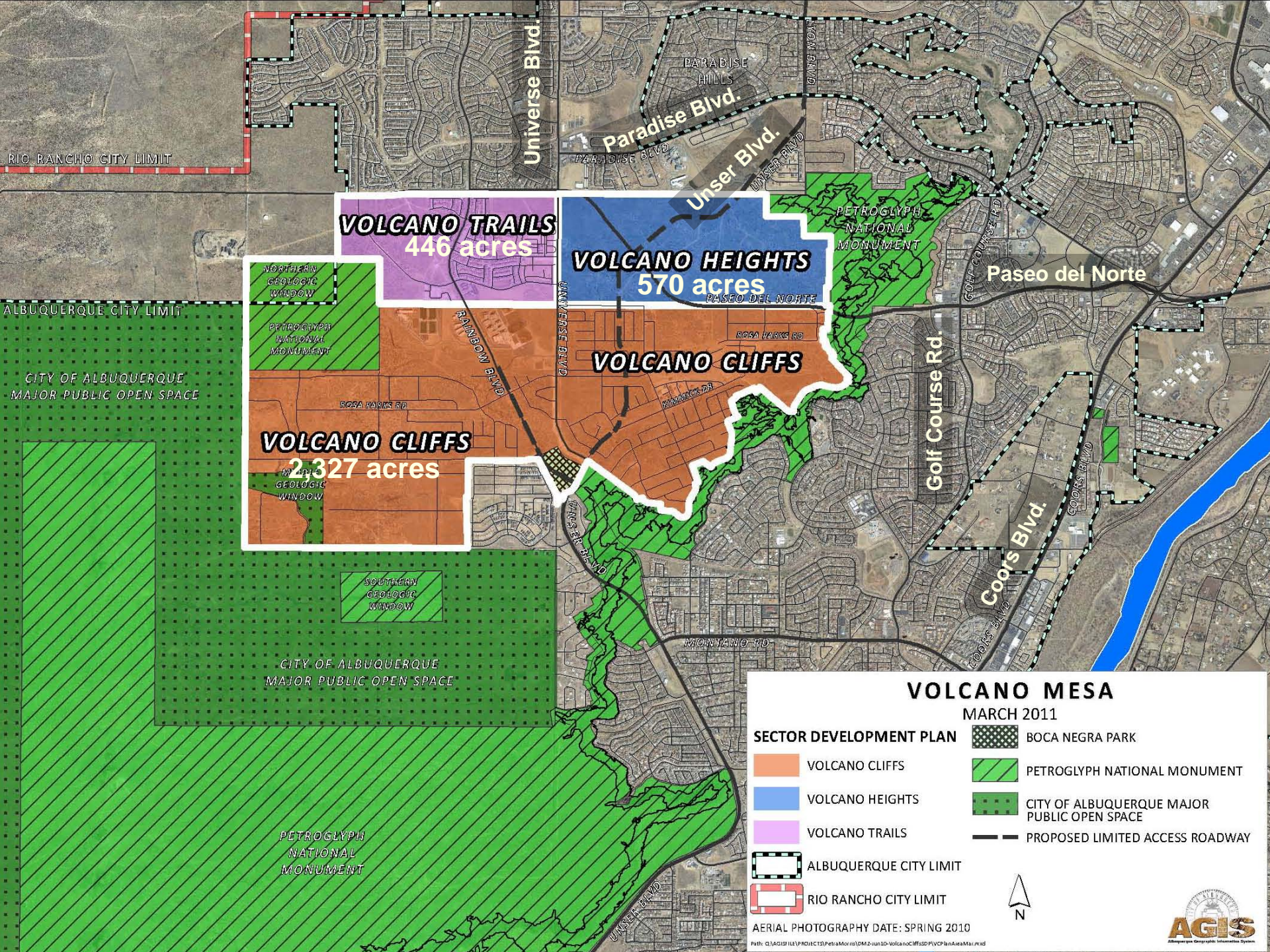


Volcano Heights Sector Development Plan

**Environmental Planning
Commission (EPC)**

October 6, 2011



VOLCANO TRAILS
446 acres

VOLCANO HEIGHTS
570 acres

VOLCANO CLIFFS
2,327 acres

VOLCANO CLIFFS

VOLCANO MESA

MARCH 2011

SECTOR DEVELOPMENT PLAN

VOLCANO CLIFFS

VOLCANO HEIGHTS

VOLCANO TRAILS

ALBUQUERQUE CITY LIMIT

RIO RANCHO CITY LIMIT

BOCA NEGRA PARK

PETROGLYPH NATIONAL MONUMENT

CITY OF ALBUQUERQUE MAJOR PUBLIC OPEN SPACE

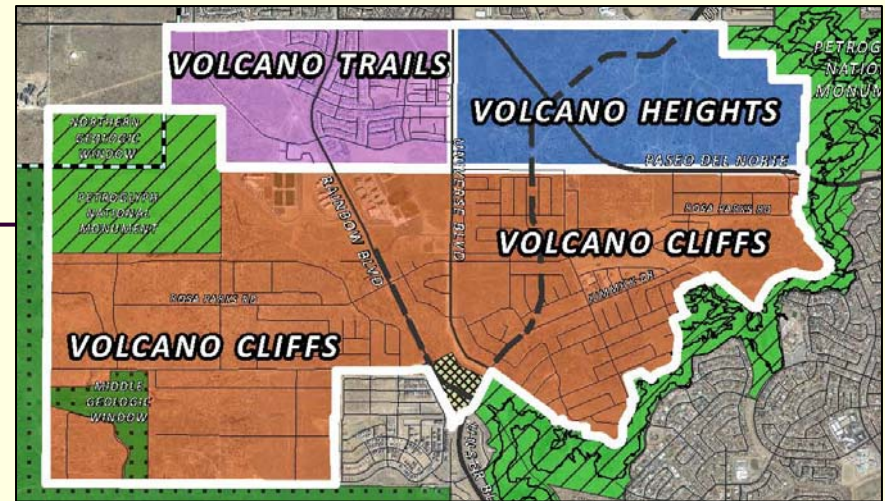
PROPOSED LIMITED ACCESS ROADWAY

AERIAL PHOTOGRAPHY DATE: SPRING 2010

Path: C:\AGIS\FILE\PROJECTS\PetraMesa\DM-2-jun10-volcanoCliffs\SD\PVCP\AnaAveMar.mxd

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

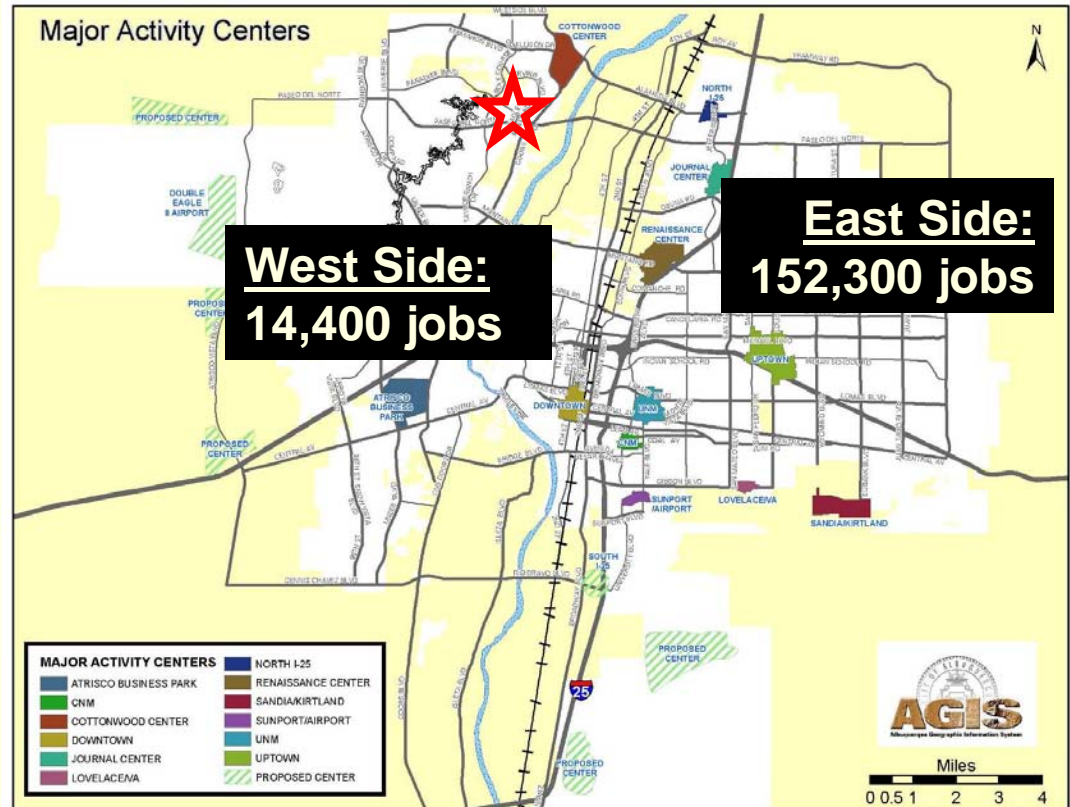


- Volcano Heights Sector Development Plan
 - Various Public and Agency Meetings from 2004-2011
 - EPC Hearings:
 - September 2nd, 2010
 - November 4th, 2010
 - July 7th, 2011
 - October 6th, 2011

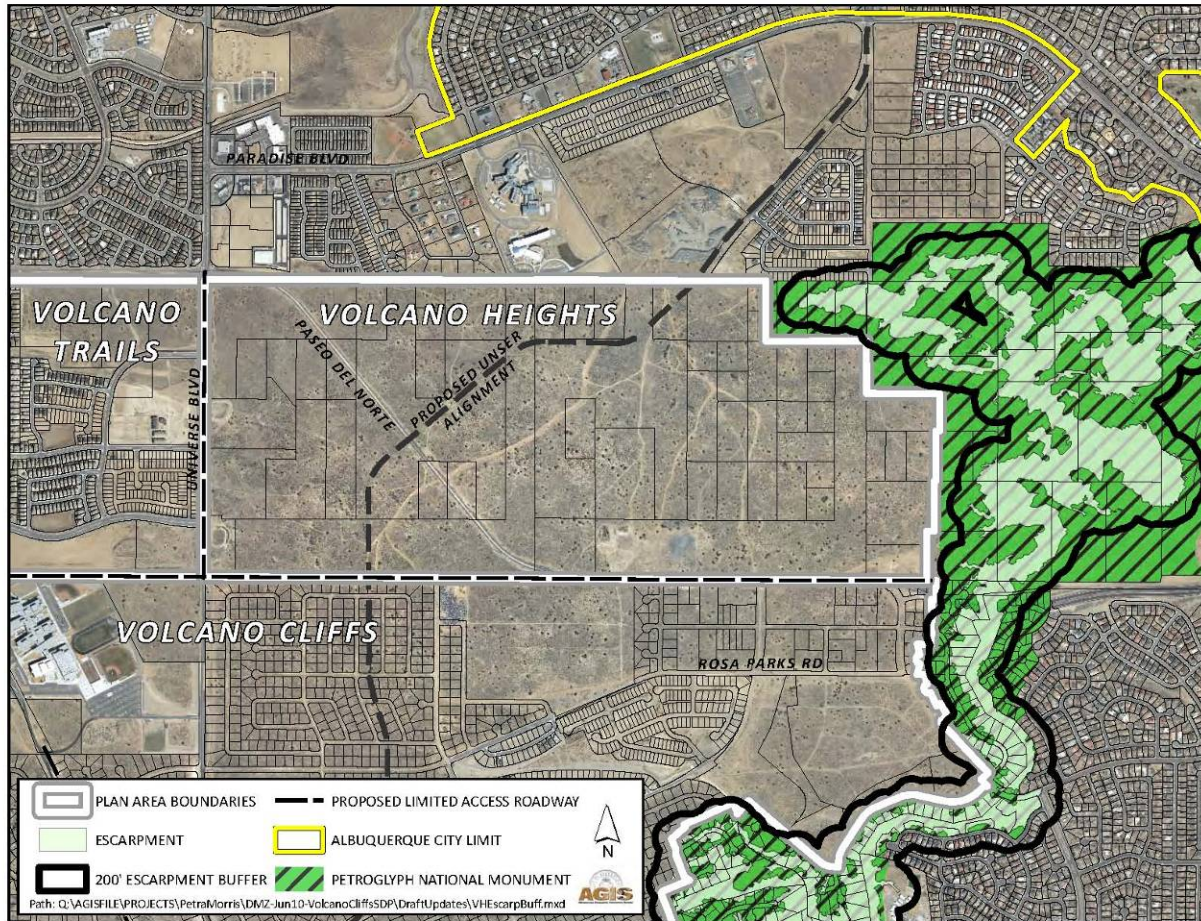
Major Activity Centers in Albuquerque

- 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

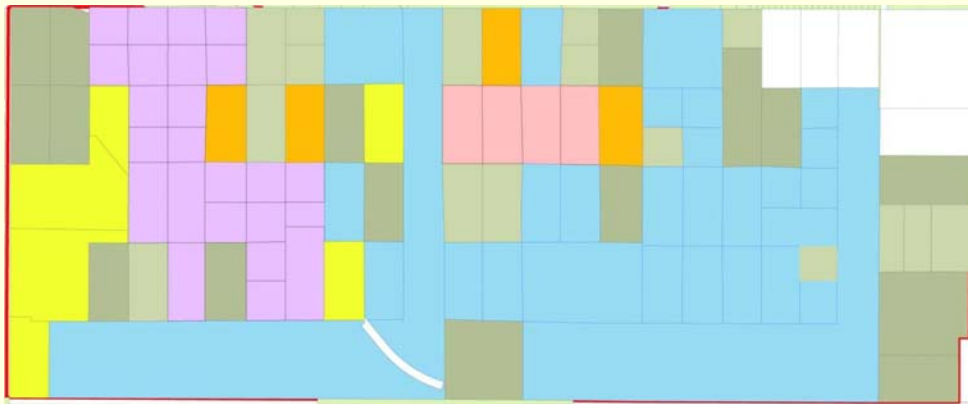


- **Protecting** sensitive lands along the Escarpment & w/in the Petroglyph National Monument, with its rich cultural, geographical, archaeological, and historical significance unique to Albuquerque.

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

259 Acres

69 Acres

45 Acres

20 Acres

20 Acres

Multiple Property Owners w/ <12 acres

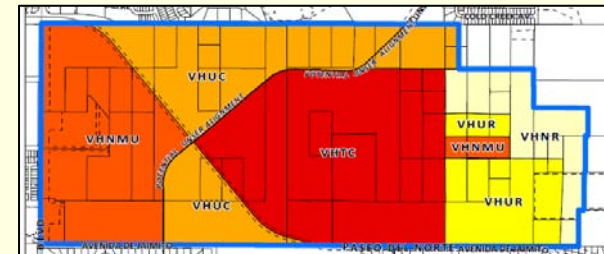
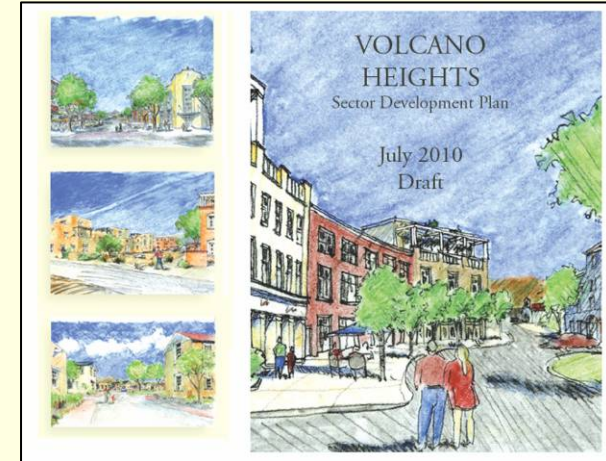
5-12 Acres

<5 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%

