:
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29 Amy B. Bailey, City Clerk

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CHAPTER 1

CHAPTER I

introduction

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1.0 Executive Summary

1.0 Executive Summary

1.1. Plan Area

Volcano Heights is one of three Sector Development Plan areas in Volcano Mesa. [See **Exhibit 1.1**].

The Volcano Heights Sector Development Plan (SDP) is bordered by Paseo del Norte to the north before it curves southeast, the Petroglyph National Monument on the east, Volcano Cliffs SDP boundary on the south, and Universe Boulevard on the west. The Plan area includes approximately 570 acres and surrounds the intersection of Paseo del Norte and Unser Boulevard—two vital, regional traffic arteries.

1.2. Purpose

The purpose of the Plan is to support pedestrian-friendly and transit-supportive development with particular emphasis on employment, while buffering pre-existing single-family neighborhoods and sensitive lands on the borders of the Plan area from higher-density development toward the center of the Plan area. The Plan seeks to create a walkable, urban center with a sense of place rooted in its unique volcanic context and with development that respects the Petroglyph National Monument, which includes over 10,000 acres of open space preserved in perpetuity by an act of Congress in 1990.

1.3. Intent

The intent of this Plan is to encourage development that creates an attractive, vibrant Major Activity Center that respects and honors the unique cultural, historical, geological, and volcanological setting, while providing employment, services, amenities, housing, and transportation choices for the larger region as part of a sustainable community on Albuquerque's West Side.

Adding jobs, urban and mixed-use housing options, and regional retail opportunities in Volcano Heights is part of a larger strategy to provide a center on the West Side that can begin to address the imbalance of jobs and housing that is expected to contribute to increasing traffic congestion on the region's river crossings in the future.

The zoning and corresponding standards are created to support economic development, a sustainable tax base, and job creation by establishing the predictability of private development along corridors and across property lines to support and leverage investment in Volcano Heights. Infrastructure and utilities, such as safe, reliable electric service, are essential to economic development for the Plan area.

The Plan aims to encourage attractive development through the use of recognized principles of urban design and to allow property owners flexibility in land use, while providing predictability through a higher level of detail in proscribed site development standards, building design, and the form of the built environment.

1.4. Strategy for Zoning

All zones in Volcano Heights allow a mix of residential and non-residential development in order to provide maximum flexibility to property owners to adapt to market conditions over time and to encourage a mix of housing and services within walking and biking distance. [See **Exhibit 4.1 on page 64**.]

East of the intersection of Paseo del Norte and Unser Boulevard, the Plan envisions a Town Center with employment-oriented development and entertainment uses organized around a planned transit corridor. Development lining these vital regional auto transportation corridors in the Regional Center Zone is intended to support auto-oriented, destination retail and businesses accessed from local roads.

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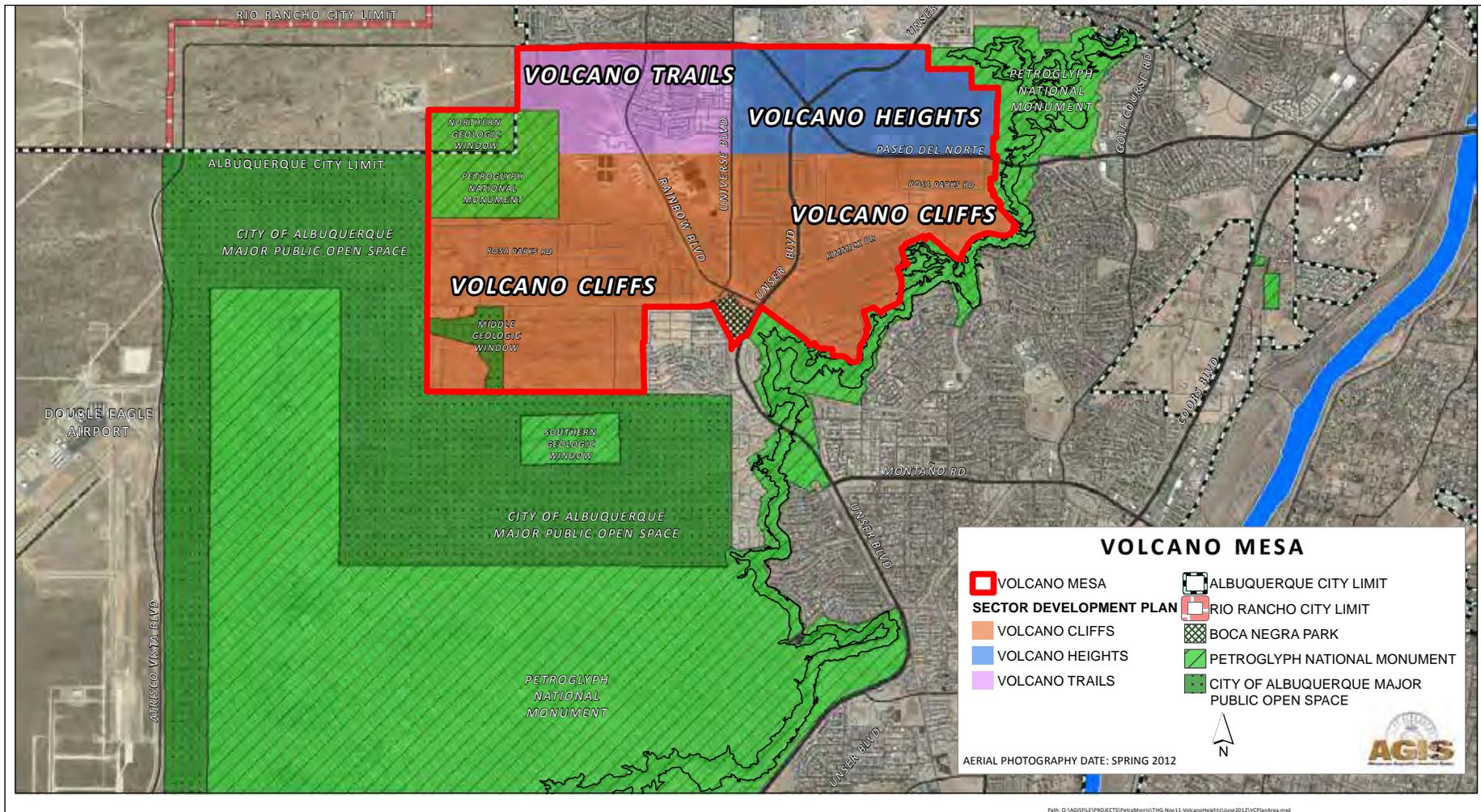


Exhibit 1.1 – Volcano Mesa Sector Development Plan Areas

Surrounding the Town Center and Regional Center, the Plan offers pedestrian-oriented, mixed use development opportunities with convenient access between new and existing neighborhoods and shopping, employment, services, and amenities throughout the Plan area.

One Village Center is incorporated at the intersection of Paseo del Norte and Universe Boulevard, mirroring a Village Center in Volcano Trails.

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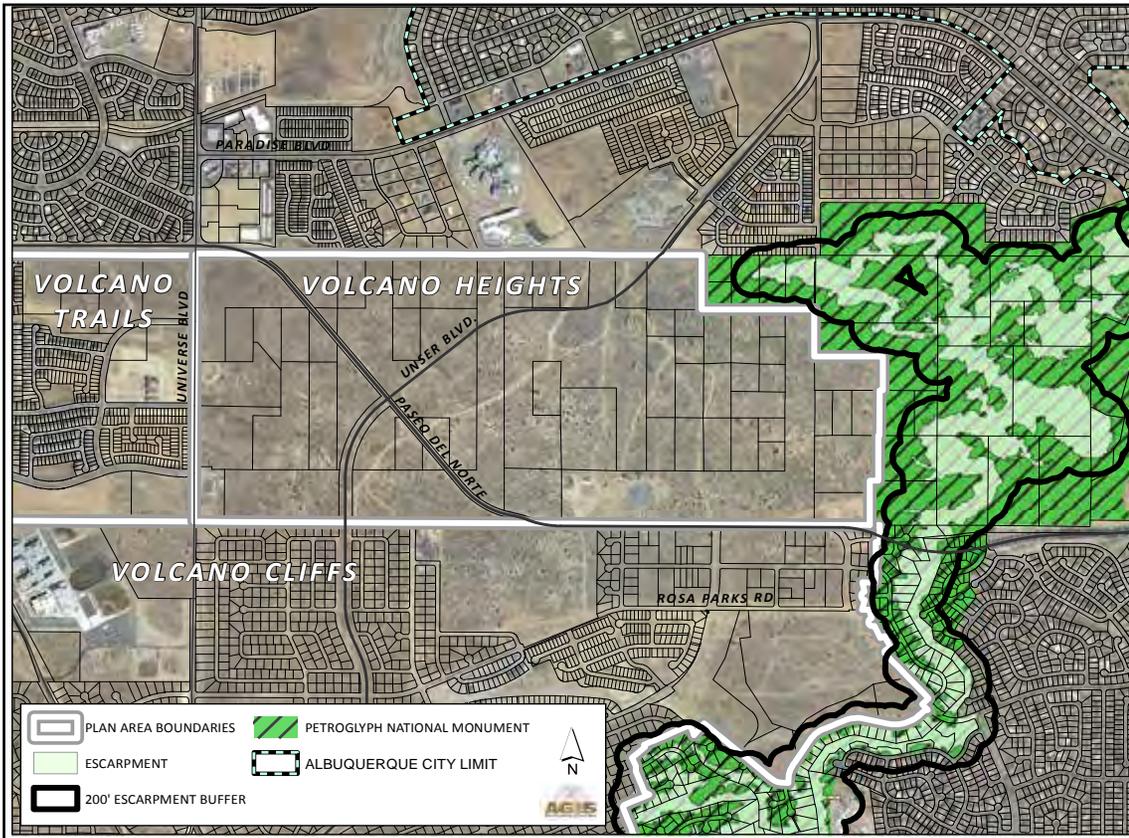


Exhibit 1.2 – Volcano Heights Plan Area

Illustration – Example of potential development layout assuming Anticipated Build-out levels by 2035



The Plan includes two types of transition zones as buffers between development densities and intensities: (1) Neighborhood Transitions to ensure that new development is compatible with single-family residential areas to the north and south of the Plan area and (2) an Escarpment Transition in the eastern part of the Plan area to ensure development compatible with sensitive lands within the Petroglyph National Monument.

As Volcano Heights is a unique landscape that shares a border with the Petroglyph National Monument, the Plan takes an innovative approach toward building height limits to concentrate opportunities for height and density toward the center of the Plan area and step heights down toward the edges with Transition zones. The Plan offers an optional bonus height system as an incentive to preserve and provide public access to rock outcroppings and other sensitive lands. [See **Section 6.4 Optional Height Bonus for Buildings starting on page 111.**]

1.5. Strategy for Development Standards

The Plan implements the vision for Volcano Heights as established by the zoning map. [See **Exhibit 4.1** on page 64.] The zoning requires minimum standards to guide property owners, developers, and the City on the form, character, and intensity of desired future development within key locations and along key corridors in the Plan area. Six distinct character zones enumerate specific site, building design, and other development standards as basic building blocks to create sense of place. Clear graphic standards are provided for location, height, and building design elements.

Such standards promote predictability of adjacent developments, flexibility in land use, walkable and transit-supportive mixed-use development, transitions to existing neighborhoods, and protection of natural and cultural resources.

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1.6. Anticipated Build-out by 2035

The zoning and development standards for Volcano Heights allow more density and intensity of uses than it seems the market will support in the foreseeable future in order to maximize density and thus walkability and transit serviceability where development occurs. The following development scenario represents an optimistic yet realistic vision for the ultimate build-out of Volcano Heights by 2035, based on the developable area in each zone and assuming the required internal street network, the preservation of significant rock outcroppings, and the achievement of bonus heights where they are allowed.

The Major Activity Center consists of the non-Transition Zones (approximately 477 acres). Consistent with the goal of providing a Major Activity Center, more retail and office uses are proposed than residential dwelling units in these zones. Based on conservative estimates of employees per square feet for different land uses, the total jobs associated with the realistic vision for 2035 full build-out is approximately 5,400. No jobs are estimated in the Neighborhood Transition zone, so after removing that acreage, Volcano Heights would average an estimated 10 jobs per acre [i.e. 5,389 jobs /(570-32 acres)] including the Escarpment Transition zone. Based on an average household size of 2.7 people per dwelling unit, consistent with West Side demographics nearby, this anticipated build-out includes approximately 13,000 additional residents.

This anticipated build-out was also used as the base assumption for the traffic study for Volcano Heights found in **Appendix C**.

TABLE 1.1 – VOLCANO HEIGHTS ANTICIPATED DEVELOPMENT TOTAL BY LAND USE

Residential	4,769 units
Hotel	53,600 square feet
Office	1,180,135 square feet
Retail	819,498 square feet
Office + Retail	1,999,633 square feet

TABLE 1.2 – ANTICIPATED DEVELOPMENT BY CHARACTER ZONE

Character Zone	Unit Count			Square Footage (SF)				
	Single-family detached	Single-family attached	Multifamily	Hotel	Office	Regional Retail	Specialty Retail	Local Retail
Town Center (VHTC)	0	0	1,406	0	552,650	25,000	125,000	25,000
Regional Center (VHRC)	0	0	551	0	352,800	301,700	131,600	47,600
Village Center (VHVC)	0	0	99	0	20,685	0	65,598	0
Mixed Use (VHMX)	0	165	2,002	0	254,000	0	0	80,000
Escarpment Transition (VHET)	234	126	56	53,600	0	0	0	18,000
Neighborhood Transition (VHNT)	130	0	0	0	0	0	0	0
Volcano Heights Total	364	291	4,114	53,600	1,180,135	326,700	322,198	170,600
Full-time Equivalent (FTE) Job Estimate	NA	NA	NA	600 SF/FTE	300 SF/FTE	600 SF/FTE	600 SF/FTE	600 SF/FTE
Job Estimate Total	NA	NA	NA	89	3934	545	537	284

1.0 Executive Summary

The hotel noted in the Escarpment Transition zone was an idea floated by community members during a public meeting. If realized, this facility could honor the unique geological, cultural, and historical context of this area and leverage the permanent open space, recreation opportunities, and spectacular views to create a destination spa/retreat/resort that would set the tone for the character of surrounding development and help anchor the area as a unique destination. While it is a use allowed by zoning, there is no requirement in this Plan that it be constructed or recommendation of its exact location.

1.7. Plan Components

The VHS DP shall provide the official zoning map. It establishes the development standards for all properties within the Plan area, including the following:

1.7.1. Character Zones

The zoning map designates all property in Volcano Heights as one of six character zones, described in **Section 4.0 Zoning** starting on page 55. Each character zone is intended to create a distinct urban form and a mix of residential and commercial uses.

Each character zone establishes the following:

- (i) The intended character of each zone in **Section 4.0 Zoning**, with land uses for each zone per **Table 4.4 on page 64**, including permitted, conditional, and prohibited uses.
- (ii) Site Development and Building Design Standards, including building and parking location, height, massing, glazing, materials, and design, for each character zone per **Section 5.0 starting on page 77**.

1.7.2. Regulations General to All Zones

The Plan provides standards applicable to all development regardless of character zone. These are presented in separate sections according to subject.

- (i) **Section 6.0 Site Development Standards starting on page 109**, including an optional bonus height system for buildings, grading standards, construction mitigation, utilities, screening, and rainwater harvesting equipment. The optional bonus height system is intended to provide additional height and density incentives for developments in appropriate locations that enhances the built and natural environments.
- (ii) **Section 7.0 Building Design Standards starting on page 123**, including building orientation, mass, scale, and color; parking structure and residential garage design; auto-oriented design and **street screens**; and communication antennae.
- (iii) **Section 8.0 Sign Standards starting on page 131** with a table for anticipated sign elements.
- (iv) **Section 9.0 Open Space, Landscaping, and Site Lighting Design Standards starting on page 139**, including detached and **usable open space**, landscape, and site lighting.

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1.7.3. **Streets and Streetscape Standards**

Streets in Volcano Heights are to be constructed at the time of the property’s development. All streets and streetscape standards are described in **Section 10.0 Street Standards starting on page 161**. This Plan includes a street hierarchy of **Primary Streets** versus **Secondary Streets** and **street designations of ‘A’ versus ‘B’ streets**.

(i) **Primary Streets:** The Primary Street Map designates street types according to desired character of development along corridors, as well as designating **Primary Streets** as **‘A’ Streets** versus **‘B’ Streets** within the Plan area. All streets, whether ‘A’ or ‘B,’ whose alignments are mapped in **Exhibit 10.1** in **Section 10.4** are considered **Primary Streets** and should be constructed in that approximate location, with those general connections to other **Primary Streets**, and according to the cross section for the appropriate street type as shown in **Section 10.6 starting on page 171**.

(ii) **Secondary Streets:** **Secondary Streets** are those local roads constructed to serve development projects and contribute to the local street network grid. These streets, described in **Section 10.7**, are to be constructed per a menu of cross section options in **Table 10.3**, based on whether they are to be designated **‘A’** or **‘B’ Streets** (i.e. primarily to serve pedestrians or to provide vehicle access). Typical cross sections are provided in **Exhibit 10.20** and **Exhibit 10.21**.

TABLE 1.3 – STREET HIERARCHY AND STREET DESIGNATIONS MATRIX

Street Hierarchy	Street Designations	
	‘A’ Streets	‘B’ Streets
Primary Streets: <ul style="list-style-type: none"> Alignments & connections mapped Required cross sections by street type Primarily serve street network 	<ul style="list-style-type: none"> Primary Streets and portions of Primary Streets that are pedestrian-oriented Limited curb cuts Primary building frontage 	<ul style="list-style-type: none"> Primary Streets and portions of Primary Streets that are auto-oriented Curb cuts, parking, and alley access Primary service/loading access
Secondary Streets: <ul style="list-style-type: none"> Not mapped Cross section options by street designation Primarily serve local development projects 	<ul style="list-style-type: none"> Secondary Streets and portions of Secondary Streets that are pedestrian-oriented Limited curb cuts Primary building frontage 	<ul style="list-style-type: none"> Secondary Streets and portions of Secondary Streets that are auto-oriented Curb cuts, parking, and alley access Primary service/loading access

1.0 Executive Summary

This document must be read in its entirety to ensure full comprehension of the policies and regulations governing properties within the boundaries of the Volcano Heights Sector Development Plan.

1.8. Using This Plan

1.8.1. Plan Organization

- (i) **Chapter I** summarizes the purpose and intent of the Plan.
- (ii) Only **Chapter II** includes regulations with the power of law, including zoning and all design and development regulations and standards.
- (iii) **Chapter III** provides standards for streets and streetscapes to be followed as properties develop individually and/or infrastructure is constructed as part of a coordinated effort.
- (iv) **Chapter IV** provides goals, policy and implementation guidance for City staff and developers organized around five main topics: Environment and Open Space; Economic Development; Transportation; Land Use and Urban Design; and Infrastructure.
- (v) The **Appendix** includes supplementary information, including conditions prior to the Plan's adoption, templates for conservation easements, and a traffic study performed for the **Primary Street** grid and recommended intersections with the limited-access roadways.

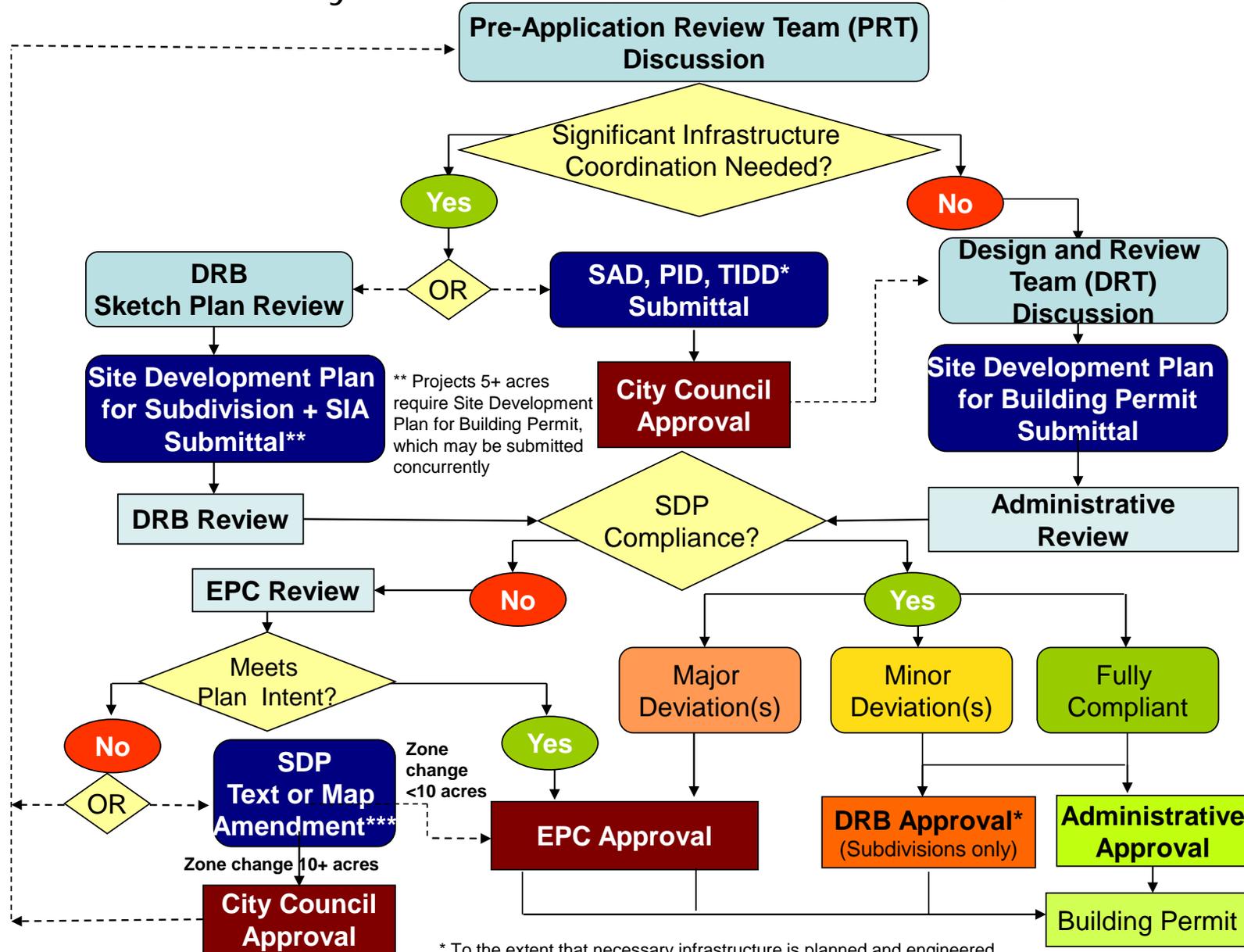
- 1.8.2. **Project Development Steps:** The following basic steps should be followed to determine the uses and development standards applicable on property within Volcano Heights, including where the building can sit on the **lot**, limits on its three-dimensional form, range of uses allowed, and palette of materials that will cover it.
- (i) Review **Exhibit 3.1**, the development review flow chart, on page 23 [copied for convenience at the end of this section] to determine the level of review required based on whether significant infrastructure coordination is needed for the proposed project.
 - (ii) Locate the subject property in **Exhibit 10.2 on page 164** and identify:
 - a. the character zone(s) in which the property is located and
 - b. the Street Type designation along all its **Primary Street** frontages, if any.
 - (iii) Review **Table 4.4 – Land Use Table by Character Zone starting on page 64** to determine allowed uses.
 - (iv) Review **Table 3.1 – Applicability of Plan Sections by Development Type starting on page 24** to evaluate the applicability of the uses and design standards/regulations based on the size and scope of the proposed project.

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- (v) Examine **Section 5.0 Site Development and Building Design Standards Specific to Zones starting on page 77** to determine the applicable development standards and any special frontage standards for each character zone.
- (vi) Refer to **Section 6.0 Site Development Standards starting on page 109** for regulations at the site level that apply generally to all zones.
- (vii) Refer to **Section 7.0 Building Design Standards starting on page 123** for regulations at the building level that apply generally to all zones.
- (viii) Refer to **Section 8.0 Sign Standards starting on page 131** for regulations about signage that apply generally to all zones.
- (ix) Refer to **Section 9.0 Open Space, Landscaping, and Site Lighting Design Standards starting on page 139** for regulations about open space, landscaping, and site lighting design that apply generally to all zones.
- (x) Review **Section 10.0 Street Standards starting on page 161** for relevant **Primary Streets** and options for **Secondary Streets** proposed to serve the project.
- (xi) Projects are also subject to the City's Development Process Manual (DPM) [under separate cover], ordinances, and regulations not in conflict with this Plan.
- (xii) Prior to any application, schedule a free Pre-Application Review Team (PRT) meeting with the Planning Department to confirm the necessary review process based on the project scope.
 - a. If significant infrastructure is required, submit Site Development Plans for Subdivision to the Development Review Board for a free sketch plat review.
 - b. If no significant infrastructure is required, schedule a free Design Review Team (DRT) meeting with the Planning Department to review Site Plans for Building Permit and determine compliance with the policies and regulations in this Plan.

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Volcano Heights Approval Process Diagram



* To the extent that necessary infrastructure is planned and engineered
 *** Map amendment includes zone changes.