Volcano Heights Sector Development Plan

Focus Groups
September 14, 2011
Purpose

- Discussion to affirm strategy/intent
- Written comments to address details

VOLCANO HEIGHTS

VOLCANO CLIFFS

VOLCANO TRAILS
Agenda

- **Presentation**: Revised draft strategies and materials

- **Questions/Discussion**:
  - Questions and comments about presentation materials
  - General Discussion

- **Next Steps**:
  - September 23 – Written comments due
  - Sept.-Oct. – Revised content for DRAFT
  - October 6 EPC Hearing – deferral
  - Mid-October Public meeting – DRAFT
  - November – Development Experts Panel
  - December 4 EPC Hearing – hearing
Presentation Overview

1. Character Zones
2. Heights
3. Streets
4. Site Development Standards
5. Building Design Standards
6. Other Development Standards
7. Implementation
8. Revised Project Schedule
1. Character Zones

Proposed Bus Rapid Transit (BRT) Corridor

LEGEND

<table>
<thead>
<tr>
<th>CHARACTER ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town Center</td>
</tr>
<tr>
<td>Regional Center</td>
</tr>
<tr>
<td>Neighborhood Center</td>
</tr>
<tr>
<td>Urban Mixed Use</td>
</tr>
<tr>
<td>Neighborhood Transition</td>
</tr>
<tr>
<td>Escarpment Transition</td>
</tr>
</tbody>
</table>

SU-1 for C-2  R-2  SU-1 for SF  R-LT  SU-1 School  R-LT  R-LT  Petroglyph National Monument
VHNT  VHET  VHNC  VHNC  VHRC  VHTC  VHMX  VHMX  Paseo del Norte  Unser Blvd.
1. Character Zones: Intention / Strategy

- Mixed-use everywhere
- Lower-intensity/height in Transition zones
- Medium-intensity/height in VHMX as buffer
- Higher-intensity/height in Center zones:
  - Regional Center along Paseo/Unser
  - Town Center along proposed BRT corridor
  - Neighborhood Center within VHMX at intersections

- Heights:
  - 15-foot limit in Impact Area as defined by Rank III NW Mesa Escarpment Plan
  - 18 feet + 26 feet for up to 50% of bldg. footprint
  - 26 feet everywhere else by right
  - Height bonuses available for Center zones and VHMX
1. Character Zones: Comparison to Previous Draft

Volcano Heights Sector Development Plan
July 2010

Proposed Character Zones
September 2011
1. Character Zones: Size & Density Comparison

<table>
<thead>
<tr>
<th>Zone</th>
<th>Density/ Intensity</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town Center:</td>
<td>Highest</td>
<td>71</td>
</tr>
<tr>
<td>Regional Center:</td>
<td>High</td>
<td>67</td>
</tr>
<tr>
<td>Neighborhood Center:</td>
<td>High</td>
<td>17</td>
</tr>
<tr>
<td>Mixed Use:</td>
<td>Medium</td>
<td>205</td>
</tr>
<tr>
<td>Neighborhood Transition:</td>
<td>Low</td>
<td>43</td>
</tr>
<tr>
<td>Escarpment Transition:</td>
<td>Low</td>
<td>54</td>
</tr>
</tbody>
</table>

Total 360 acres

Major Activity Center (MAC)
- VHTC
- VHRC
- VHNC
- VHMX
1. Character Zone: Use Table (1 of 4)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Character Zone</th>
<th>Regional Center</th>
<th>Neighborhood Center</th>
<th>Town Center</th>
<th>Mixed-Use</th>
<th>Neighborhood Transition</th>
<th>Escarpment Transition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commercial Uses (Office, Retail, Sales and Service Uses)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail Sales or Service with no drive through facility (includes alcohol sales). Excluded from this category are retail sales and service establishments geared toward the automobile</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auto-related Sales or Service establishments</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>NP</td>
<td>NP</td>
<td></td>
</tr>
<tr>
<td>Finance and Real Estate establishments including banks, credit unions, real estate, and property management services, with no drive through facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>NP</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Offices for business, professional, administrative, and technical services such as, but not limited to, accountants, architects, lawyers, doctors, insurance sales/services, etc.</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Research laboratory headquarters, laboratories and associated facilities</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
<td></td>
</tr>
<tr>
<td>Food Service Uses such as full-service restaurants, cafeterias, bakeries and snack bars with no drive through facilities. Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages.</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Pet and animal sales or service (including vet clinic)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>NP</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Any permitted use with a drive through facility</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>NP</td>
<td>NP</td>
<td></td>
</tr>
</tbody>
</table>

*Note: P = Permitted, C = Conditionally Permitted, NP = Not Permitted*
1. Character Zone:
Use Table (2 of 4)

Table 5.1 – Schedule of Uses

<table>
<thead>
<tr>
<th>Character Zone</th>
<th>Regional Center</th>
<th>Neighborhood Center</th>
<th>Town Center</th>
<th>Mixed-Use</th>
<th>Neighborhood Transition</th>
<th>Escarpment Transition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arts, Entertainment, and Recreation Uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Art galleries</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Games establishments (includes arcades)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Theater, cinema, dance, or music establishment</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Museums and other special purpose recreational institutions</td>
<td>P</td>
<td>C</td>
<td>P</td>
<td>C</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Adult-oriented Businesses</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Fitness, recreational sports, gym, or athletic club</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Parks, greens, plazas, squares, and playgrounds</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td><strong>Educational, Public Administration, Health Care and Other Institutional Uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business associations, professional membership organizations, social &amp; fraternal organizations</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Child day care and preschools</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Schools, libraries, and community halls</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Universities and Colleges</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Technical, trade, and specialty schools</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Hospitals and nursing establishments</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Civic uses</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Social services and philanthropic organizations</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Rehabilitative Clinics</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Public administration uses (including local, state, and federal government uses, public safety, health and human services)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Religious Institutions</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Funeral homes</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
</tr>
</tbody>
</table>
# 1. Character Zone: Use Table (3 of 4)

## Table 5.1 – Schedule of Uses

<table>
<thead>
<tr>
<th>Character Zone</th>
<th>Regional Center</th>
<th>Neighborhood Center</th>
<th>Town Center</th>
<th>Mixed-Use</th>
<th>Neighborhood Transition</th>
<th>Escarpment Transition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home Occupations</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Multi-family residential</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Ground floor</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Upper floors</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
</tr>
<tr>
<td>Residential Lofts</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Single-family residential attached dwelling unit (Townhomes)</td>
<td>NP</td>
<td>P</td>
<td>NP</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Single-family residential detached</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Accessory residential unit</td>
<td>NP</td>
<td>P</td>
<td>NP</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Live-work unit</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Manufacturing, Transportation, Communication, and Utility Uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Food and textile product manufacturing</td>
<td>P</td>
<td>NP</td>
<td>C</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Wood, paper, and printing products manufacturing</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Machinery, electronics, and transportation equipment manufacturing</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Miscellaneous manufacturing (included in this category are jewelry, silverware, personal metal goods, flatware, dolls, toys, games, musical instruments, office supplies, and signs.)</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
<td>C</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Wholesale trade establishment</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Warehouse and storage services</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Transportation services (air, rail, road, truck and freight)</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Publishing (newspaper, books, periodicals, software)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Motion picture and sound recording</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>NP</td>
<td>C</td>
</tr>
<tr>
<td>Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone, etc)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Information services and data processing</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Utilities and utility services (electric, natural gas, alternative)</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
</tr>
</tbody>
</table>
## 1. Character Zone: Use Table (4 of 4)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Character Zone</th>
<th>Regional Center</th>
<th>Neighborhood Center</th>
<th>Town Center</th>
<th>Mixed-Use</th>
<th>Neighborhood Transition</th>
<th>Escarpment Transition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Model homes for sales and promotion**</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Hotels</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Parking, surface (primary use of property)</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>NP</td>
<td>NP</td>
<td></td>
</tr>
<tr>
<td>Parking, surface (accessory use of property)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking, structured</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private attached garage</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Private detached garage</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Sales from kiosks (includes food carts)</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>NP</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Veterinary clinic</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>NP</td>
<td>NP</td>
<td></td>
</tr>
<tr>
<td>Community garden</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Antennas including cell, accessory, and mounted on top of buildings (per Zoning Code, which requires concealment)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Wind energy equipment</td>
<td>P/A</td>
<td>P/A</td>
<td>P/A</td>
<td>P/A</td>
<td>P/A/C</td>
<td>P/A/C</td>
<td></td>
</tr>
<tr>
<td>Solar energy equipment</td>
<td>P/A</td>
<td>P/A</td>
<td>P/A</td>
<td>P/A</td>
<td>P/A</td>
<td>P/A</td>
<td></td>
</tr>
<tr>
<td>Special Event</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
2. HEIGHTS
Escarpment Transition

- Escarpment Transition Height
  - Within Rank III Northwest Mesa Escarpment Plan (NWMEP) Impact Area: 15 feet
  - Within 200 feet of Impact Area: 18 feet (2nd story to 26 feet allowed for up to 50% of building footprint)
  - For the rest of the zone, 26 feet by right
2. HEIGHTS
All Other Zones

- 26 feet by right within Volcano Heights
- APS Schools not subject to City height regulations
- Single-family & Townhouses north of Volcano Heights = 26 feet
2. HEIGHTS
Bonuses for 40 feet

- 26 feet everywhere else by right
- Height Bonuses for Non-transition zones (Center Zones + Mixed-Use):
  - Bonus criteria up to 40 feet in all non-Transition zones
2. HEIGHTS
Bonuses for 65 feet

- 26 feet everywhere else by right
- Height Bonuses for Non-transition zones (Center Zones + Mixed-Use):
  - Bonus criteria up to 40 feet in all non-Transition zones
  - Additional bonus criteria up to 65 feet in Center zones
2. HEIGHTS
Bonuses for 65+ Feet

- 26 feet everywhere else by right
- Height Bonuses for Non-transition zones (Center Zones + Mixed-Use):
  - Bonus criteria up to 40 feet in all non-Transition zones
  - Additional bonus criteria up to 65 feet in Center zones
  - **Bonus Criteria + Employment Criteria + Development Agreement with City to go above 65 in Town Center ONLY**
# 2. Heights

Optional Bonus Criteria*

<table>
<thead>
<tr>
<th>Optional Criteria for Height Bonuses</th>
<th>Points</th>
<th>40-foot Height Bonus</th>
<th>65-foot Height Bonus</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. Natural Environment Bonus Criteria:</td>
<td></td>
<td>VHTC</td>
<td>VHRC</td>
</tr>
<tr>
<td>a. Rock outcroppings dedications</td>
<td>25</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>b. Trails connecting rock outcroppings or other features deemed significant by the City Open Space Division</td>
<td>25</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>c. Open space dedications</td>
<td>20</td>
<td>75</td>
<td>100</td>
</tr>
<tr>
<td>d. Private park construction</td>
<td>20</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>e. Other trails</td>
<td>20</td>
<td>75</td>
<td>100</td>
</tr>
<tr>
<td>f. Landscaping / natural buffers in addition to what's required by Zone</td>
<td>10</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>g. Shared drainage / swales with adjacent developments (preferably as open space, parks, and/or trails OR to water landscaping)</td>
<td>10</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>h. View preservation</td>
<td>10</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>i. Interpretive signage</td>
<td>5</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>II. Built Environment Bonus Criteria:</td>
<td></td>
<td>50</td>
<td>25</td>
</tr>
<tr>
<td>a. Plazas / courtyards</td>
<td>25</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>b. Living roof or accessible roof garden</td>
<td>25</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>c. Transit shelters on transit corridors</td>
<td>20</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>d. LEED certification</td>
<td>20</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>e. Transit Center within 500 feet of proposed project</td>
<td>15</td>
<td>75</td>
<td>75</td>
</tr>
<tr>
<td>e. Solar panels</td>
<td>15</td>
<td>75</td>
<td>75</td>
</tr>
<tr>
<td>f. Permeable paving</td>
<td>10</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>g. Permanent streetscape/plaza furniture and/or features (lifesize gameboards, tables &amp; seating, low water use fountains, amphitheaters, labyrinths, shade structures, etc.)</td>
<td>10</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>h. Rooftop water harvesting / cisterns</td>
<td>5</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>i. Other sustainable building practices</td>
<td>5</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Total Points Required to Receive Height Bonus</td>
<td>100</td>
<td>75</td>
<td>50</td>
</tr>
</tbody>
</table>

* As approved by Planning Director or his/her designee

September 14, 2011

Volcano Heights SDP – Focus Group Presentation

WORKING DRAFT
3. Streets
Street Network Hierarchy

- ‘A’ Street vs. ‘B’ Street
  - ‘A’ Street = Building entrances, pedestrian-friendly
  - ‘B’ Street = Services, more auto-oriented *(includes Paseo del Norte and Unser Boulevard)*

- Mandatory Streets vs. Non-mandatory Streets
  - Mandatory Streets = Mapped & regulated by Street Character first
  - Non-mandatory Streets = Criteria only & regulated by Character Zone
3. Streets:
Character Zones & Street Character
3. Street Cross Sections: Town Center – 1A
3. Street Cross Sections: Town Center – 1B

STREET TYPE 1B - TOWN CENTER WITH BIKE TRAIL
3. Street Cross Sections: Neighborhood Street – 2

September 14, 2011 Volcano Heights SDP – Focus Group Presentation WORKING DRAFT
3. Street Cross Sections: Park Edge – 3A

- Single-loaded
- Abutting Petroglyph National Monument
3. Street Cross Sections: Park Edge – 3B

- May be double-loaded
- Not abutting Petroglyph National Monument
3. Street Cross Sections: Transit Corridor
4. Site Development Standards: Overview

- **Frontage:**
  - How the building façade relates to the street

- **Building Placement:**
  - How the building footprint relates to the site

- **Parking Placement & Ratios:**
  - Where parking goes on the site and how much parking required by land use (residential vs. commercial, etc.)

- **Transitions to Single-family Residential (SF):**
  - In non-transition zones, heights adjacent to SF uses are restricted to 26 feet (i.e. not eligible for height bonus)
4. Site Development Standards: Town Center – VHTC (1 of 3)

8.2.2 Building Placement

(i) Build-To-Zone (BTZ)
- Front – ‘A’ Street and Civic Space: 5’ – 10’ (see #1)
- Front – ‘B’ Streets: 10’ – 75’ (see #2)

(ii) Setback
- Front (‘A’ Street and Civic Space): 5’ (min.), 10’ (max.)
- Front (‘B’ Streets): 10’ (min.), 75’ (max.)
- Side or Rear (distance from property line): 0’ (see #3 and 6.3.7(iii))

(iii) Building Frontage Required
- % of building built to ‘A’ Street/Civic Space BTZ: 80% (min.) (see #4 and #7)
- % of building built to ‘B’ Street BTZ: 30% (min.) (see #4 and #7)

8.2.3 Block Standards (when redevelopment is greater than 50% of the block)
- Block Face Dimensions: 100’ (min.); 500’ (max.)
- Block Perimeter: 1600’ (max.)

8.2.4 Height Standards

(i) Principal Building Standards
- Building Maximum: 2 stories or 26’ (max.) (See Section 5.2.1 of this code)
- First Floor to Floor Height: 15’ (min.) (see #5)
- Ground Floor finish level: 12 inches max. above sidewalk (for ground floor Commercial Ready buildings)
- Upper floor to floor height: 10’ (min.) (see #5)

(ii) Frontage Requirements
- Ground floors of all buildings fronting on ‘A’ Streets shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.
4. Site Development Standards: Town Center – VHTC (2 of 3)

8.2.6 Parking and Service Access

- **Surface/At Grade Parking**
  - 'A' Street/Civic Space setback: Shall be located behind the principal building.
  - 'B' Street setback: Min. of 3 feet behind the building facade line along that street.
  - Side and Rear setback (distance from property line): 0' min. (see #3 and 6.3.7[iii])

- **Above Grade Parking**
  - Setback along 'A' & 'B' Streets or Civic Space: May be built up to the building facade line along that street.
  - Side and Rear setbacks (distance from property line): 0' min. (see #3 and 6.3.7[iii])

8.2.8 Façade Elements

- Doors and Windows:
  1. There shall be no blank walls greater than 25 ft. in width of any building along 'A' Streets and Civic Spaces. For 'B' Streets there is no requirement.
  2. Doors and windows on ground floor of all buildings shall be between 50% and 50% of the ground floor façade area along all 'A' Streets and Civic Spaces. Along 'B' Streets there is no requirement.
  3. Windows on upper floor façades along all 'A' Streets and Civic Spaces shall be a minimum of 25% of each upper floor façade area, which is measured between 3 ft. and 5 ft. above each finished floor.
  4. Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces.
  5. Windows and doors on façades directly facing a lot line shared by any single-family residential lot and less than 10 ft. from the lot line shall have sills higher than 6 ft. on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6 ft. in height is constructed to obscure any direct views into adjacent properties.

8.2.9 Driveways and Service Access

- Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces.
- Porte cocheres may be permitted on 'A' Streets to provide drop-off and valet service.
- Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.
- If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall be deemed as temporary, and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.

Legend:
- Property Line
- Surface Parking Area
- Building Footprint
- Above Grade Parking Area
4. Site Development Standards: Town Center – VHTC (3 of 3)

8.2.7 Other Standards

(i) Encroachments
1. Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
2. Building projections on all other facades may not be closer than 5’ to any adjacent property line.

(ii) Arcades and Colonnades:
1. Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6’ in depth.
2. The minimum interior clearance height within an arcade or colonnade shall be 12’.

(iii) Neighborhood Transitions:
1. A Neighborhood Transition Zone shall be established on all development sites adjacent to single family sites at 25’ parallel to any lot line that is common with a single-family residential lot.
2. Building height within this Neighborhood Transition Zone shall not exceed 2 floors or 26’ and is not eligible for height bonus. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.
3. A privacy fence (masonry or opaque vegetative) of a 6’ height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.
4. Site Development Standards: Regional Center – VHRC (1 of 3)

8.3.2 Building Placement

(i) Build-To-Zone (BTZ)
- Front – ‘A’ Street/Civic Space: 5’ – 10’ (see #1) A
- Front – ‘B’ Street: 10’ – 75’ (see #2) B

(ii) Setback
- Front (‘A’ Street/Civic Space): 5’ (min.) 10’ (max.) I
- Front (‘B’ Street): 10’ (min.) 75’ (max.) J
- Side or Rear (distance from property line): 5’ (see #3) and 6.4.7(iii) C D

(iii) Building Frontage Required
- % of building built to ‘A’ Street/Civic Space BTZ: 60% (min.) E
- % of building built to ‘B’ Street BTZ: 20% (min.) F

8.3.3 Block Standards
- Block Face Dimensions: 300’ (min.) 1000’ (max.)
- Block Perimeter: 3000’ (max.)

8.3.4 Height Standards

Principal Building Standards
- Building Maximum: 2 stories or 25’ (max.) (See Section 9.3.1 of this code) K
- First Floor to Floor Height: 15’ (min.) M
- Ground Floor finish level: 12 inches max. above sidewalk (for ground floor Commercial Ready buildings) L
- Upper floor to floor height: 10’ (min.) (see #5) N

8.3.5 Frontage Requirements
- Ground floors of all buildings fronting on ‘A’ Streets shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

Legend
- Property Line
- Building Area
- Build-to-Zone
- Landscape Zone
- Sidewalk
- Setback Line

Volcano Heights SDP – Focus Group Presentation WORKING DRAFT
4. Site Development Standards: Regional Center – VHRC (2 of 3)

8.3.6 Parking and Service Access

(i) Parking Location

<table>
<thead>
<tr>
<th>Surface/At Grade Parking</th>
<th>(i) Parking Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>'A' Street and Civic Space setback</td>
<td>Shall be located behind the principal building</td>
</tr>
<tr>
<td>'B' Street setback</td>
<td>Min. of 3 feet behind the building facade line along that street</td>
</tr>
<tr>
<td>Side and Rear setback</td>
<td>0' min. (see # 3 and 6.4.7(iii))</td>
</tr>
</tbody>
</table>

Above Grade Parking

| Setback along 'A' and 'B' Streets or Civic Space | May be built up to the building facade line along that street |
| Side and Rear setbacks | 0' min. (see # 3 and 6.4.7(iii)) |

(ii) Required Off-Street Parking Spaces

| Non-residential uses within 250' | 1 space per every 300 square feet (gross) |
| Residential Uses | 1 space/unit |

8.3.9 Façade Elements

(i) Doors and Windows:

1. There shall be no blank walls greater than 50 ft. in width of any building along 'A' Streets and Civic Spaces. For 'B' Streets there is no requirement.
2. Doors and windows on ground floor of all buildings shall be a minimum of 30% of the ground floor façade area along all 'A' Streets and the Boulevard. Along 'B' Streets there is no requirement.
3. Windows on the upper floors facades along all 'A' Streets and Civic Spaces shall be a minimum of 20% of each upper floor façade area which is measured between 3 ft. and 9 ft. above each finished floor.
4. Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces.
5. Windows and doors on facades directly facing towards a lot line shared by any single-family residential lot and less than 10 ft. from the lot line shall have sills higher than 6 ft. on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6 ft. in height is constructed to obscure any direct views into adjacent properties.

(iii) Driveways and Service Access

<table>
<thead>
<tr>
<th>(iii) Driveways and Service Access</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking width</td>
</tr>
<tr>
<td>Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces. Porte cocheres may be permitted on 'A' Streets to provide drop-off and valet service.</td>
</tr>
<tr>
<td>Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.</td>
</tr>
<tr>
<td>If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall be deemed as temporary, and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.</td>
</tr>
</tbody>
</table>
4. Site Development Standards: Regional Center – VHRC (3 of 3)

Notes

1. Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.

2. The area between the building and the edge of the BTZ at the public sidewalk shall include a 6’ wide (min.) landscaping strip with street trees planted at 40’ on center (average), except at street intersections where paving is optional up to 30’ along the building façade. Species of the street trees shall be selected from the Plant List in Section 12.1 of this Code.

3. Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

4. Corner building street façade shall be built to the BTZ for a minimum of 25’ from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to-zone standards.

5. Floor to floor heights shall not apply to parking structures.

6. Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

7. Any frontage along all 1/4 streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, service areas along all streets and alleys shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Plant List in Section 12.1 of this Code. The required Street Screen shall be located at the setback line along the corresponding frontage.

8. Corner buildings may exceed the maximum building height by 15% for 20% of the building’s frontage along each corresponding street façade.

8.3.7 Other Standards

(i) Encroachments

1. Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.

2. Building projections on all other facades may not be closer than 6’ to any adjacent property line.

(ii) Arcades and Colonnades:

1. Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6’ in depth.

2. The minimum interior clearance height within an arcade or colonnade shall be 12’.

(iii) Neighborhood Transitions:

1. A Neighborhood Transition Zone shall be established on all development sites adjacent to single family sites at 25’ parallel to any lot line that is common with a single-family residential lot.

2. Building height within this Neighborhood Transition Zone shall not exceed 2 floors or 25’ and is not eligible for height bonus. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.

3. A privacy fence (masonry or opaque vegetative) of a 6’ height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.

---

September 14, 2011
Volcano Heights SDP – Focus Group Presentation
WORKING DRAFT
4. Site Development Standards: Neighborhood Center – VHNC (1 of 3)

8.1.2 Building Placement

(i) Build-To-Zone (BTZ)
- Front ['A' Street/Civic Space] 5' – 10' (see #1)
- Front ['B' Street] 10' – 30' (see #2)

(ii) Setback
- Front ['A' Street/Civic Space] 5' (min.)
- Front ['B' Street] 10' (min.)
- Side and Rear (from property line) 0' (see #3 and 6.2.7(iii))

(iii) Building Frontage Required
- % of building built to 'A' Street/Civic Space BTZ 75% (min.)
- % of building built to 'B' Street BTZ 30% (min.)

8.1.3 Block Standards
- Block Face Dimensions 300' (min.)
- Block Perimeter 800' (max.)

8.1.4 Height Standards

Principal Building Standards
- Building Maximum 2 stories or 24' (max.) (See Section 9.4.1 of this code)
- First Floor to Floor Height 15' (min.) (see #5)
- Ground Floor Finish Level Commercial Ready buildings
- Upper floor to floor height 10' (min.) (see #5)

8.1.5 Frontage Requirements

Ground floors of all buildings facing on 'A' Streets shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.
8.1.6 Parking and Service Access

(i) Parking Location

<table>
<thead>
<tr>
<th>Surface/At Grade Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>'A' Street and Civic Space setback</td>
</tr>
<tr>
<td>'B' Street setback</td>
</tr>
</tbody>
</table>

| Side and Rear setback (distance from property line) | 0' min. (see # 3 and 6.2.7(iii)) |

<table>
<thead>
<tr>
<th>Above Grade Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback along 'A' and 'B' Streets or Civic Space</td>
</tr>
<tr>
<td>Side and Rear setback (distance from property line)</td>
</tr>
</tbody>
</table>

(ii) Required Off-Street Parking Spaces

- Non-residential uses within 250' of single-family residential: 1 space per every 300 square feet (gross)
- Residential Uses: 1 space/unit

8.1.8 Facade Elements

(i) Doors and Windows:
1. There shall be no blank walls greater than 25 ft. in width of any building along 'A' Streets and Civic Spaces. For 'B' Streets there is no requirement.
2. Doors and windows on ground floor of all buildings shall be between 50% and 90% of the ground floor facade area along all 'A' Streets and Civic Spaces. Along 'B' Streets there is no requirement.
3. Windows on the upper floors facades along all 'A' Streets and Civic Space shall be a minimum of 25% of each upper floor facade area which is measured between 3 ft. and 9 ft. above each finished floor.
4. Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces.
5. Windows and doors on facades directly facing towards a lot line shared by any single-family residential lot and less than 10 ft. from the lot line shall have at least 6 ft. on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6 ft. in height is constructed to obscure any direct views into adjacent properties.

(iii) Driveways and Service Access

- NMDOT standards on Parking Arterial Roadways and 24 ft. max. on all other streets
- Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces.
- Service courts may be permitted on 'A' Streets to provide drop-off and valet service.
- Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.
- If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall be deemed as temporary, and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.
4. Site Development Standards: Neighborhood Center – VHNC (3 of 3)

Notes

1. Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.

2. The area between the building and the edge of the BTZ at the public sidewalk shall include a 6’ wide (min.) landscaping strip (1”) with street trees planted at 40’ on center (average), except at street intersections, where paving is optional up to 60’ along the building façade. Species of the street trees shall be selected from the Plant List in Section 12.1 of this Code.

3. Side and rear setbacks shall be based upon minimum fire separation required between buildings, if applicable.

4. Corner building street facades shall be built to the BTZ for a minimum of 30’ from the corner along both streets or the width of the corner lot, whichever is less. Reused entrances are permitted as long as the upper floors meet the build-to-zone standards.

5. Floor to floor heights shall not apply to parking structures.

6. Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

7. Any frontage along all ‘A’ Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, service areas along all streets and alleys shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Plant List in Section 12.1 of this Code. The required Street Screen shall be located at the setback line along the corresponding frontage.

8. Corner buildings may exceed the maximum building height by 15% for 20% of the building’s frontage along each corresponding street façade.

8.1.7 Other Standards

(i) Encroachments
1. Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
2. Building projections on all other facades may not be closer than 5’ to any adjacent property line.

(ii) Arcades and Colonnades:
1. Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6’ in depth.
2. The minimum interior clearance height within an arcade or colonnade shall be 12’.

(iii) Neighborhood Transitions:
1. A Neighborhood Transition Zone shall be established on all development sites adjacent to single family sites at 25’ parallel to any lot line that is in common with a single-family residential lot.
2. Building height within this Neighborhood Transition Zone shall not exceed 2 floors or 26’ and is not eligible for height bonus. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.
3. A privacy fence (masonry or opaque vegetative) of a 6’ height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.
4. Site Development Standards: Mixed Use – VHMX (1 of 3)

8.4.2 Building Placement

8.4.3 Block Standards

8.4.4 Height Standards

8.4.5 Frontage Requirements

Ground floors of all buildings fronting on ‘A’ Streets shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

September 14, 2011 Volcano Heights SDP – Focus Group Presentation WORKING DRAFT
4. Site Development Standards: Mixed Use – VHMX (2 of 3)

8.4.6 Parking and Service Access

(i) Parking Location

<table>
<thead>
<tr>
<th>Surface/At Grade Parking</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>'A' Street and Civic</td>
<td>Shall be located behind the principal building</td>
</tr>
<tr>
<td>Space setback</td>
<td>Q</td>
</tr>
<tr>
<td>'B' Street setback</td>
<td>Min. of 3' behind the building facade line along that street</td>
</tr>
<tr>
<td>Side and Rear setback</td>
<td>0' min. (see #2 and 6.6.7 (iii))</td>
</tr>
<tr>
<td>(distance from property line)</td>
<td>P R</td>
</tr>
</tbody>
</table>

Above Grade Parking

<table>
<thead>
<tr>
<th>Setback along Type 'A' Street, Type 'B' Street, Type 'C' or Civic Space</th>
<th>May be built up to the building facade line on that street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side and Rear setbacks</td>
<td>0' min. (see #2 and 6.6.7 (iii))</td>
</tr>
<tr>
<td>(distance from property line)</td>
<td>P R</td>
</tr>
</tbody>
</table>

(ii) Required Off-Street Parking Spaces

| Non-residential uses within 250' of single-family residential           | 1 space per every 400 square feet (gross) |
| Residential Uses                                                      | 1 space/unit                                   |

(iii) Driveways and Service Access

<table>
<thead>
<tr>
<th>Parking driveway width</th>
<th>NMDOT standards on Arterial Roadways and 24 feet max. on all other streets</th>
</tr>
</thead>
</table>

Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces. Parke cocheiros may be permitted on 'A' Streets to provide drop-off and valet service.

Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.

If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall be deemed temporary, and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.

8.4.8 Façade Elements

(i) Doors and Windows:
1. There shall be no blank walls greater than 50 ft. in width of any building along 'A' Streets and Civic Spaces. For 'B' Streets there is no requirement.
2. Doors and windows on ground floor of all buildings shall be a minimum of 30% of the ground floor façade area along all 'A' Streets and Civic Spaces. Along 'B' Streets there is no requirement.
3. Windows on the upper floors facades along all 'A' Streets and Civic Spaces shall be a minimum of 20% of each upper floor façade area which is measured between 3 ft. and 9 ft. above each finished floor.
4. Primary entrance doors for all buildings shall be on 'A' Streets or along the Boulevard.
5. Windows and doors on facades directly facing to a lot line shared by any single-family residential lot and less than 10 ft. from the lot line shall have sills higher than 6 ft. on the ground floor unless a privacy fence (masonry or vegetative) or wall of at least 6 ft. in height is constructed to obscure any direct views into adjacent properties.

(ii) Façade Articulation: Along Unser and Paseo Del Norte façades shall incorporate a corner element, articulated by a horizontal break of 3' max.
4. Site Development Standards: Mixed Use – VHMX (3 of 3)

**Notes**

#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.

#2 – On 'A' Streets and Civic Spaces, the area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 30' along the building façade. Species of the street trees shall be selected from the Plant List in Section 12.1 of this Code.

#3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

#4 – Corner building street façades shall be built to the BTZ for a minimum of 25' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to-zone standards.

#5 – Floor to floor heights shall not apply to parking structures.

#6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

#7 – Any frontage along all 'A' Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4 foot high Street Screen. Furthermore, service areas along all streets and alleys shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Plant List in Section 12.1 of this Code. The required Street Screen shall be located at the setback line along the corresponding frontage.

#8 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.

---

**3.4.7 Other Standards**

(i) **Encroachments:**
   1. Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
   2. Building projections on all other facades may not be closer than 5' to any adjacent property line.

(ii) **Arcades and Colonnades:**
   1. Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.
   2. The minimum interior clearance height within an arcade or colonnade shall be 12'.

(iii) **Neighborhood Transitions:**
   1. A Neighborhood Transition Zone shall be established on all development sites adjacent to single family sites at 25' parallel to any lot line that is common with a single-family residential lot.
   2. Building height within this Neighborhood Transition Zone shall not exceed 3 floors. This standard shall apply to any parking structures located within the Neighborhood Transition Zone.
   3. A privacy fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.
4. Site Development Standards:
Neighborhood Transition – VHNT (1 of 3)

8.5.2 Building Placement

(i) Build-To-Zone (BTZ)
- Front – ‘A’ Street / Civic Space
  - 5’ – 15’ (see #1)
- Front – ‘B’ Streets
  - 10’ – 30’ (see #2)

(ii) Setback
- Front (‘A’ Street and Civic Space)
  - 5’ (min.)
  - 15’ (max.)
- Front (‘B’ Streets)
  - 10’ (min.)
  - 30’ (max.)
- Side or Rear (distance from property line)
  - 0’ (see #3 and 6.7.7(ii))

(iii) Building Frontage Required
- % of building built to ‘A’ Street and Civic Space BTZ
  - 75% (min.) (see #4 and #7)
- % of building built to ‘B’ Streets BTZ
  - 30% (min.) (see #4 and #7)

8.5.3 Block Standards
- Block Face Dimensions
  - 200’ (min.)
  - 600’ (max.)
- Block Perimeter
  - 2000’ (max.)

8.5.4 Height Standards

Principal Building Standards
- Building Maximum
  - 2 stories or 26’ (max.)
  - (See Section 9.1.1 of this code)
- First Floor to Floor Height
  - 12’ (min.)
- Ground Floor finish level
  - 12 inches max. above sidewalk (for ground floor Commercial Ready buildings)
- Upper floor to floor height
  - 10’ (min.) (see #5)
4. Site Development Standards: Neighborhood Transition – VHNT (2 of 3)

### 8.5.6 Parking and Service Access

#### (i) Parking Location

<table>
<thead>
<tr>
<th>Type of Parking</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface/At Grade Parking</td>
<td>Shall be located behind the principal building</td>
</tr>
<tr>
<td>&quot;A&quot; Street and Civic Space setback</td>
<td>Min. of 3 feet behind the building facade line along that street</td>
</tr>
<tr>
<td>&quot;B&quot; Street setback</td>
<td>0’ min. (see #3 and 6.7.7(iii))</td>
</tr>
</tbody>
</table>

#### (ii) Required Off-Street Parking Spaces

- Non-residential uses within 250’ of single-family residential: 1 space per every 300 square feet (gross)
- Residential Uses: 1 space/unit

### 8.5.8 Façade Elements

#### (i) Doors and Windows:

1. There shall be no blank walls greater than 30 ft. in width of any building along "A" Streets and Civic Spaces. For "B" Streets there is no requirement.
2. Doors and windows on ground floor of all buildings shall be a minimum of 25% of the ground floor façade area along all "A" Streets and the Boulevard. Along "B" Streets there is no requirement.
3. Windows on the upper floors façades along all "A" Streets and Civic Spaces shall be a minimum of 20% of each upper floor façade area which is measured between 3 ft. and 9 ft. above each finished floor.
4. Primary entrance doors for all buildings shall be on "A" Streets or Civic Spaces.

#### (ii) Driveways and Service Access

- Parking driveway width: NMDOT standards on Arterial Roadways and 24 feet max. on all other streets
- Driveways and off-street loading and unloading shall not be located on "A" Streets or Civic Spaces. Porte cochères may be permitted on "A" Streets to provide drop-off and valet service.
- Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.

If driveway and/or off-street service loading and unloading access is provided from an "A" Street, such access shall be deemed as temporary, and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.
4. Site Development Standards: Neighborhood Transition – VHNT (2 of 3)

### Notes

1. Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.

2. On 'A' Streets and Civic Spaces, the area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip with street trees planted at 30' on center (average), except at street intersections, where paving is optional up to 30' along the building façade. Species of the street trees shall be selected from the Plant List in Section 12.1 of this Code.

3. Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

4. Corner building street façades shall be built to the BTZ for a minimum of 25' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to-zone standards.

5. Floor to floor heights shall not apply to parking structures.

6. Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

7. Any frontage along all ‘A’ Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, service areas along all streets and alleys shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Plant List in Section 12.1 of this Code. The required Street Screen shall be located at the setback line along the corresponding frontage.

8. Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.

### 8.5.7 Other Standards

#### (i) Encroachments

1. Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.

2. Building projections on all other facades may not be closer than 5' to any adjacent property line.

#### (ii) Arcades and Colonnades:

1. Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6' in depth.

2. The minimum interior clearance height within an arcade or colonnade shall be 14'.

#### (iii) Privacy Fence:

1. A privacy fence (masonry or opaque vegetative) of a 6' height shall be required when a non-residential lot is abutting a single-family residential lot and shall be optional for all other adjacencies.

September 14, 2011

Volcano Heights SDP – Focus Group Presentation

WORKING DRAFT
4. Site Development Standards: Escarpment Transition – VHET (1 of 3)

### 8.6.2 Building Placement

<table>
<thead>
<tr>
<th>(i) Build-To-Zone (BTZ)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front - Neighborhood Street / Civic Space</td>
<td>5' – 10' (see #1)</td>
</tr>
<tr>
<td>Front - Boulevard and Local Streets</td>
<td>10' – 30' (see #2)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(ii) Setback</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (Neighborhood Street and Civic Space)</td>
<td>5' (min.)</td>
</tr>
<tr>
<td>Front (Boulevard and Local Streets)</td>
<td>10' (min.)</td>
</tr>
<tr>
<td>Side or Rear (distance from property line)</td>
<td>0' (see #5) and 6.7(iii)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(iii) Building Frontage Required</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>% of building built to Neighborhood Street BTZ</td>
<td>75% (min.)</td>
</tr>
<tr>
<td>% of building built to Boulevard and Local Streets BTZ</td>
<td>30% (min.)</td>
</tr>
</tbody>
</table>

### 8.6.3 Block Standards

| Block Face Dimensions | 250' (min.) | 600' (max.) |  |
| Block Perimeter | 2000' (max.) |  |

### 8.6.4 Height Standards

<table>
<thead>
<tr>
<th>Principal Building Standards</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Maximum</td>
<td>2 stories or 26' (max.) (See Section 9.1.1 of this code)</td>
</tr>
<tr>
<td>First Floor to Floor Height</td>
<td>12' (min.)</td>
</tr>
<tr>
<td>Ground Floor finish level</td>
<td>12 inches max. above sidewalk (for ground floor Commercial Ready buildings)</td>
</tr>
<tr>
<td>Upper floor to floor height</td>
<td>10' (min.) (see #5)</td>
</tr>
</tbody>
</table>

### 8.6.5 Frontage Requirements

Ground floors of all buildings fronting on ‘A’ Streets shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.
### 4. Site Development Standards: Escarpment Transition – VHET (2 of 3)

#### 8.6.6 Parking and Service Access

<table>
<thead>
<tr>
<th>Surface/At Grade Parking</th>
<th>(i) Parking Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Street and Civic Space setback</td>
<td>Shall be located behind the principal building</td>
</tr>
<tr>
<td>Boulevard and Local Street setback</td>
<td>Min. of 3 feet behind the building facade line along that street</td>
</tr>
<tr>
<td>Side and Rear setback (distance from property line)</td>
<td>0’ min. (see #3 and 6.7.7(ii))</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Above Grade Parking</th>
<th>(i) Parking Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback along Neighborhood Street, Type Boulevard, Local Street or Civic Space</td>
<td>May be built up to the building facade line along that street</td>
</tr>
<tr>
<td>Side and Rear setbacks (distance from property line)</td>
<td>0’ min. (see #3 and 6.7.7(iii))</td>
</tr>
</tbody>
</table>

#### 8.6.8 Façade Elements

<table>
<thead>
<tr>
<th>(i) Doors and Windows</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. There shall be no blank walls greater than 30 ft. in width of any building along 'A' Streets and Civic Spaces. For 'B' Streets there is no requirement.</td>
</tr>
<tr>
<td>2. Doors and windows on ground floor of all buildings shall be a minimum of 25% of the ground floor façade area along all 'A' Streets and the Boulevard. Along 'B' Streets there is no requirement.</td>
</tr>
<tr>
<td>3. Windows on the upper floors façades along all 'A' Streets and Civic Spaces shall be a minimum of 20% of each upper floor façade area which is measured between 3 ft. and 9 ft. above each finished floor.</td>
</tr>
<tr>
<td>4. Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces.</td>
</tr>
</tbody>
</table>

#### (iii) Driveways and Service Access

<table>
<thead>
<tr>
<th>Parking width</th>
<th>NMDOOT standards on Arterial Roadways and 24 feet max. on all other streets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces. Porte-cochetres may be permitted on 'A' Streets to provide drop-off and valet service.</td>
<td></td>
</tr>
<tr>
<td>Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.</td>
<td></td>
</tr>
<tr>
<td>If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall be deemed as temporary, and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.</td>
<td></td>
</tr>
</tbody>
</table>
4. Site Development Standards: Escarpment Transition – VHET (3 of 3)

Notes

1. Area between the building and the edge of the BTZ shall be paved flush with the public sidewalk.

2. On ‘A’ Streets and Civic Spaces, the area between the building and the edge of the BTZ at the public sidewalk shall include a 6’ wide (max.) landscaping strip with street trees planted at 40’ on center (average), except at street intersections, where paving is optional up to 30’ along the building façade. Species of the street trees shall be selected from the Plant List in Section 12.1 of this Code.

3. Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

4. Corner buildings street facades shall be built to the BTZ for a minimum of 25’ from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to-zone standards.

5. Floor to floor heights shall not apply to parking structures.

6. Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

7. Any frontage along all ‘A’ Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, service areas along all streets and alleys shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Plant List in Section 12.1 of this Code. The required Street Screen shall be located at the setback line along the corresponding frontage.

8. Corner buildings may exceed the maximum building height by 15% for 20% of the building’s frontage along each corresponding street façade.

8.6.7 Other Standards

(i) Encroachments
   1. Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
   2. Building projections on all other facades may not be closer than 5’ to any adjacent property line.

(ii) Arcades and Colonnades:
   3. Arcades and Colonnades are permitted within the build-to-zone and shall be a minimum of 6’ in depth.
      1. The minimum interior clearance height within an arcade or colonnade shall be 14’.

(iv) Privacy Fence:
   2. A privacy fence (masonry or opaque vegetative) of a 6’ height shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies.
5. Building Design Standards: Overview

### Building form:
- Height
- Building orientation
- Massing & scale
- Color
- Building materials
- Glazing requirements / reflectivity limits

**NOTE:** Does NOT include Architectural Style

### See separate PDF for DRAFT Building Design Standards

**NOTE:** Albuquerque examples, graphics, and illustrations still to come
6. Other Development Standards: (To come)

- **Landscape Standards:**
  - How much landscaping required on-site & planting lists

- **Open Space Standards:**
  - How much OS is required on-site vs. offsite & bonuses for dedication of significant rock outcroppings

- **Lighting:**
  - Site & Street lighting standards
6. Draft Materials/Content: (To come)

- Other Development Standards
- Street Cross Section Matrix & Criteria – non-mandatory streets
- Trails & Open Space Policies/Planning
- Design approval process
- Policy/write-ups & narratives/justification
- Infrastructure phasing plan
- Implementation plan
- Photos, illustrations, & graphics
Volcano Heights will require broad coordination and robust financing mechanisms for infrastructure – all led by property owner efforts.

- **Property Owners:**
  - Coordination & consensus
  - Infrastructure costs
  - Development costs
  - TIDD, SAD, or PID application & coordination

- **City**
  - Sector Development Plan
    - Land use / zoning
    - Design requirements
    - Streamlined review
  - Economic Development
    - Coordination among jurisdictions
    - Recruitment
  - DMD
    - Infrastructure coordination

- **State, County, MRCOG**
  - Transportation coordination
  - Infrastructure assistance?
7. Implementation: Discussion with Development Experts

- Panel Discussion?
  - Developers
  - Master planners
  - Financers
  - Commercial Real Estate Development Association (NAIOP)
  - Economic development

- November 2011?
8. Revised Project Schedule

- **September 23:** Written comments due
- **October 6:** EPC Hearing
  - 60-day deferral to December 1
- **Week of October 17:** Draft & Public Meeting
- **October 18-November 10:** Review & comments
  - City Departments
  - Stakeholders
- **November:** Development Experts Panel
- **December 1:** EPC Hearing
  - Withdrawal of July 2010 Draft
  - Submittal of December 2011 Draft