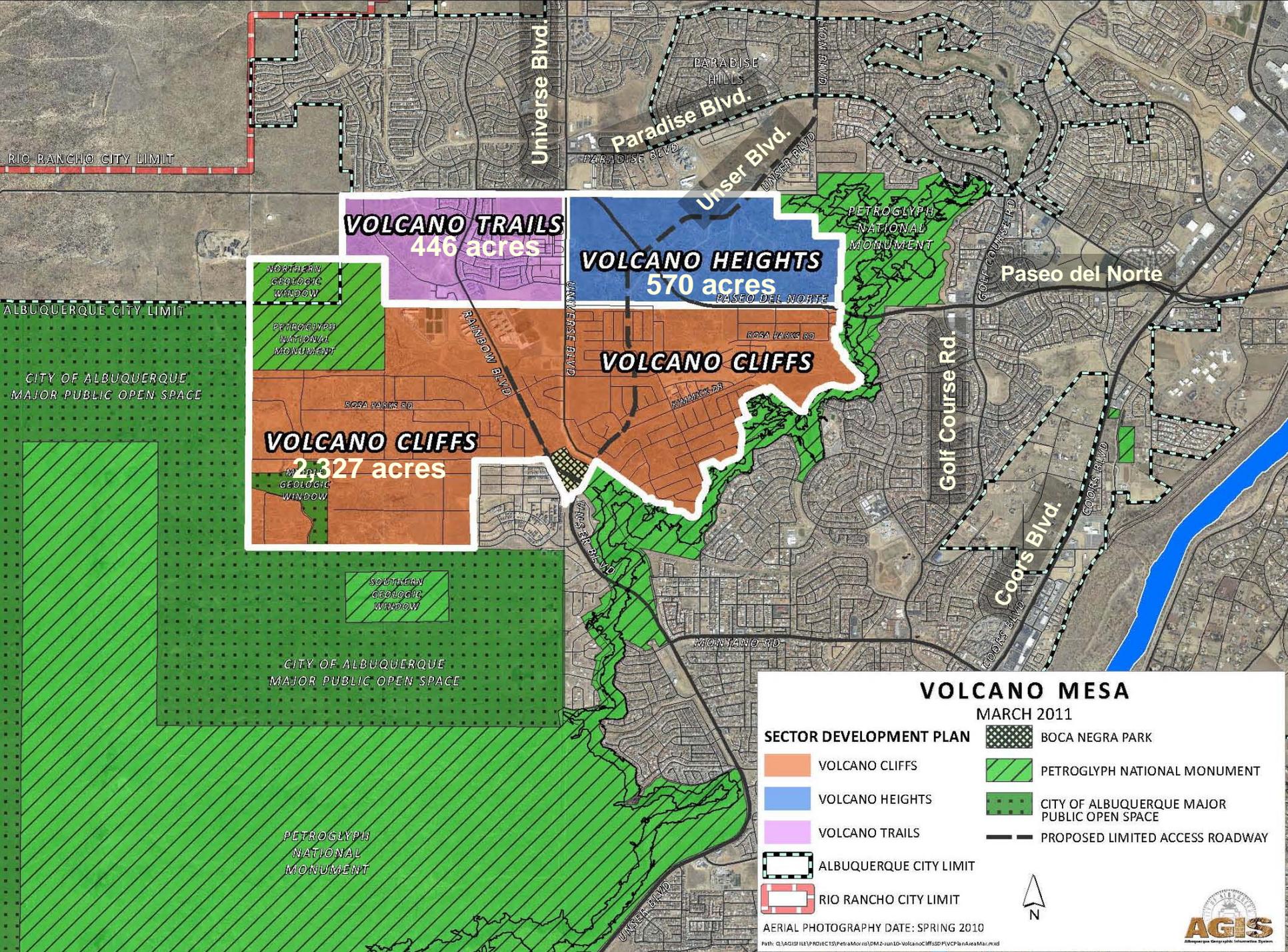


Volcano Heights Sector Development Plan

**Environmental Planning
Commission (EPC)**

October 6, 2011



VOLCANO TRAILS
446 acres

VOLCANO HEIGHTS
570 acres

VOLCANO CLIFFS
2,327 acres

VOLCANO MESA

MARCH 2011

SECTOR DEVELOPMENT PLAN

- VOLCANO CLIFFS
- VOLCANO HEIGHTS
- VOLCANO TRAILS

- BOCA NEGRA PARK
- PETROGLYPH NATIONAL MONUMENT
- CITY OF ALBUQUERQUE MAJOR PUBLIC OPEN SPACE
- PROPOSED LIMITED ACCESS ROADWAY

- ALBUQUERQUE CITY LIMIT
- RIO RANCHO CITY LIMIT

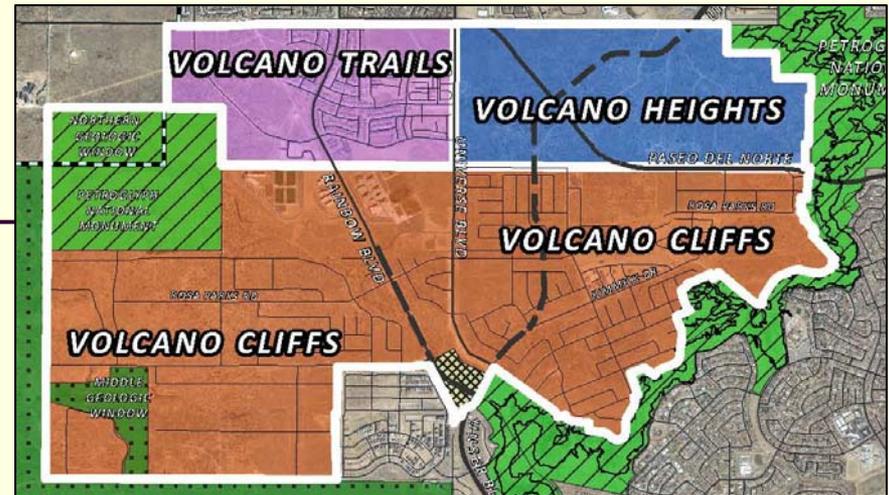
AERIAL PHOTOGRAPHY DATE: SPRING 2010



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Volcano Mesa Planning Efforts

- West Side Strategic Plan
Volcano Mesa Amendment
 - Adopted February 2011
 - Designates Major Activity Center in Volcano Heights
 - Provides policies to guide development and protect sensitive areas
- Volcano Cliffs SDP
 - Adopted May 2011
- Volcano Trails SDP
 - Adopted August 2011

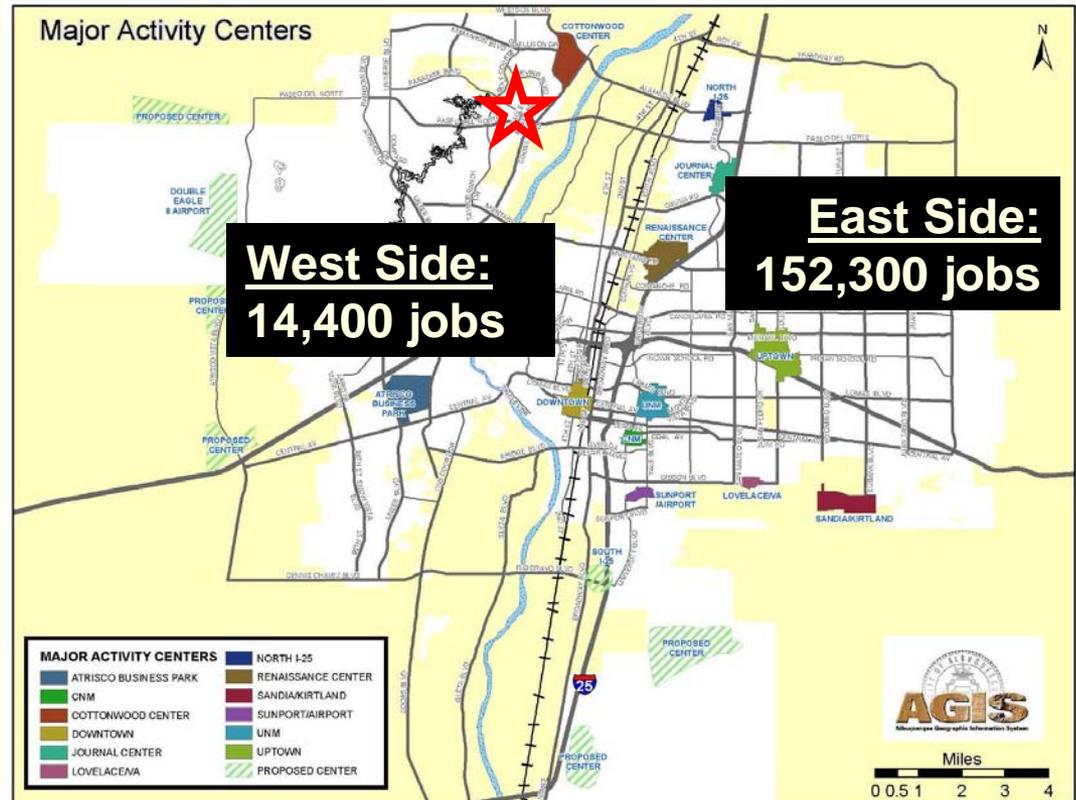


- Volcano Heights Sector
Development Plan
 - Various Public and Agency Meetings from 2004-2011
 - EPC Hearings:
 - September 2nd, 2010
 - November 4th, 2010
 - July 7th, 2011
 - October 6th, 2011

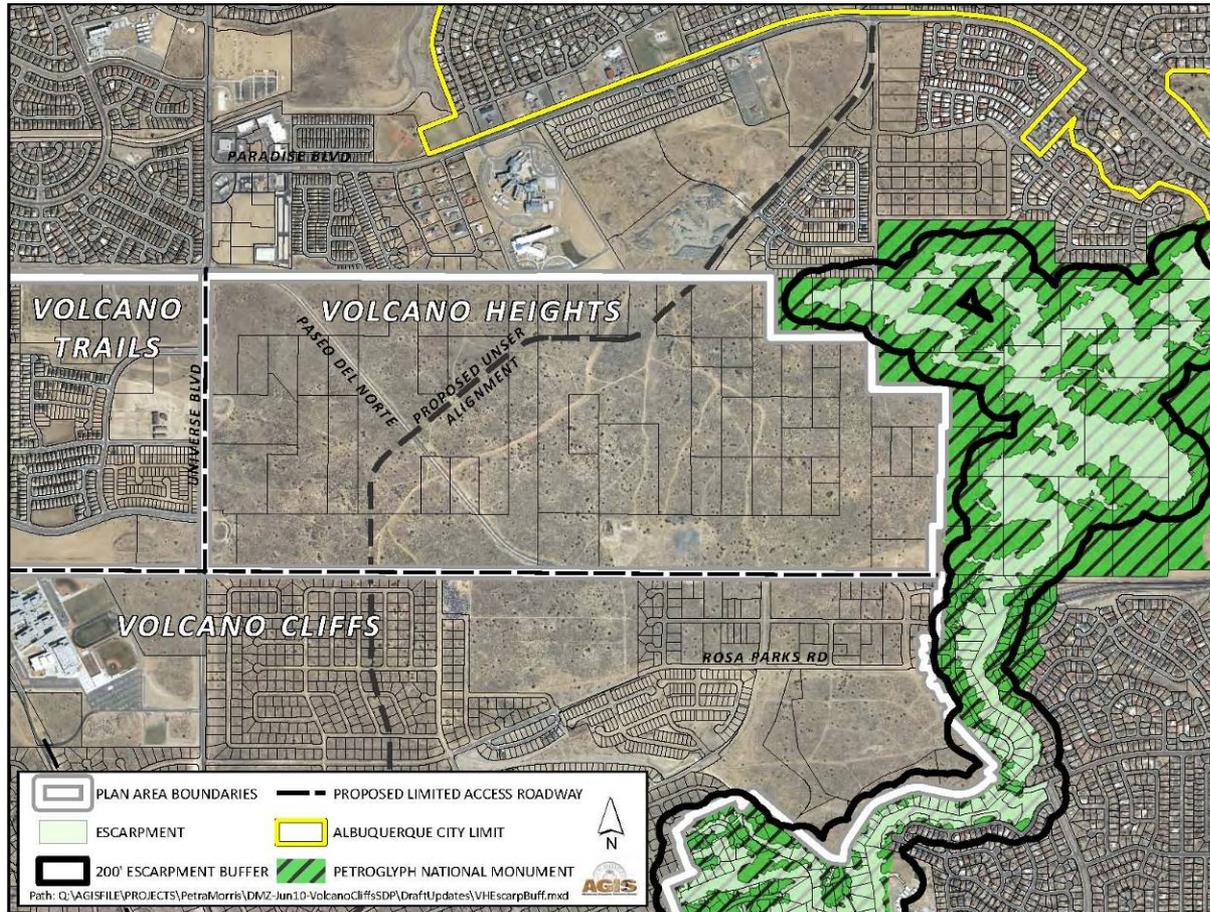
Major Activity Centers in Albuquerque

- Planning challenge is to create goals, policies, and regulations that:
 - Encourage **job growth** here to address jobs/housing imbalance
 - Encourage **higher density, transit-supportive** development along a proposed **Bus Rapid Transit corridor** that connects Rio Rancho to the Jefferson/Journal Center via Paseo del Norte

WHILE



Volcano Heights

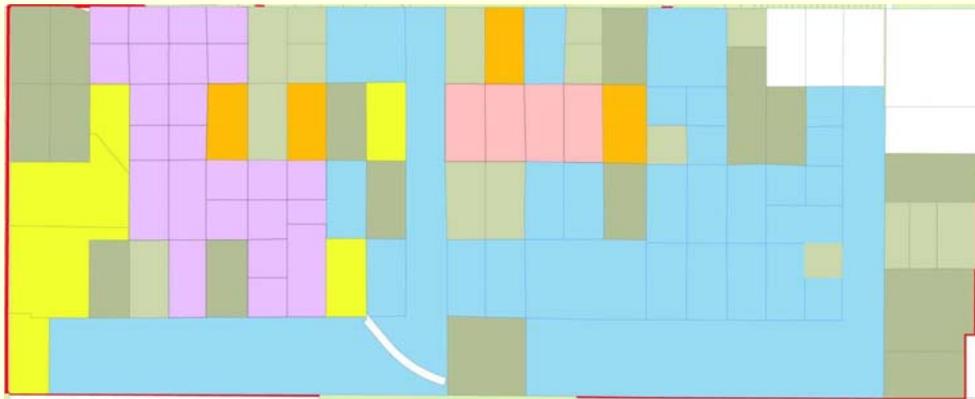


- **Protecting** sensitive lands along the Escarpment & w/in the Petroglyph National Monument, with its rich cultural, geographical, archaeological, and historical significance unique to Albuquerque.

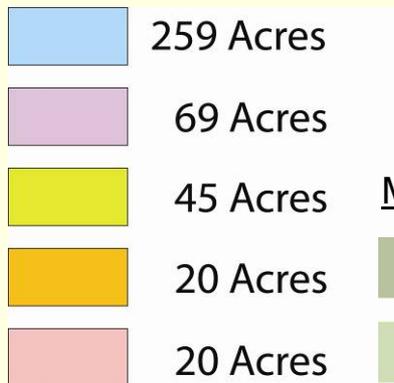
AND

- **Buffering** existing single-family residential areas to the north from proposed higher-density, higher-intensity development toward the center of the Plan area.

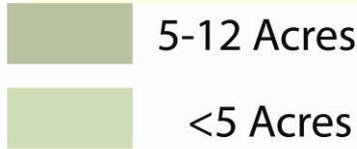
Property Ownership



Individual Property Owners w/ 20+ acres



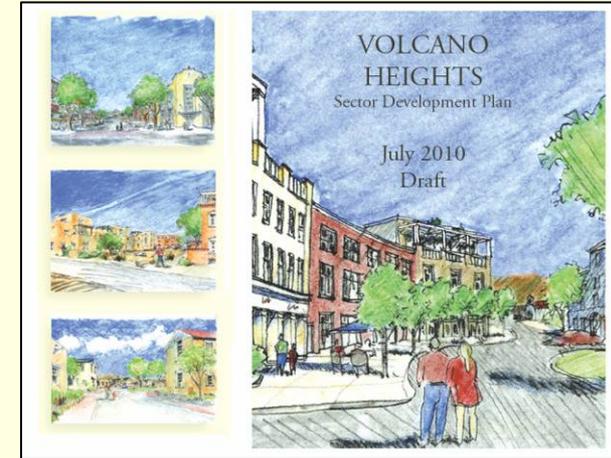
Multiple Property Owners w/ <12 acres



- 90 properties, each between 2-10 acres
- 34 total property owners
- 5 owners with 20+ acres
 - (413 total acres or = 73% of Volcano Heights)
- Staff has worked closely with Property Owners and Neighbors over the past few months.
- Conversations have been very **productive**, and
- we've seen a cultivation of greater understanding of the common goals and challenges for this planning effort.
- We've **learned together** that the challenges and solutions will affect every aspect of the draft plan.
- We have support from property owners and stakeholders to take a step back and make sure that we're doing this right.

Revisions needed to 2010 Draft

1. Zoning and design regulations with short- and long-term market feasibility
2. Height/intensity transitions from the central Plan area to surrounding uses
3. Plan to preserve and connect rock outcroppings and sensitive lands
4. Infrastructure & implementation plans
5. Regional and local traffic circulation plan for cars, bikes, pedestrians, and transit



Request

- Withdrawal of July 2010 Draft Plan



End of VHSDP Presentation

Supplementary Info

Volcano Heights Existing Zoning

Residential and Related Uses Zone, Developing Area (R-D)

■ Permissive Uses (Residential ONLY)

- R-1= 8 du/acre
- R-T = 15 du/acre

(with site plan and approval by Planning Director
OR Sector Development Plan approved by EPC)

■ Conditional Uses

(with Site Plan approved by Planning Director AND
EPC-approved Sector Development Plan)

- R-3 up to 15% = 30 du/acre
- C-1 commercial uses up to 15%

