VOLCANO CLIFFS

SECTOR DEVELOPMENT PLAN

AMENDED NOVEMBER 5, 2014



City of Albuquerque
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Robert J. Perry, Chief Administrative Officer

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Volcano Cliffs Sector Development Plan

Originally Adopted by the City Council and Signed by the Mayor in May 2011
Council Bill No. R-11-200 / City Enactment No. R-2011-039
EPC 1008444, 10EPC-40044

This Plan incorporates the City of Albuquerque amendments either in the following referenced Resolutions, which are on file with the City Clerk's Office and can be viewed on the City Council's webpage at https://cabq.legistar.com/Legislation.aspx, or by Administrative Amendment via Notice of Decision on file in the Planning Department.

Month / Year Adopted	**Council Bill No.**	**City Enactment No.**	**Relevant page(s), map(s), section(s), etc. affected by the Resolution**	**Description** *[include purpose, summary, and EPC Case number]*
June 25, 2012	(Administrative Amendment)	(Notice of Decision - June 25, 2012)	Chapter 4 II - General Standards Page 91	Text amendment to exempt single-family residential lots that were platted, engineered, and graded prior to the VCSDP adoption in May 2011 from the requirement to address one of three entry options to address the street.
October 6, 2014	R-14-70	R-2014-077	Various	Text amendment to update transportation network map and cross sections for consistency with all Volcano Mesa Plans, address residential and mixed-use development to minimize fugitive dust, adjust garage design standards, and fix errata. [EPC 1008444, 13EPC-40162]

[**Note**: Amendments as of 2014 are reflected in the Plan text. For more information, search for the Council Bill No. in City Council's Legistar webpage.]

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CITY OF ALBUQUERQUE
NINETEENTH COUNCIL

COUNCIL BILL NO. C/S R-11-200 ENACTMENT NO. R-2011-039

SPONSORED BY: Dan Lewis, by request

RESOLUTION

FOR AN AREA OF APPROXIMATELY 2,327 ACRES AND BORDERED GENERALLY BY THE PETROGLYPH NATIONAL MONUMENT AND CITY OF ALBUQUERQUE MAJOR PUBLIC OPEN SPACE ON THE EAST, SOUTH AND WEST, AND BY THE PASEO DEL NORTE/TOWN OF ALAMEDA GRANT LINE ALIGNMENT ON THE NORTH, ADOPTING THE VOLCANO CLIFFS SECTOR DEVELOPMENT PLAN AS A RANK 3 PLAN; CHANGING EXISTING ZONING FROM R-1 AND R-D TO SU-2 VOLCANO CLIFFS VILLAGE CENTER, SU-2 VOLCANO CLIFFS MIXED USE, SU-2 VOLCANO CLIFFS URBAN RESIDENTIAL, SU-2 VOLCANO CLIFFS LARGE LOT, AND SU-2 VOLCANO CLIFFS RURAL RESIDENTIAL.

WHEREAS, the City Council, the governing body of the City of Albuquerque, has the authority to adopt and amend plans for the physical development of areas within the planning and platting jurisdiction of the City authorized by Statute, Section 3-19-1 et. seq., NMSA 1978, and by its home rule powers; and

WHEREAS, on February 3, 2011, the Environmental Planning Commission, in its advisory role on land use and planning matters, recommended that City Council adopt the Volcano Cliffs Sector Development Plan; and

WHEREAS, the Environmental Planning Commission found approval of the Volcano Cliffs Sector Development Plan consistent with applicable goals and policies of the Albuquerque / Bernalillo County Comprehensive Plan, the Westside Strategic Plan, the Trails and Bikeways Facility Plan, the Facility Plan for Electric Service Transmission and Subtransmission Facilities, the City of Albuquerque Major Public Open Space Facility Plan, the Facility Plan for Arroyos, the Northwest Mesa Escarpment Plan, and the Comprehensive City 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:

A. The Volcano Cliffs Sector Development Plan (VCSDP) is a Rank 3 plan that covers an area of approximately 2,327 acres. The plan boundaries are the Petroglyph National Monument on the east, south and west and Paseo Del Norte to the north.

B. The Volcano Cliffs area currently contains land that is zoned R-1, R-D, RO-20, A-1 County, SU-1 for Major Public Open Space, and the VCSDP proposes five new zone categories – SU-2 Volcano Cliffs Village Center, SU-2 Volcano Cliffs Neighborhood Mixed Use, SU-2 Volcano Cliffs Urban Residential, SU-2 Volcano Cliffs Large Lot, and SU-2 Volcano Cliffs Rural Residential – as well as General Standards and General Regulations that apply to all properties within the VCSDP boundary.

C. The VCSDP supports the following goals and policies in the Rank 1 Albuquerque/Bernalillo County Comprehensive Plan:

1. Policies II.B.5.c, d, f, i, k, m, n: through the proposed Neighborhood Activity Center for the Village Center, the mix of uses proposed in order to provide neighborhood services and retail in specific locations in the Volcano Cliffs area, the lower densities and encouraging of cluster development in the SU-2 Volcano Cliffs Rural Residential zone, the proposed treatment for the arroyos, and zoning regulations and standards for height, color, and reflectivity that ensure development will not be visually intrusive;

2. Policies II.B.1.c, f, j: through the location of the least intense zoning adjacent to Major Public Open Space and the General Standards that address colors, heights, reflectivity and fencing adjacent to the Petroglyph National Monument. Also through the designation of existing and future single-loaded streets as scenic corridors, and the provision of trails;

3. Policy II.B.7: Goal: through the designation of the Volcano Cliffs Village Center as a Neighborhood Activity Center;

4. Policy II.C.6.c: through the language in General Standards that address Archaeological sites;

5. Policies II.C.9.b, c, e: through the proposed zoning, the proposed arroyo treatments, the proposed road network, and the proposed Neighborhood Activity Center, and through the employment opportunities provided by the Village Center;

6. Policies II.D.6. a, g: through the small business and employment opportunities provided by the mixed-use areas and the Village Center.

D. The VCSDP supports the following policies in the Rank 2 Westside Strategic Plan (WSSP):

1. Policy 1.1 through the high-density and non-residential uses to be located in proposed nodes;

2. Policy 1.9 through the location of a Neighborhood Activity Center in the Village Center of Volcano Cliffs;

3. Policy 1.16 through the location of the Volcano Cliffs Neighborhood Activity Center on a minor arterial, Universe Boulevard;

4. Policy 3.96 through the establishment of new zoning that will create mixed-use neighborhoods and allow higher-density residential development that can both support and be served by transit;

5. Policy 3.97 through the establishment of a Neighborhood Activity Center in the Village Center of Volcano Cliffs that will provide daily services, convenience goods and personal services to adjacent residential areas;

6. Policy 3.99 through policies that conserve arroyo corridors, recommend acquisition of land suitable for Major Public Open Space as funding becomes available, reduce the impacts of development by encouraging single-loaded streets along the edges of Major Public Open Space and Petroglyph National Monument, providing options for Conservation Development and limiting building heights and setbacks adjacent to the Escarpment face;

7. Policy 3.100 through regulations on building color and reflectivity, heights and setbacks;

8. Policy 3.101 through regulations limiting fill;

9. Policy 3.103 by requiring mitigation of rainwater run-off from development into Major Public Open Space or Petroglyph National

color and reflectivity, by setting rural densities in the western half of the plan area and encouraging the clustering of homes, by requiring the preservation of natural arroyo corridors, and by requiring that future platting of new streets aim to increase scenic corridors, which are defined in the plan as single-loaded streets abutting open space lands such as the Petroglyph National Monument or an Arroyo, by specifying the use of Native Plants in conservation easements, by setting design standards for commercial signage, by requiring that antennas and other mechanical equipment not be visible from the street or public open space, and by specifying coyote, post and wire or view fencing on properties located adjacent to the Petroglyph National Monument or Major Public Open Space.

18. Policy 4.6a by providing an interconnected street network, by proposing access points to Paseo del Norte and Unser Blvd. from key streets in Volcano Cliffs, and by including dedicated transit lanes in Street Cross Sections to ensure multimodal design;

19. Policy 4.6b by providing an interconnected street network that reduces traffic volumes on collector streets and arterials, allowing fewer travel lanes and a more intimate, pedestrian-supportive environment, by recommending pedestrian-activated signalized crosswalks and pedestrian refuges, by recommending the installation of visual and physical features to slow traffic at crosswalks, such as signage, lighting, special pavers or speed tables that require vehicles to ramp up to the same level as sidewalks, signaling that pedestrians take precedence, by requiring that above grade obstructions, such as utility boxes or street furniture, be placed so as to maintain continuous and uninterrupted pedestrian routes, and by allowing on-street parking in areas of high activity, buffering pedestrians from travel lanes;

20. Policy 4.6c by prohibiting gated or walled developments in any part of the Volcano Cliffs Sector Development Plan area, and by strongly discouraging cul-de-sacs or dead-end streets, and;

21. Policy 4.6g by concentrating commercial and mixed-use development near proposed transit routes, by proposing access points to

Paseo del Norte and Unser Blvd. that facilitate access for transit, by reducing parking requirements for development near transit stops.

E. The VCSDP supports the Proposed Trails Map on page 22 and the intent of the Rank 2 Trails and Bikeways Facility Plan through the expansion of the trail network in this area.

F. The VCSDP supports the Rank 2 Facility Plan for Electric Service Transmission and Subtransmission Facilities through the addition of language provided by PNM to address utility easements, landscaping, and access to public utility facilities.

G. The VCSDP supports the Rank 2 City of Albuquerque Major Public Open Space Facility Plan policies B2-G, B2-K, C-3 and Figure 4-1 through the policies found in Chapter 2 that address the environment and open space and the design and zoning regulations found in Chapters 4 and 5 that ensure appropriate transitions from developed areas to open space.

H. The VCSDP supports the Rank 2 Facility Plan for Arroyos: Multiple Use of Albuquerque's Arroyos and their Floodplains policies II.B. Drainage 1, II.B. Multiple Use 1, II.E.1, II.E.2, II.E.3, II.E.4, and II.F.4 through the proposed treatment for arroyos, the design standards in the plan and the opportunity for trails along arroyos provided in Policy 1 and sub-policies 1.1-1.8 of Chapter 2.

I. The VCSDP supports the following policies in the Rank 3 Northwest Mesa Escarpment Plan (NWMEP): Policies 12, 20, and 21 through the Zoning and General Standards, written to restrict heights and avoid visually intrusive development; Policy 23 through the proposed trail network and scenic corridors for the Volcano Cliffs area.

J. The VCSDP is justified per Resolution 270-1980. The proposed zoning is more advantageous to the community because it furthers applicable goals and policies in the Comprehensive Plan, the WSSP, and the NWMEP. Also, there is a public need for a sector-wide map amendment to ensure an adequate mix of residential, commercial, and service uses that encourage and allow residents to live, work, shop, and recreate all in close proximity. The proposed zoning is designed to create a healthy community that contains a mix of uses, is transit accessible and bicycle friendly, and encourages pedestrian activity, which will help decrease the demand on local streets and decrease vehicle miles traveled

(VMT). Furthermore, this public need is best served by rezoning this particular sector in this particular manner as compared with other available properties, which do not exist in the amount or configuration necessary to meet the public need. The proposed zoning meets R-270-1980 criteria as follows:

(A) The zone changes proposed by the VCSDP are consistent with furthering the health, safety, morals and general welfare of the city. The purpose of the SDP is to ensure that as the area develops it is development that furthers the goals and policies of the Comprehensive Plan and other applicable plans – in this case the WSSP and the NWMEP. The plan proposes residential, commercial, office and service uses, in a pattern designed to support transit.

(B) The proposed zoning changes will provide the area with stability. Much of the VCSDP is currently zoned RD. RD allows a range of densities and limited uses with no requirement for coordination and/or planning. The proposed zoning for the VCSDP is designed to reflect the platting, the unique location of the area, and the road network and conditions and to bring neighborhood services and retail to the Volcano Cliffs area. The proposed zoning is designed to ensure that non-residential uses, mixed-use, multifamily residential, townhouses, and single-family uses all develop in a pattern and location that are supportive of creating a stable built environment.

(C) The proposed VCSDP supports applicable goals and policies in the Comprehensive Plan, Westside Strategic Plan, the Trails and Bikeways Facility Plan, the Facility Plan for Electric Service, the Facility Plan for Arroyos, and the Northwest Mesa Escarpment Plan as outlined in previous findings C through I.

(D) The existing zoning is inappropriate because:

a. The U.S. Congress created the Petroglyph National Monument after the establishment of the existing zoning. The proposed zoning responds to and endeavors to minimize adverse impacts on the Petroglyph National Monument while allowing private property to be developed; and

b. The proposed zoning would be more advantageous to the community because it furthers applicable goals and policies in the

Comprehensive Plan, the WSSP, the Trails and Bikeways Facility Plan, the Facility Plan for Electric Service, the Facility Plan for Arroyos, and the NWMEP as articulated in findings C through I above. Specifically:

i. SU-2 Volcano Cliffs Village Center (SU-2 VCVC): This zone category replaces existing R-1 zoning for approximately 40 acres of land located in the center of the Plan area at the intersection of Universe Blvd. and Rosa Parks Drive. The Rank 2 WSSP contains a policy calling for the establishment of a Neighborhood Activity Center at this location in order to provide opportunities to develop neighborhood-serving commercial uses. The existing R-1 zoning does not provide this opportunity, which is why a zone change is needed. The SU-2 VCVC zone contains both higher-density residential and neighborhood- and community-serving commercial uses as permitted uses in order to help achieve a balance of uses within a transit-supportive environment. Based on the existing platting of the area, the Village Center zone is proposed to be located, primarily, on the only tract of land sufficiently large enough and located far enough away from the sensitive Escarpment Face to have the potential to develop into a true Neighborhood Activity Center. There are no other comparable locations.

ii. SU-2 Volcano Cliffs Mixed Use (SU-2 VCMX): This zone category replaces existing R-1 zoning in three specific areas within the VCSDP's boundaries: 1) along Paseo del Norte in the northeast corner of the Plan area to provide opportunities for neighborhood-serving commercial development to serve residential areas in the eastern portion of the Plan area, 2) along the east side of the Neighborhood Activity Center as a transition zone between the higher-intensity Village Center zone to the west and the Large Lot (single-family) zone to the east, and 3) along Rainbow Boulevard north of the Boca Negra Dam to provide opportunities for neighborhood-serving commercial development to serve residential areas in the western-most portion of the Plan area as

well as residential areas to the north and south that are currently under-served by commercial development. This zone is being used at these locations because of specific needs related to these locations.

iii. SU-2 Volcano Cliffs Urban Residential (SU-2 VCUR): This zone category replaces existing R-1 zoning in two specific areas within the VCSDP's boundaries: 1) in the northeast corner of the Plan area both to serve as a transition zone between the higher-intensity Mixed-Use zone and lower-intensity Large Lot (single-family) zone and to provide higher-density residential development opportunities to support nearby mixed-use development and transit service, and 2) along the west and south sides of the Neighborhood Activity Center to provide higher-density residential development opportunities to support the adjacent Village Center and Mixed-Use zones and transit service for the area. The benefit of using this zone at these locations is specific to the needs at each of these locations.

iv. SU-2 Volcano Cliffs Large Lot (SU-2 VCLL): This zone category replaces existing R-1 zoning for all lots in the eastern portion of the Plan area that are not being rezoned to SU-2 VCVC, SU-2 VCMX, or SU-2 VCUR, as well as lots on the west side of Rainbow Blvd. (Atrisco Dr.) up to where the Rural Residential zone begins. This zone category generally corresponds to the R-1 zone with certain additions and exceptions. The most notable difference is that the SU-2 VCLL zone limits density to 5 dwelling units per acre where R-1 typically allows 7-8 dwelling units per acre; the reason for this is to reflect and respect the existing platting of the area, which contains larger lot sizes than typically found in R-1 areas.

v. SU-2 Volcano Cliffs Rural Residential (SU-2 VCRR): This zone category replaces existing R-1 and R-D zoning for lots in the westernmost portion of the Plan area closest to Major Public Open Space and the Petroglyph National Monument. Densities in this part of the Plan area are restricted more than anywhere else

because of the need to step down development intensities in such a geologically, archaeologically, and culturally sensitive area of the city. The limit of one (1) dwelling unit per acre is appropriate for the area and consistent with the overall gross density limit of the Developing and Established Urban Areas section of the Comprehensive Plan; the ability to achieve up to three (3) dwelling units per acre through cluster development in this zone is also consistent with and furthers the goals and policies of the Comprehensive Plan.

(E) The proposed zoning does not contain uses that would be harmful to adjacent properties, neighbors, or the community. Where residential and commercial properties are adjacent, the height of the non-residential zone is required to step down. Pursuant to the Zone Code, non-residential properties are required to buffer residential properties when they meet.

(F) None of the Plan's zone changes require major capital expenditures.

(G) The cost of land is not discussed in the Plan.

(H) The decision of where to locate commercial, mixed-use and higher-density residential zoning is related to the vision proposed for the whole Volcano Mesa area and is not based solely on location on a collector or major street.

(I) To the extent to which any of the proposed SU-2 zones are found to be spot zones, they are justified as follows:

a. The proposed zoning clearly facilitates realization of the Comprehensive Plan, the Westside Strategic Plan, the Trails and Bikeways Facility Plan, the Facility Plan for Electric Service, the Facility Plan for Arroyos, and the Northwest Mesa Escarpment Plan as detailed above in the response to R-270-1980, Section 1.C.; and

b. The proposed zones and their individual, component regulations within the plan area and the plan area itself are different from surrounding land. The proposed locations of zone boundaries create differences between adjacent lands and zones as well as differences between zones within the plan area. The proposed zone categories create the opportunity for sustainable growth that entails different land

uses that help to meet the area's housing, service, and employment needs. The proposed zoning categories establish and facilitate transitions between adjacent zones within the plan area and where adjacent to existing zoning. Even where residential and non-residential zoning abut or are adjacent, there are specific requirements for height transitions within the more intense zone category so as to maximize compatibility with the less intense zone category. There are no other available properties in the area with the acreage or configuration necessary to meet the public need for sustainable and coordinated growth.

(J) To the extent to which any of the proposed SU-2 zones are found to be strip zones, they are justified as follows:

a. The proposed zoning clearly facilitates realization of the Comprehensive Plan, the West Side Strategic Plan, the Trails and Bikeways Facility Plan, the Facility Plan for Electric Service, the Facility Plan for Arroyos, and the NWMEP as detailed above in the response to R-270-1980, Section 1.C.; and

b. The proposed zoning and their individual, component regulations within the plan area and the plan area itself are different from surrounding land. The proposed locations of zone boundaries create differences between adjacent lands and zones as well as differences between zones within the plan area. The proposed zone categories create the opportunity for sustainable growth that entails different land uses that help to meet the area's housing, service, and employment needs. The proposed zoning categories establish and facilitate transitions between adjacent zones within the plan area and where adjacent to existing zoning. Even where residential and non-residential zoning abut or are adjacent, there are specific requirements for height transitions within the more intense zone category so as to maximize compatibility with the less intense zone category. Furthermore, the location of many of the "strip zones" is in response to traffic potentials on established, but not yet fully developed arterial corridors, such as Paseo del Norte and Unser Boulevard. There are no

other available properties in the area with the acreage or configuration necessary to meet the public need for sustainable and coordinated growth.

K. The Environmental Planning Commission reviewed the Volcano Cliffs Sector Development Plan and received presentations and testimony from Planning staff, commenting City departments and other agencies, property owners, interested parties, and the general public at three separate, public hearings on 02 September 2010, 04 November 2010, and 03 February 2011, and forwarded a recommendation of Approval of the VCSDP to the City Council at its 03 February 2011 hearing.

Section 2. The Volcano Cliffs Sector Development Plan, attached hereto and made a part hereof, is adopted as a Rank 3 Plan with land use control pursuant to the Comprehensive City Zoning Code and as a regulatory guide to the implementation of the Rank 1 Albuquerque / Bernalillo County Comprehensive Plan and applicable Rank 2 plans as cited above.

Section 3. All development activities within the Volcano Cliffs area shall be guided and regulated by the provisions of the Volcano Cliffs Sector Development Plan.

Section 4. The Zone Map, adopted by Article 14-16-4-9 ROA 1994, is hereby amended to reflect the rezoning in the map contained in Chapter 4 of the attachment.

Section 5. The Volcano Mesa area's road network affects more than just the Volcano Cliffs sub-area, and as detailed analysis of and designs for the network are further revised and refined via other and/or additional planning processes, the Volcano Cliffs Sector Development Plan's (VCSDP) transportation regulations shall, too, need to be revised. Therefore, Exhibit 5 and Cross Sections 1-11, contained in Chapter 3 – Transportation Regulations of the attached VCSDP, shall be considered enforceable until such time that they may be replaced by updated maps and cross sections contained and adopted in other plans affecting the same Volcano Mesa area. As the information contained in Exhibit 5 and Cross Sections 1-11 is part of an interrelated, interconnected system, and where it changes in one part of the system, so must it change in all affected parts, it shall not be necessary to amend the specified sections of the VCSDP through a

separate process per § 14-16-4-3 in order to adopt and enforce the referenced updates so long as those updates are contained in a plan of similar rank (Rank 3) that has been adopted and/or amended through the process set forth in § 14-16-4-3.

Section 6. EFFECTIVE DATE. This resolution shall take effect five days after publication by title and general summary.

Section 7. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

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PASSED AND ADOPTED THIS 2nd DAY OF May, 2011
BY A VOTE OF: 9 FOR 0 AGAINST.

Don F. Harris, President
City Council

APPROVED THIS 26th DAY OF May, 2011

Bill No. C/S R-11-200

Richard J. Berry, Mayor
City of Albuquerque

ATTEST:

Amy B. Bailey, City Clerk

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14

City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: 25 June 2012

OFFICIAL NOTIFICATION OF DECISION

MINOR CHANGE TO
VOLCANO CLIFFS
SECTOR DEVLOPMENT PLAN

Chapter 4
II – General Standards
B. Building Design Standards
8. Entries

As authorized by the Zoning Code (§14-16-4-3(D)(2)), the Planning Director **APPROVES** a minor change to the approved Volcano Cliffs Sector Development Plan for residential lots that:

1) Were platted as part of an existing, approved subdivision at the time of adoption of the Sector Development Plan (May 2011); and

2) Were engineered and graded as part of an approved grading permit at the time of adoption of the Sector Development Plan (May 2011); and

3) Are to be developed with a single-story, single-family detached house.

The minor change is as follows:

Chapter 4
II – General Standards
Page 73
8. Entries, third bullet:

- Single-family detached houses – Each single-family dwelling unit shall address the street with one of the following three options. In the case of a developer constructing 3 or more detached, single-family dwelling units, at least 2 of every 3 shall incorporate a porch meeting the dimensions below. [+ Residential lots are exempt from Options i and ii below, if all three of the following conditions are met: 1) Were platted as part of an existing, approved subdivision at the time of adoption of the Sector Development Plan (May 2011); and 2) Were engineered and graded as part of an approved grading permit at the time of adoption of the Sector Development Plan (May 2011); and 3) Are to be developed with a single-story, single-family detached house. +]

Options:

i. A covered porch or stoop at least 5 feet in depth with a floor area of at least 100 square feet and at least 6 feet clear in any direction; or

ii. A walled courtyard with an entry feature, such as but not limited to a gate, easily visible from the public right-of-way and a minimum 6 feet wide and height between 6 feet, 8 inches and 8 feet, places within the appropriate setback, connected by a courtyard wall between 4-5 feet high, and both designed and finished to complement the house in color and architectural style; or

iii. A clear, transparent window or multiple windows on the front façade that directly faces the street consisting of any size located within the area 3-6 feet from the finished floor and meting the design requirements in **Building Design Standard B.6. Windows** in this Plan.

This minor change is based on the following Findings:

FINDINGS:

1. This is a minor change to the Volcano Cliffs Sector Development Plan (VCSDP) to create a limited exemption for entries for single-story, single-family detached houses to allow for development in existing, platted and graded subdivisions in the VCSDP.

2. The VCSDP did not anticipate changes in developer ownership of already subdivided and graded lots that have specific housing footprints. New owners have expressed concerns about strict compliance with certain design standards that would require additional grading and engineering costs for single-story, single-family detached homes.

3. Compliance with most VCSDP design regulations is possible, except for incorporation of porch entries for single-story single-family detached house requirements, which make development of single-story single-family homes on already platted and graded lots economically undesirable.

4. Zoning Code § 14-16-4-3 SECTOR DEVELOPMENT PLAN PROCEDURES, (D) Review and Administration, (2) states:

   "The Planning Director may approve minor changes to an approved Sector Development Plan or Landscaping Plan if it is consistent with the use and other written requirements approved by the Planning Commission or City Council, if the buildings are of the same general size, the vehicular circulation is similar in its effect on adjacent property and streets, and the approving official finds that neither the city nor any person will be substantially aggrieved by the altered plan."

5. The City Council adopted the Volcano Cliffs Sector Development Plan in 2011 with the following, applicable goals. This minor change is consistent with the use and other written requirements approved by the City Council as follows (Volcano Cliffs Sector Development Plan, Pages 12-13):

C. Land Use and Urban Design Goals:

1. Recognize walkable neighborhoods and districts as contributing to a more sustainable city and region.

   The minor change will not impact the visually attractive setting of the area because there is still a garage set back requirement, and compliance with Chapter 4, II – General Standards, B. Building Design Standards, 8. Entries, Option iii. will continue to promote a neighborhood that is pedestrian-friendly.

3. Encourage architectural and landscape treatments that are consistent with region's traditions and climate and that help to enhance a unique sense of place.

   The proposed single-story single-family detached houses will still have architectural and landscape treatments that are consistent with the region's traditions and climate and that help to enhance a unique sense of place.

4. Promote diverse housing options throughout Volcano Cliffs.

   This minor change will promote diverse housing options by allowing additional housing types to be constructed.

Approved,

Deborah Stover
Planning Director

cc: File

CITY of ALBUQUERQUE
TWENTY-FIRST COUNCIL

COUNCIL BILL NO. R-14-71 ENACTMENT NO. R-2014-078

SPONSORED BY: Dan Lewis, by request

RESOLUTION

AMENDING THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN TO UPDATE THE ROAD NETWORK, RECONCILE AMENDMENTS MADE TO ADJACENT PLANS, AND MAKE MINOR CLARIFICATIONS TO DEVELOPMENT STANDARDS.

WHEREAS, the City Council, the governing body of the City of Albuquerque, has the authority to adopt and amend plans for the physical development of areas within the planning and platting jurisdiction of the City authorized by Statute, Section 3-19-1 et. Seq., NMSA 1978, and by its home rule powers; and

WHEREAS, the City Council adopted the Volcano Trails Sector Development Plan in August 2011, for an area of approximately 446 acres, bounded generally by Paseo del Norte to the north, the Petroglyph National Monument to the west, Volcano Cliffs to the south, and Volcano Heights to the east; and

WHEREAS, Volcano Trails provides opportunities for a variety of housing options and densities surrounding a Village Center to promote a balance of jobs and housing, as well as service and retail opportunities within walking and biking distance of residential neighborhoods; and

WHEREAS, the Rank 2 West Side Strategic Plan's Volcano Mesa Amendment establishes the policies to direct growth within the three Rank 3 Sector Development Plans – Volcano Trails, Volcano Cliffs, and Volcano Heights; and

WHEREAS, the policies and regulations intended to be consistent among the three plans were reviewed, revised, and refined throughout the process of adopting the three Rank 3 plans, which were adopted in succession beginning

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in May 2011 with Volcano Cliffs and ending in August 2013 with Volcano Heights; and

WHEREAS, amendments are needed to reconcile the road network within Volcano Mesa to incorporate cross sections for Volcano Cliffs and Volcano Heights and additional intersections on Paseo del Norte and Unser Boulevard; and

WHEREAS, amendments are needed to reconcile adjustments made to the design requirements for residential garages; strengthen regulations to minimize fugitive dust during construction activities; adjust regulations that would have resulted in undesirable, unintended consequences; and correct errata adopted in the original Plan; and

WHEREAS, amendments to the Volcano Trails Sector Development Plan (VTSDP) are 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, and the Comprehensive Zoning Code.

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 VTSDP area comprises 446 acres of land and is bounded generally by Paseo del Norte to the north, the Petroglyph National Monument to the west, Volcano Cliffs to the south, and Volcano Heights to the east.

2. The Plan area is approximately 40% developed, platted primarily into single-family residential lots. Ownership is still largely held by several major developers.

3. The Plan establishes the following SU-2 zones: Volcano Trails Village Center (VTVC), Volcano Trails Urban Residential (VTUR), Volcano Trails Residential Developing Area (VTRD), Volcano Trails Small Lot (VTSL), Volcano Trails Medium Lot (VTML), Residential Developing area, and Volcano Trails Open Space. No zone changes are involved in the amendments; rather, revisions would equally affect all properties already subject to design standards.

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4. The VTSDP includes areas designated as Developing Urban by the Rank 1 Albuquerque/Bernalillo County Comprehensive Plan (Comprehensive Plan). The VTSDP amendments implement and further the applicable Goals and Policies of the Comprehensive Plan as follows:

A. Amendments to the transportation standards help protect the livability and safety of residential neighborhoods and match street design to community identity (II.B.5 Policy k and II.C.9 Policies b and e).

B. Amendments to the standards pertaining to structure colors, plant lists, and grading help protect natural and cultural resources, improve the visual and built environments, ensure compatibility with open space, and preserve the Escarpment (II.B.1 Policy c, II.B.5 Policies d and m, II.C.8 Policy a, and II.C.9 Policy b).

5. Amendments to the standards pertaining to structure colors, plant lists, and grading implement and further the established goals and policies of the Rank 2 West Side Strategic Plan by helping protect the Escarpment, view sheds, and cultural resources (Policies 3.99 and 3.103):

6. Amendments to the standards pertaining to structure colors, plant lists, and grading implement and further the established goals and policies of the Rank 3 Northwest Mesa Escarpment Plan by ensuring that development is compatible with the natural landscape and that visual contrast is minimized (Policies 12, 20, and 21).

Section 2. The City Council makes the following findings, which are supported by and further elucidated in the complete record, as to compliance with R-270-1980 with respect to the amendments affecting zoning standards for residential garages:

1. With respect to Policy (A), the proposed zoning regulations contribute to the general welfare of the neighborhood, community, and the city because they contribute to a safer public right-of-way, enhance the public realm, and help ensure a high-quality built environment.

2. With respect to Policy (B), the proposed zoning regulations contribute to the stabilization of the area by setting standards for all residential garages to ensure high-quality design. The standards are intended to create a high-quality built environment compatible with and complementary

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to the natural beauty of the Petroglyph National Monument, which surrounds Volcano Mesa on three sides and protects a unique volcanic landscape in perpetuity.

3. With respect to Policy (C), the proposed zoning standards are consistent with and implement elements of the Rank 1 Comprehensive Plan, Rank 2 West Side Strategic Plan, and Rank 3 Northwest Mesa Escarpment Plan, as demonstrated below.

A. Rank 1 Comprehensive Plan:

(1) II.B.1. Open Space Goal and Policy b: Standards for residential garages will help ensure that development adjacent to the proposed Open Space network is compatible with open space purposes. The standards are intended to ensure a high-quality built environment commensurate with the beauty of the Petroglyph National Monument, which surrounds the planning area on three sides. The standards reduce the dominance of auto-oriented elements of residential lots and balance the competing needs of pedestrians, residents, and drivers.

(2) II.B.5 Developing and Established Urban Goal and Policy d: Residential garage standards help ensure that the location, intensity, and design of new development respects the natural environmental conditions, scenic resources, and social, cultural, and recreational values and opportunities connected to the Petroglyph National Monument.

(3) II.B.5 Developing and Established Urban Goal and Policy f: Residential garage standards help ensure that houses are oriented toward pedestrian walkways and share access with people other than drivers. The proposed standards ensure facades that balance the orientation for vehicle access via garages with the orientation for pedestrian access via sidewalks and the public realm.

(4) II.B.5 Developing and Established Urban Goal and Policy l: Residential garage standards encourage quality design in new development and design that is appropriate to the Plan area.

(5) II.B.5 Developing and Established Urban Goal and Policy m: Residential garage standards are an important part of the site design that improves the quality of the visual environment.

(6) II.C.8. Environmental Protection and Heritage Conservation Goal and Policy a: Residential garage standards are proposed in the Plan area to respect the natural and visual environment, particularly the unique Albuquerque feature that includes the volcanic landscape, of which the Petroglyph National Monument is an integral part.

(7) II.C.8 Environmental Protection and Heritage Conservation Goal and Policy e: In this highly scenic area, residential garage standards ensure development design that is in harmony with the landscape.

(8) II.C.9 Community Identity and Urban Design Goal and Policy b: Residential garage standards consider how best to design the built environment to contribute to and enhance the natural environment, including standards for the placement of entrances and windows, parking areas and relationship to buildings, drive pads and curb cuts, and the massing of buildings.

(9) II.D.4 Transportation and Transit Goal and Policy g: Residential garage standards help protect pedestrians in the public realm, minimize opportunities for conflicts with auto access to individual properties, and create pleasant non-motorized travel conditions.

(10) II.D.5 Housing Policy b: Residential garage standards help promote quality in new housing design.

B. Rank 2 West Side Strategic Plan:

(1) Policy 3.99: The residential garage standards establish design standards for developments in Volcano Mesa, which abuts the Petroglyph National Monument, in order to recognize and respect the sensitive ecological, historical and cultural importance of the area by ensuring that development is compatible and contributes to a high-quality built environment.

C. Rank 3 Volcano Trails Sector Development Plan:

(1) Goal 2: Residential garage standards help minimize blank walls and the visual impact of garage doors on development adjacent to the Escarpment and form a pleasant transition from the developed to the natural area.

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(2) Goal 4: Residential garage standards are intended to ensure high-quality design for individual buildings, which contributes to a sense of place and permanence.

4. With respect to Policy (D), existing zoning standards are inappropriate and inadequate because the proposed revisions to the existing residential garage standards are more advantageous to the community, as articulated by the preponderance of applicable goals and polices in the Comprehensive Plan and WSSP cited in Section C above.

A. There is a public need for the proposed standards, as they help ensure a high-quality built environment that is more compatible with the sensitive and unique volcanic landscape of which this Plan area is a part and the permanent open space protected in perpetuity as the Petroglyph National Monument. The residential standards also improve the safety and continuity of the pedestrian realm in front of these residential properties.

B. The location of this Plan area, with its relationship to the abutting Petroglyph National Monument, makes these residential standards important and appropriate to meet the public need for high-quality built environments and safe and continuous pedestrian realms.

5. With respect to Policy (E), these zoning standards affect one permissive use for properties between 48 and 70 feet wide. Residential garages for three or more cars would be prohibited for properties less than 70 feet wide; the existing standards specify a minimum of 48 feet to allow a three-car garage. The more restrictive standard is intended to minimize the proportion of the lot delegated for garage façade and ensure the safety and quality of the pedestrian and public realm in front of residential lots. The change is not harmful to adjacent property, neighborhood, or community; rather the standards benefit surrounding property by ensuring a high-quality built environment and safe pedestrian realm.

6. With respect to Policy (F), this zoning standard does not require major and unprogrammed capital expenditures by the city.

7. With respect to Policy (G), the cost of land and other economic considerations are not the determining factor for the additional zoning standards.

8. With respect to Policy (H), the proposed standards are not intended for properties on major streets and does not affect apartment, office, or commercial land uses.

9. With respect to Policy (I), the additional standards do not constitute spot zoning.

10. With respect to Policy (J), the additional standards do not constitute strip zoning.

Section 3. The City Council makes the following findings, which are supported by and further elucidated in the complete record, as to compliance with R-270-1980 with respect to the amendments affecting zoning standards for the archaeological review of projects two or more acres in size and/or properties on which a potential archaeological resource is discovered during development or land disturbance:

1. With respect to Policy (A), the proposed zoning contributes to the general welfare of the neighborhood, community, and the city. The proposed zoning regulation would lower the threshold for archaeological review of site development plans or master development plans and apply the Albuquerque Archaeological Ordinance (City Zoning Code §14-16-3-20) on all properties, regardless of size, in the event that a potential archaeological resource is discovered during development or land disturbance. The proposed zoning regulation would replace the existing regulation requiring a 50-foot setback from any petroglyph or archaeological site. This proposed change removes a potential impediment to development while protecting unique cultural and historical resources, consistent with the goals and policies of the Comprehensive Plan and other applicable plans. The proposed regulation has no adverse effect on public facilities or services, fire and police facilities, drainage facilities, or roadways. Where a petroglyph or other significant archaeological resource is discovered within a proposed facility site or right-of-way, a Certificate of No Effect or a treatment plan would need to be approved by the City Archaeologist, but no such condition is known at this time.

2. With respect to Policy (B), the proposed requirement contributes to the stabilization of the area by helping to preserve archaeological

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resources and maintain a connection with the unique volcanic landscape and continuous cultural and historical use by native peoples for centuries, while still allowing for development on private property. The City and the federal government protected much of this landscape in perpetuity by creating the Petroglyph National Monument, which surrounds Volcano Mesa on three sides. The Archaeological Ordinance in City Comprehensive Zoning Code §14-16-3-20 defines archaeological resources of at least 75 years old that might be considered significant and protects them from adverse impacts of development. The Archaeological Ordinance is currently applicable for projects five or more acres in size on property with SU-2 zoning requiring site plan approval. The proposed regulation would extend the applicability of this ordinance to projects 2 or more acres in size requiring site plan approval as well as to any property on which a potential archaeological resource were discovered. In the event that a potential archaeological resource were discovered on private property of any size, the proposed requirement is intended to determine its significance and encourage appropriate treatment while still allowing for development on the remaining portion of the property. The requirement is intended to encourage the conservation of petroglyphs and other significant archaeological resources as integral parts of the unique cultural, historical, and geologic landscape that includes the volcanoes, basalt flow, and escarpment.

3. With respect to Policy (C), the proposed zoning standard is consistent with and implements elements of the Rank 1 Comprehensive Plan, Rank 2 West Side Strategic Plan, and Rank 3 Northwest Mesa Escarpment Plan, as demonstrated below.

A. Rank 1 Comprehensive Plan:

(1) II.B.1. Open Space Goal and Policy a: Adding the proposed general standard will protect and preserve a natural resource and environmental feature and conserve archaeological resources.

(2) II.B.1. Open Space Goal and Policy d : The proposed regulation is intended to preserve petroglyphs and other archaeological resources connected to the landscape, geology, and cultural importance of the volcanoes, basalt flow, and escarpment.

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(3) II.C.6. Archaeological Resources Goal and Policy b: In the event that a significant archaeological resource is discovered, a treatment plan must be prepared and approved by the City Archaeologist, who can assure that the treatment is appropriate to preserve and/or protect significant sites.

(4) II.C.9 Community Identity and Urban Design Goal and Policy b: Preservation of petroglyphs and other significant archaeological resources maintains the integrity of the volcanic landscape in a unique area of Albuquerque with distinct and rich local history and cultural traditions dating back to pre-historic use as prayer sites by Pueblo peoples that continues today.

B. Rank 2 West Side Strategic Plan:

(1) Policy 3.103: The proposed regulation protects and ensures conservation of archaeological and cultural resources.

(2) Policy 2.104: The proposed regulation requires the appropriate treatment of significant archaeological resources, which may include a buffer or setback from petroglyphs and archaeological sites, which would be consistent with this policy that advocates a 50-foot setback from petroglyphs for development, trails, and recreation areas.

(3) Policy 3.107: The proposed regulation would help ensure conservation of rock outcroppings containing petroglyphs.

C. Rank 3 North West Mesa Escarpment Plan (NWMEP):

(1) Policy 10: The proposed regulation protects significant archaeological sites.

4. With respect to Policy (D), existing zoning standards are inappropriate and inadequate because removing the 50-foot buffer for petroglyphs and replacing it with a standard is more advantageous to the community. The proposed standard is more flexible and can be customized more appropriately for any archaeological resources that are discovered and found to be significant. This flexibility is expected to remove a potential disincentive for compliance and help ensure the protection and preservation of archaeological resources, particularly petroglyphs, as articulated by the preponderance of applicable goals and polices in the Comprehensive Plan,

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WSSP, and NWMEP cited in Section C. The proposed zoning standard helps conserve unique natural and cultural resources; preserve the connection to a unique natural and cultural landscape – a large portion of which is preserved in perpetuity by the Petroglyph National Monument; and maintain the cultural and historical importance of these petroglyphs for the public and the Pueblo people.

A. There is a public need for the proposed standard; petroglyphs and other significant archaeological resources are unique and irreplaceable. They are an integral part of a cultural, historical, and geological landscape that contributes to the richness of Albuquerque and the value of the priceless Petroglyph National Monument. It serves the public interest to preserve these unique resources and help protect the integrity of this unique landscape. Preserving these resources in perpetuity allows for future opportunities for research, experience, and education.

B. The threshold for archaeological review should be extended within Volcano Mesa because this area was used heavily over time by Pueblo people for cultural and spiritual rituals connected to the volcanic landscape. The Petroglyph National Monument preserved the most heavily used and most treasured areas in perpetuity for the public. It is unlikely that most private property nearby will have archaeological resources; however, where archaeological resources are discovered in the area, they will likely be more significant and significant more often than not, compared with archaeological resources found in other areas of the City. This volcanic landscape was used in place-based rituals much like a spiritual pilgrimage; therefore, archaeological resources in the area are likely connected to this historical and cultural tradition.

5. With respect to Policy (E), this zoning standard does not affect the permissive uses of the property. Preserving petroglyphs would not be harmful to adjacent property, the neighborhood, or the community; rather, their preservation ensures the continuity of cultural heritage and maintains the integrity of this unique geological landscape.

6. With respect to Policy (F), this zoning standard does not require major and unprogrammed capital expenditures by the city.

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7. With respect to Policy (G), the cost of land and other economic considerations are not the determining factor for the additional zoning standards.

8. With respect to Policy (H), the proposed regulation has no relation to the street network and is not intended to change apartment, office, or commercial land uses.

9. With respect to Policy (I), the additional standard does not constitute spot zoning.

10. With respect to Policy (J), the additional standard does not constitute strip zoning.

Section 4. Amendments to the Volcano Trails Sector Development Plan, attached hereto and made a part hereof, are adopted as part of this Rank 3 Plan with land use control pursuant to the Comprehensive City Zoning Code and as a regulatory guide to the implementation of the Rank 1 Albuquerque/Bernalillo County Comprehensive Plan and applicable Rank 2 and 3 Plans as cited above.

Section 5. All development activities within the Volcano Trails Sector Development Plan boundaries shall be guided and regulated by the policies, standards, and regulations of the VTSDP.

Section 6. EFFECTIVE DATE. This resolution shall take effect five days after publication by title and general summary.

Section 7. SEVERABILITY CLAUSE. If any section paragraph, sentence, clause, word, or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

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PASSED AND ADOPTED THIS 6th DAY OF October, 2014
BY A VOTE OF: 8 FOR 0 AGAINST.

Excused: Garduño

Ken Sanchez, President
City Council

APPROVED THIS 22nd DAY OF October, 2014

Bill No. R-14-71

Richard J. Berry, Mayor
City of Albuquerque

ATTEST:

Trina M. Gurule, Acting City Clerk

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List of Acronyms

ABCWUA:	Albuquerque-Bernalillo County Water Utility Authority
AMAFCA:	Albuquerque Metropolitan Area Flood Control Authority
BRT:	Bus Rapid Transit
DRB:	Development Review Board
EPC:	Environmental Planning Commission
FAR:	Floor Area Ratio
HOV:	High-occupancy Vehicle
LRV:	Light Reflective Value
NWMEP:	Northwest Mesa Escarpment Plan
PCD:	Private Commons Development
PID:	Public Improvement District
PNM:	Public Service Company of New Mexico (Electric Utility)
PUE:	Public Utility Easement
ROW:	Right-of-Way
SAD:	Special Assessment District
SDP:	Sector Development Plan
SF:	Square Feet
SOV:	Single-occupancy Vehicle
VCSDP:	Volcano Cliffs Sector Development Plan
VCLL:	Volcano Cliffs Large Lot (SU-2 Zoning)
VCMX:	Volcano Cliffs Mixed Use (SU-2 Zoning)
VCRR:	Volcano Cliffs Rural Residential (SU-2 Zoning)
VCUR:	Volcano Cliffs Urban Residential (SU-2 Zoning)
VCVC:	Volcano Cliffs Village Center (SU-2 Zoning)
VHSDP:	Volcano Heights Sector Development Plan
VTSDP:	Volcano Trails Sector Development Plan
WSSP:	West Side Strategic Plan

Introduction. In 2004, the Albuquerque City Council initiated a planning process for the Volcano Cliffs area of the city, which consists of approximately 1,700 small, undeveloped lots in a subdivision that was platted in the 1960s and annexed by the City in 1981. Located along the volcanic Escarpment of the city's Northwest Mesa, Volcano Cliffs is an area of unique features and special characteristics and conditions, worthy of preservation and protection. In the following years, the City studied and developed plans for Volcano Cliffs and a larger area referred to as "Volcano Heights." However, the ultimate plan that was adopted by the City Council in 2006 – the Volcano Heights Sector Development Plan – did not have the support of the Volcano Cliffs Property Owners Association, who challenged the plan in court, and the plan was subsequently remanded to the City in 2008/9.

Planning Process. In 2010, at the direction of City Councilor Dan Lewis and Planning Director Deborah Stover, in consultation with area property owners, a new approach to developing long-range plans for this special area of Albuquerque was initiated. Three separate, but related, Rank 3 Sector Development Plans were developed in order to address the diverse needs of and issues within each planning area. The City sought input from stakeholders and property owners throughout the process and used that input to guide the development of the three plans.

- This plan, the Volcano Cliffs Sector Development Plan (VCSDP), includes the areas where small, large, and acreage lots are individually owned and low-density residential development will predominate, with some commercial.
- The Volcano Heights Sector Development Plan (VHSDP) borders the VCSDP to the north and includes larger tracts of land that are designated a Major Activity Center, where a mix of employment, commercial, and high- and medium-density residential development opportunities exist.
- The third plan is the Volcano Trails Sector Development Plan (VTSDP), which is located to the west of the Volcano Heights and borders the VCSDP at its northwest edge; the Trails is an area primarily for residential development but differs from the Volcano Cliffs area in that there is consolidated ownership with larger tracts being master developed. (See **Exhibit 1**, Volcano Mesa Plan Area)

The three plans share many similar policy underpinnings, which are captured and documented via a companion Volcano Mesa Amendment to the West Side Strategic Plan, the Rank 2 Area Plan that governs Albuquerque's West Side.

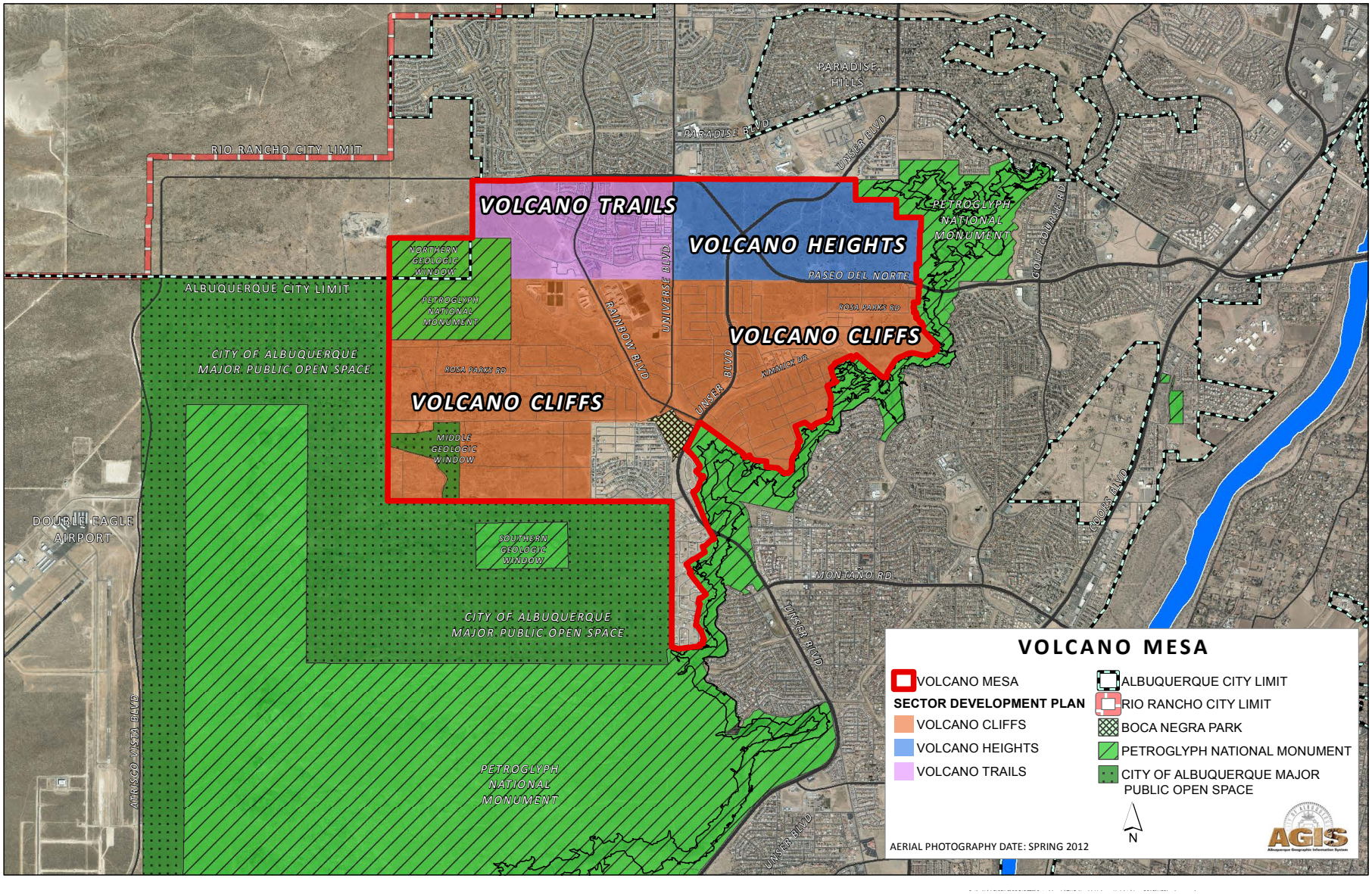


Exhibit 1: Volcano Mesa Plan Area

Purpose of the Plan. The Volcano Cliffs Sector Development Plan covers 2,327 acres of land and adopts zoning and overall policy guidance for development within the plan area. From meeting with the steering committee, comprised of representatives of the Volcano Cliffs Property Owners Association, the following Vision and Guiding Principles were adopted:

Vision. The plan will:
- PRESERVE the fantastic views from the Volcano Cliffs area.
- RESPECT the many individual, private property owners in the Volcano Cliffs area.
- PROTECT the unique location of the Volcano Cliffs area.

Guiding Principles. The following principles guided the development of this plan:
- Develop a flexible plan and encourage development that is both ecologically and financially sustainable.
- Ensure good quality development.
- Protect views to and from the Volcano Cliffs area.
- Respect the unique location, surrounded by the Petroglyph National Monument and Major Public Open Space.
- Respect the existing platted lots of various sizes and the many individual property owners.
- Provide a planning framework to support future Special Assessment Districts (SADs) or other such funding mechanisms.
- Ensure delivery of utilities and infrastructure to the area.
- Provide opportunities for jobs and a range of housing types.
- Acquire Major Public Open Space in an equitable and timely fashion.
- Ensure walkable thoroughfares in Volcano Cliffs.

The Plan contains Environment/Open Space, Transportation, and Land Use/Urban Design goals (see **Chapter 1**) that reflect and are consistent with the overall Vision and Guiding Principles articulated above. The policies and regulations in the Plan were developed by following the Guiding Principles and are intended to ensure that the Vision for the area can be realized.

Plan Area. The Volcano Cliffs Sector Development Plan Area (see **Exhibit 2**, Volcano Cliffs Plan Area) covers approximately 2,327 acres. The area is surrounded on three sides by 10,000 acres of open space under City, State and Federal jurisdictions. The shape of the open space holdings includes large tracts and long, narrow bands of Escarpment. The Plan area includes portions of the land the US Congress set aside as Petroglyph National Monument (the "Monument") in 1990. From east to west, the Plan area extends from the volcanic Escarpment to the Major Public Open Space surrounding five dormant volcanoes. From north to south, the Plan area extends from south of the Town of Alameda Grant line and Paseo del Norte to the Petroglyph National Monument. The Plan's boundary also includes a small area of Bernalillo County land in the Monument's North Geological Window; any future actions in this area, including annexation, would require County review and approval.

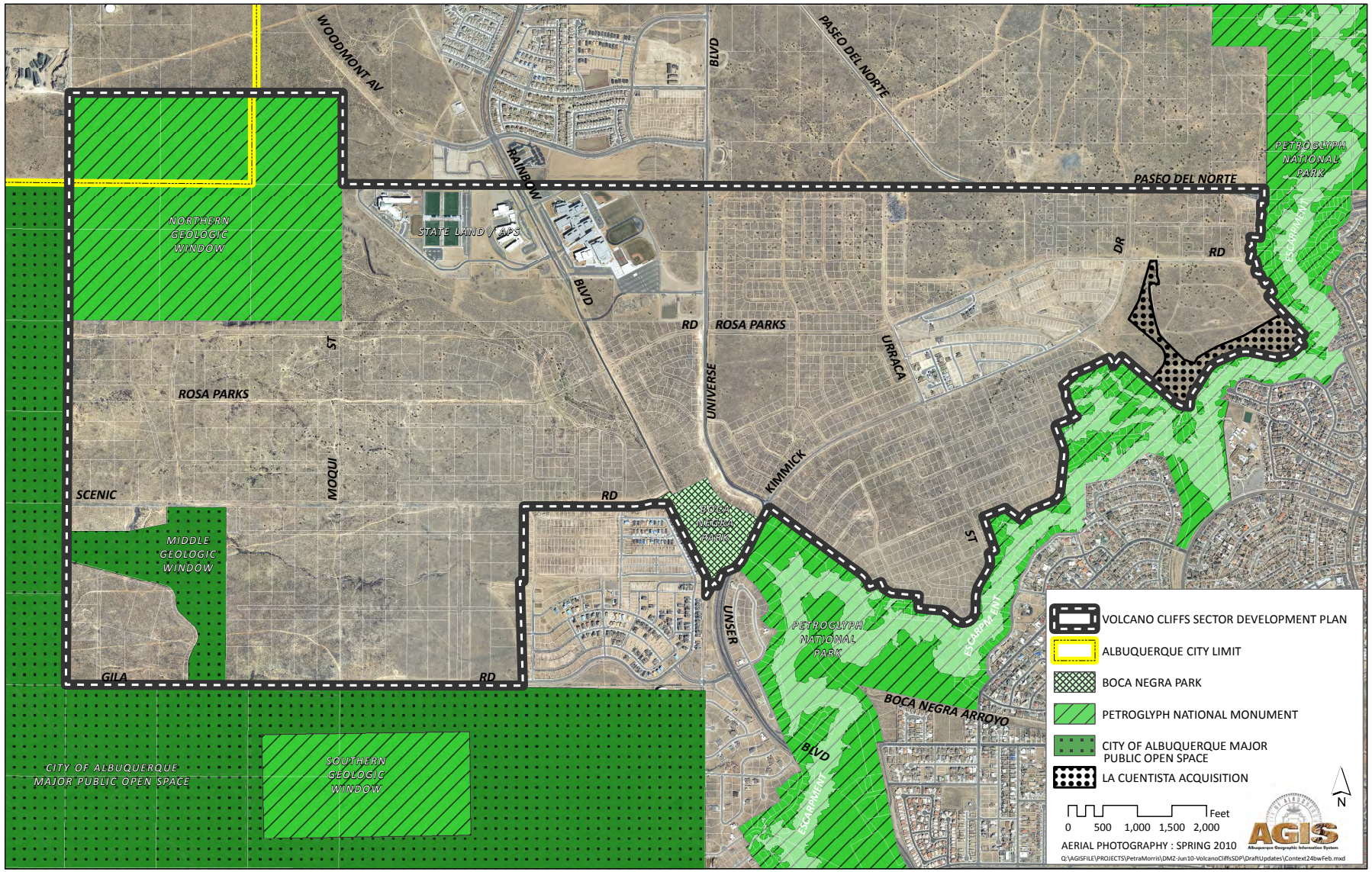


Exhibit 2: Volcano Cliffs Plan Area

Pre-existing Platting and Zoning. The 2,327-acre Plan area was zoned upon annexation almost entirely for single family development (R-1 and R-D) at average suburban densities of 5 dwelling units (du) per acre. R-1 was the underlying zoning for Established Urban areas designated in the Comprehensive Plan, and R-D was the underlying zoning for Developing Urban areas. (See **Exhibit 3**, Volcano Cliffs Existing Comprehensive Plan Boundaries and Pre-existing Zoning Map.) Between the northernmost volcanoes and the Escarpment lie approximately 1,700 small, undeveloped lots. Approximately 1,400 of these lots are under 1 acre in size.

This Plan changes zoning in Volcano Cliffs in order to protect the unique beauty and cultural significance of this area, as well as introduce a mix of retail, businesses, and other amenities to ensure quality of life for residents and neighbors. Without changing the average density of the area, the Plan lowers density on the majority of the acreage while concentrating density in mixed-use zones near proposed transit, retail, and services near a proposed Village Center.

This strategy intends to protect sensitive areas, preserve views, and improve quality of life for West Side residents through added jobs, services, and transit. Ideally, more residents using transit and shopping, playing, or working near home will help minimize the potential number of people needing to cross the Rio Grande on Albuquerque's limited bridge roads and maximize opportunities for sustainable growth on the West Side.

Water. The project area is located adjacent to the northern boundary of the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) service area. With the acquisition of New Mexico Utilities in May 2009, all water system improvements identified in the project area are focused on improving the connectivity of the two water systems and well production. Any master planned system improvements must comply with the ABCWUA's ordinances, resolutions, plans, and regulations.

Implementation and Financing Tools. Due to the fragmentary ownership of land within the Volcano Cliffs plan area, extensive, coordinated efforts will be required to realize development in the area. The provision of infrastructure and utilities for the Volcano Cliffs area requires the use of special planning, engineering, and financing mechanisms known as Public Improvement Districts (PIDs) and Special Assessment Districts (SADs). PIDs and SADs are needed where there is a "premature" subdivision plat; in other words, where land received final plat approval and was sold to individual buyers before local subdivision infrastructure was financed and installed. This practice would currently not be allowed, and PIDs and SADs will be needed in Volcano Cliffs to address such issues as local street development, water and sewer, hydrology improvements, and platting.

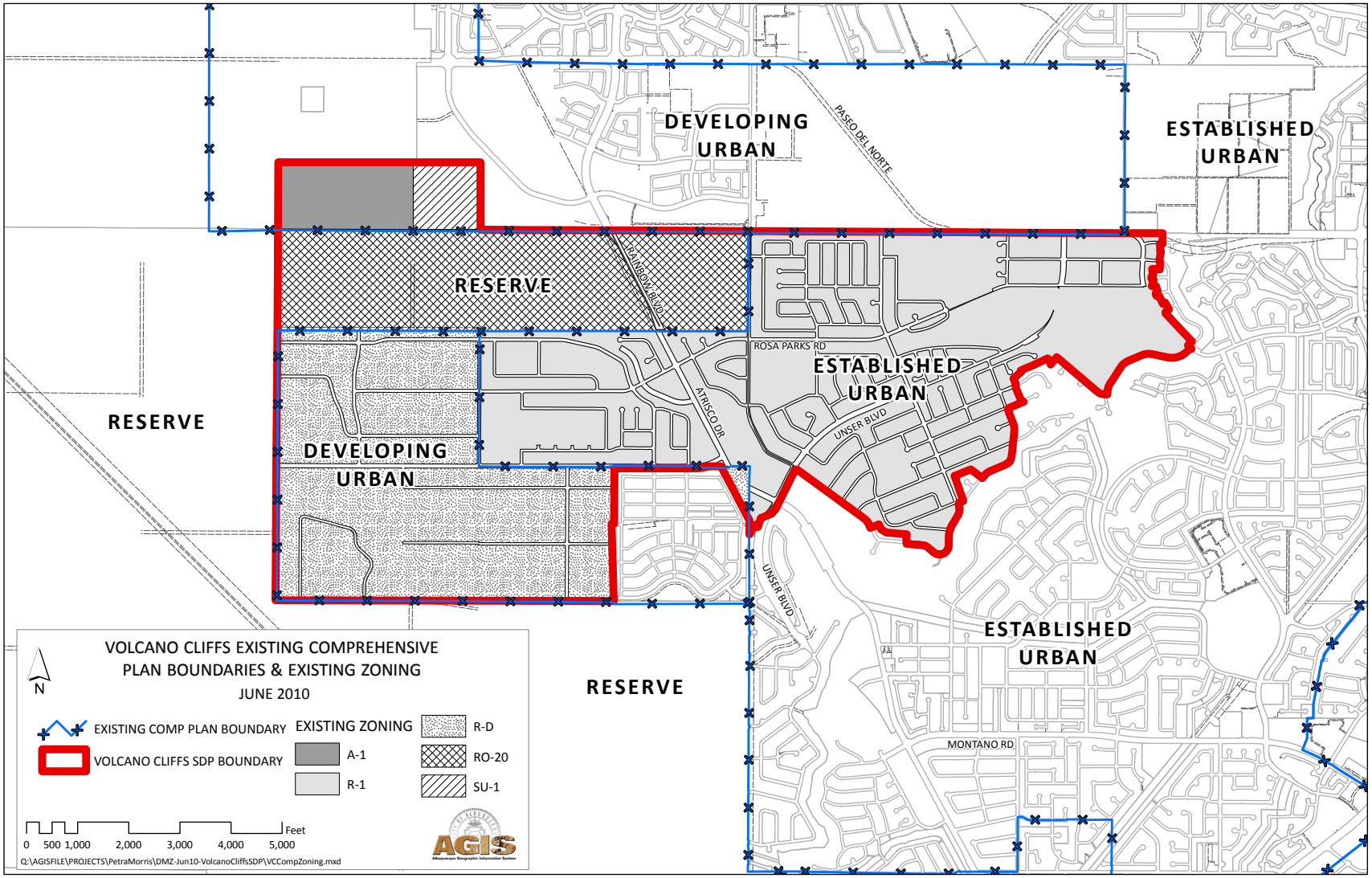


Exhibit 3: Volcano Cliffs Pre-Existing Comprehensive Plan Boundaries & Pre-existing Zoning

Regulatory Tool. The City of Albuquerque uses a system of ranked plans, starting with the Rank 1 Albuquerque / Bernalillo County Comprehensive Plan, which sets the vision, goals, and overall policies from a City-wide perspective. There are also lower-ranked plans that must comply with the intent, policies, and goals of higher-ranked plans. Rank 2 Plans, such as the West Side Strategic Plan or the Arroyos Facility Plan, are exclusively policy documents that provide more detail and give more direction about large but distinct areas within Albuquerque. Rank 3 Plans, including Sector Development Plans (SDP) such as this Volcano Cliffs SDP, take the most detailed look at smaller areas and can include both policy (i.e. direction) and regulations (i.e. law).

This Rank 3 VCSDP is intended to further and comply with the policies and intents of the following adopted plans.

TABLE 1: RELEVANT EXISTING RANKED CITY PLANS

Relevant Ranked Plans	Area	Policy / Regulation
Rank 1: Albuquerque / Bernalillo County Comprehensive Plan	Entire Albuquerque Area	Policy
Rank 2: Area / Facility Plans • West Side Strategic Plan • Facility Plan for Arroyos • Major Public Open Space Facility Plan • Trails and Bikeways Facility Plan • Facility Plan for Electric Service Transmission and Subtransmission Facilities	Relevant Albuquerque Areas, including Volcano Mesa	Policy
Rank 3: • Northwest Mesa Escarpment Plan (NWMEP)	Specific Area	Policy / Regulation

Because the VCSDP and the NWMEP are both Rank 3 plans with overlapping boundaries (see **Exhibit 8**), where a policy or regulation conflicts, the most restrictive of the policy/regulation prevails, unless otherwise detailed in a plan. In areas with overlapping boundaries, where one plan is silent, the policies/regulations of the other plan prevail.

This Rank 3 Volcano Cliffs Sector Development Plan provides policy and regulatory guidance for development within its boundaries. Its adoption sets land-use, design, and development standards for the area to ensure development outcomes that are more predictable for the community and affected stakeholders. Its strategies are based on implementing the goals and policies of the West Side Strategic Plan Volcano Mesa amendment, which identifies the Volcano Cliffs area as suitable for primarily residential development.

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Chapter 1

goals

CHAPTER 1

The following goals are intended to support the Vision and Guiding Principles in the Introduction and the policies set forth in the existing relevant ranked plans (see **Table 1**), as well as the Planned Growth Strategy. The goals represent the overarching objectives of the Plan. They are supported by the more detailed policies in the Environment and Open Space chapter and the regulations in the Transportation, Zoning and General Standards, and General Regulations chapters.

A. ENVIRONMENT AND OPEN SPACE GOALS

1. Establish an interconnected open space network where possible that is comprised of parks, arroyos, the Petroglyph National Monument, Major Public Open Space, and other open spaces.

An organized system of open space can help conserve the natural environment, mitigate the impacts of development, and provide exceptional recreational opportunities. Opportunities to experience nature should be plentiful, especially for children. Often, these open space features can form the boundary of neighborhoods and maintain distant views to the Volcanoes and Sandia Mountains.

2. Respect Albuquerque's culture and history, both Hispanic and Native American, through contextually sensitive development of Volcano Cliffs.

Volcano Mesa provides a unique portal to understand the rich interplay of cultures that is New Mexico. The stories of the meaning of this place to Native Americans can be told through living in and visiting Volcano Cliffs and by the way we develop this special area. As such, Volcano Cliffs can be another entry point for all of Albuquerque into different and important perspectives on humanity's place on earth and our spiritual paths.

3. Conserve Volcano Cliffs' arroyos and encourage residents' connections with nature.

The area's arroyos contain valuable and distinctive habitat and scenic features. The arroyos contain many unique animals and plants, which could be threatened by development and the dramatic increase in storm water runoff that accompanies it. They can be used today to form an interconnected east-west trail system along these original pathways. As linear open spaces, the arroyos and open space along Petroglyph National Monument also offer unique opportunities for trails.

4. Conserve Volcano Cliffs' archaeological resources and protect and emphasize views and visual connections to the Volcanoes, Sandia Mountains and the Rio Grande.

Native Americans have left petroglyphs, evidence of prehistoric settlement, and other artifacts, and these still have active religious and cultural value. Views can be protected and enhanced through considerate site planning, by creating view corridors using streets and arroyos, and by emphasizing lower-scale development along the view corridors. The current platting also helps to achieve this goal.

5. Maintain scenic edges, protect important views, and minimize the visual impact of development on the western horizon as seen throughout the city.

The visual impact of development in the Plan area, especially in the western portions of the Plan area, adjacent to the rising mass of the volcanic cones, should be developed in a manner that preserves a sense of open space by encouraging the clustering of homes and through rural densities. In addition, height, color, and other visual qualities will be controlled along the Escarpment edge of Volcano Cliffs. The built environment and landscape along the edges where Volcano Cliffs and the Petroglyph National Monument meet should form a pleasant transition from the natural area to the developed area. Open space constitutes an important resource that demands special landscape and architectural treatments.

B. TRANSPORTATION GOALS

1. Provide a choice of viable transportation options for commuting and daily needs. Create thoroughfares that are walkable and pedestrian-friendly but still serve motorists by providing street trees, landscaping, wide sidewalks, and active uses.

Walking is a liberating travel option. Streets should feel safe and comfortable for pedestrians. The design of streets and the buildings that face them influences whether someone will choose to walk. Pedestrian-friendly streets have wide sidewalks, street trees and slow moving traffic. They also have pedestrian-scaled buildings with frequent entries, windows, and attractive features. Parking lots and blank walls should be minimized along pedestrian routes. Median vegetation should reflect the geography of the area and should maintain visibility along that roadway. For greater distances, transit could offer a convenient alternative to Single Occupancy Vehicles (SOV). Reducing reliance on the automobile reduces pollution, congestion and pressures to widen roads and bridges, especially at regional "pinch points" like the Rio Grande.

2. Support an efficient and reliable transit system.
To support frequent service with less public subsidy, transit stop locations should be coordinated with higher residential densities and retail, commercial, and employment destinations. In suburban settings, traditional transit systems may be used, but as development intensifies, Bus Rapid Transit (BRT) presents a cost-effective alternative with travel times that compete with door-to-door car use and might pave the way for potential future light rail routes. Exclusive transit and High Occupancy Vehicle (HOV) lanes are incorporated into Paseo del Norte and Unser Boulevard in order for transit to draw closer to the performance of SOVs.

3. Connect different uses and areas by an efficient and convenient street network.
Streets should not create barriers that separate people and neighborhoods. Instead, streets should create safe and direct connections between common destinations. Streets should also be designed to control auto speeds and be a comfortable place for neighbors to come together. Rather than concentrate traffic, streets should distribute traffic among roadways.

C. LAND USE AND URBAN DESIGN GOALS

1. Recognize walkable neighborhoods and districts as contributing to a more sustainable city and region.
Strong and healthy neighborhoods, because they operate at a scale where people walk and interact, are essential to successful and sustainable development. Organizing development within walkable mixed-use districts and neighborhoods supports transit, economizes on infrastructure, and respects the environment. These areas complement those that are more rural in nature and are developed at a lower density. Requiring development to comply with design standards that support the creation of safe, comfortable, and visually attractive settings will support a community's long-term economic, cultural, and social viability.

2. Bring homes, businesses, and daily destinations—like retail and community facilities—closer together within neighborhoods and districts.
Ideally, homes should be within walking distance of a mixed-use village center containing retail, community services, and a small park or plaza. Volcano Cliffs also includes more rural areas, with larger platted lots, adding to the residential diversity of the area. Studies have shown that this walkable pattern of development can reduce the number of vehicle-trips dramatically. Walkable districts and neighborhoods also have proven social and economic benefits resulting from better access to basic needs and amenities, safer and more active streets, and improved health through physical activity.

3. *Encourage architectural and landscape treatments that are consistent with the region's traditions and climate and that help to enhance a unique sense of place.*
Albuquerque's design traditions spring from its arid climate, intense sun, local materials, and the cultural backgrounds of its inhabitants. These considerations deserve continued attention out of respect for the past and also out of concern for an energy- and water-efficient future.

4. *Promote diverse housing options throughout Volcano Cliffs.*
A variety of housing types—at varying densities—allows residents, if they choose to do so, to move through all stages of life within the same neighborhood. Housing diversity will also help attract businesses and balance development on the West Side.

5. *Establish a Village Center as a mixed-use Neighborhood Activity Center that offers a range of service, commercial, and entertainment uses; urban housing; and some employment opportunities.*
A mixed-use Neighborhood Activity Center designation (as per the Rank II West Side Strategic Plan, using the criteria of the Rank I Comprehensive Plan) for the Village Center will provide an opportunity for residents in the surrounding residential areas to access a range of goods and services that they may need in their daily lives. The Village Center also provides an opportunity for housing options at higher densities than the surrounding single family neighborhoods. Clustering retail services within close proximity to residential areas provides an opportunity for goods and services to be accessible to adjacent residential neighborhoods. Following the West Side Strategic Plan, a well-designed central plaza will serve as a focus for community life in the Neighborhood Activity Center and help enhance a sense of place.

6. *Provide for the orderly expansion of infrastructure and public facilities in the area.*
Volcano Cliffs' infrastructure improvements will need to be phased in a way that recognizes available funding and that provides infrastructure and facilities in a timely way to meet the needs of residents and local employees. One funding mechanism that is available for development in the area is Special Assessment Districts (SADs).

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Chapter 2

environment & open space policies

Chapter 2

INTENT

The Volcano Cliffs area is endowed with an extraordinary geologic and cultural heritage. Ten-thousand acres of federally protected land and City-owned Major Public Open Space, in the form of the Petroglyph National Monument, form a U-shape around the Plan area. Development in Volcano Cliffs will create miles of edge between development and open space. The Plan calls for a clear demarcation between the built environment and nature to both conserve natural features and to open dramatic views to the area's scenic features. Parks and trails will enhance the quality of life for Volcano Cliffs residents and Albuquerque residents as a whole.

The Plan provides a strategy to protect valuable resources and deliver exceptional recreational features. Policies of the Albuquerque/Bernalillo County Comprehensive Plan specifically state:

"Open space lands and waters should be acquired or regulated as appropriate to serve one or more of the following specific purposes:

- Conservation of natural resources and environmental features,
- Provision of opportunities for outdoor education and recreation,
- Shaping of the urban form, neighborhood edge,
- Conservation of archaeological resources,
- Provision of trail corridors,
- Protection of the public from natural hazards."

Through a range of policies, development in Volcano Cliffs can maintain high air and water quality, minimize the use of energy, and protect the environment. Doing so will help provide for a more sustainable future, whether measured in environmental, health, or economic terms. Good stewardship of natural resources can also establish Volcano Cliffs' identity as a place that supports the on-going health of the community and its citizens.

The following policies adopt recommendations for protecting the area's unique natural and cultural features.

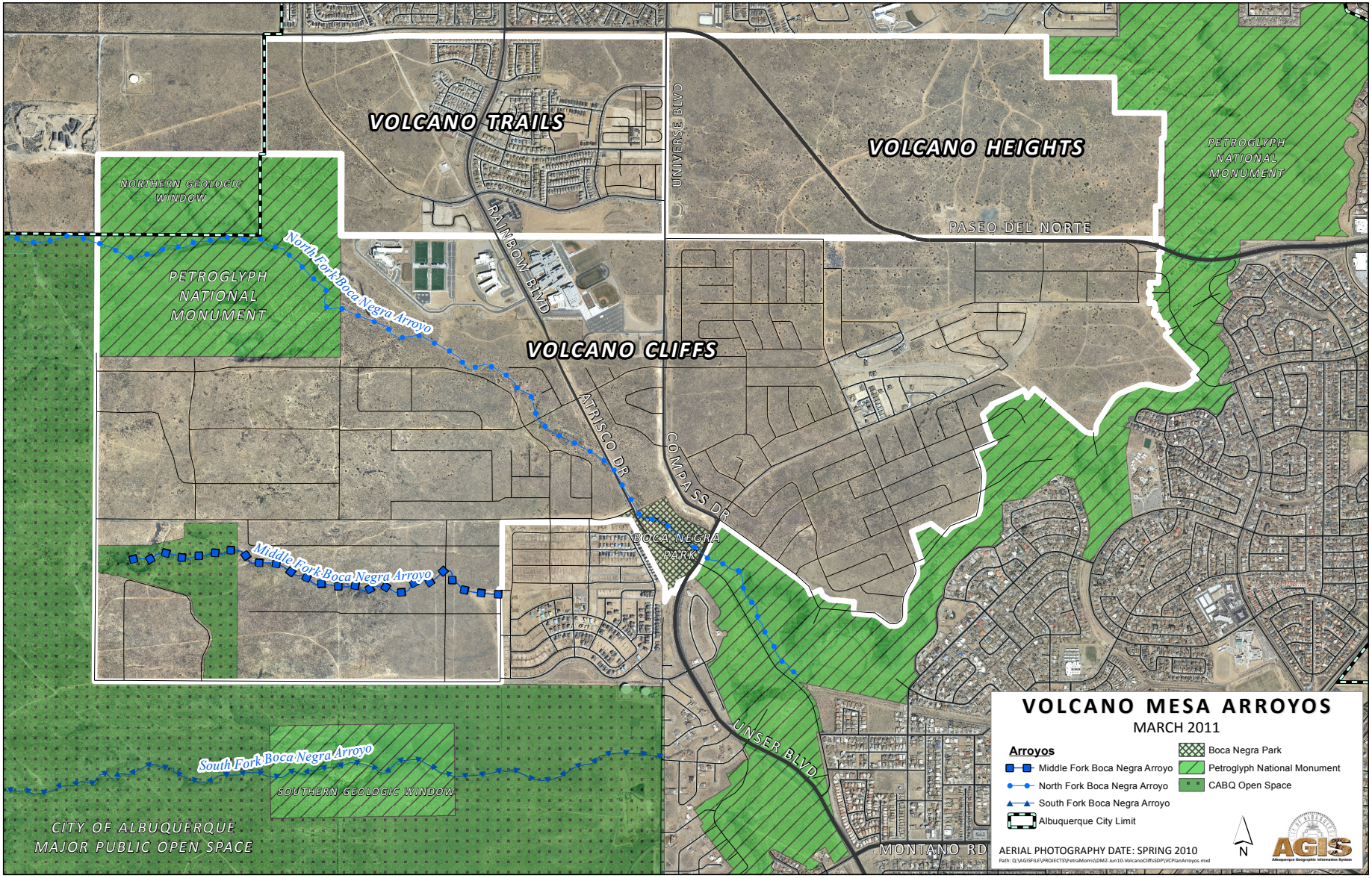


Exhibit 4: Volcano Mesa Arroyos

Policy 1: *Conserve Arroyo Corridors as Natural Drainages.* Arroyos traverse the Plan area and connect it to major geologic features to the east and west. The North Fork of the Boca Negra Arroyo runs from the Northern Geological Window to Boca Negra Canyon. A smaller arroyo, the Middle Fork of the Boca Negra Arroyo, runs eastward from the Middle Geologic Window to Boca Negra Canyon. Consideration should be given to linking this ecosystem to the Rio Puerco wilderness in the future. Preserving the arroyos as natural drainages with ample buffers will maintain the richest habitat of sensitive plants and animals, which propagate in greater abundance and with greater diversity where water gathers naturally. Uninterrupted arroyo corridors link the largest expanses of open space to each other and thereby maintain the ecosystem by permitting species to migrate without barriers. The arroyo corridors also have cultural significance as the historic spine of a trail system from the former Pueblos on the Rio Grande, up the slopes and Escarpment, past the Petroglyphs and other shrines, to the volcanic cones.

The arroyo corridors need to be wide enough to reduce erosion and to allow for the flow of arroyos to change—as impervious surfaces from development increase the quantity and decrease the quality of rainwater run-off. The arroyo corridors also present important trail and recreation opportunities, so long as they do not compromise overriding environmental objectives. (See **Figure 1**, Naturalistic Arroyo Cross Section Diagram and **Exhibit 4**, Volcano Mesa Arroyos.) It should be noted, however, that these systems can and will change over time.

Policy 1.1 *Preserve natural drainage functions of arroyos.*

a. The natural drainage function of the North and Middle Forks of the Boca Negra Arroyo should be maintained.

b. To accommodate historic and developed storm flows in the North and Middle Fork of the Boca Negra Arroyo:

   i. An improved naturalistic channel, using grouted and/or stacked basalt boulder grade control structures of no more than 3 foot in height and basalt rip rap bank protection, provided that the channel side slopes are 4:1 or flatter (except at the grade control structures, crossing structures, and reasonable upstream and downstream transition lengths at each) and 100 year flow velocities are typically less than 10 feet per second throughout the channel, and typically less than 6 feet per second mid-way between the grade control structures. (See **Figure 1**, Naturalistic Arroyo Cross Section Diagram.)

ii. The drainage right-of-way dedicated for this naturalistic channel should include the channel cross section, plus two 15-foot wide maintenance access corridors, along each side of the channel, one of which should be surfaced with gravel, plus a 40-foot wide open space buffer, which may be on a single side or split along both sides of the drainage corridor, all as approved by the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) and the City Engineer. (See **Figure 1**, Naturalistic Arroyo Cross Section Diagram.)

iii. The full drainage right-of-way width should be maintained up to the road rights-of-way and the inlet to the Boca Negra Dam.

iv. After construction, the open space buffer, if disturbed, should be revegetated with grass and shrub species indigenous to the area. Trails and utility easements may be located coincident with the open space buffer and maintenance access areas. The City should seek the dedication of right-of-way in fee simple or as an Open Space / Public Access easement (or in combination thereof), with an overlying AMAFCA drainage easement. Trails should be open to the public for full, continuous, and unimpeded travel.

v. Rank III Arroyo Corridor Plans should be prepared in coordination with AMAFCA for the North Fork and Middle Fork of the Boca Negra Arroyo, as recommended by the Rank II Facility Plan for Arroyos.

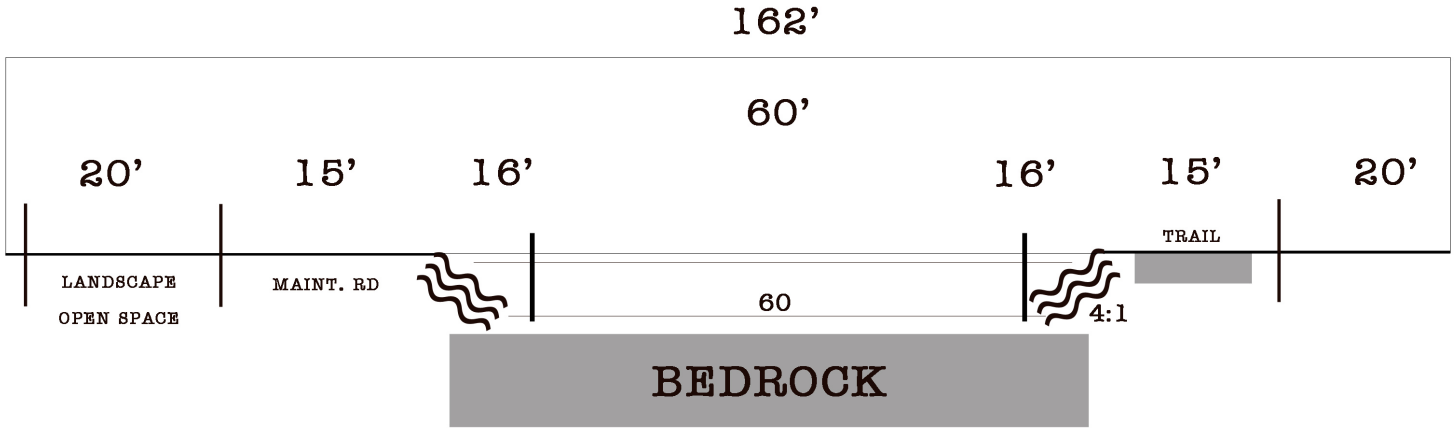


Figure 1: Naturalistic Arroyo Cross Section Diagram

Policy 1.2 *Ensure appropriate setback and street frontage.* No development should be allowed within the drainage easements of the North and Middle Forks of the Boca Negra Arroyo. Trails and other Open Space amenities are allowed as approved by the Open Space Division and in accordance with the Rank II Facility Plan for Arroyos.

Policy 1.3 *Develop naturalized rainwater management facilities where possible.*

a. Naturalized features are encouraged for retaining rainwater and slowing its velocity.

b. Fenced-off features are discouraged, unless needed for safety.

c. Hydrological study and design should be required of new development to determine what, if any, rainwater detention and energy dissipation features are needed.

d. Traditional permaculture strategies and designs should be considered for naturalized channels. Designs and strategies include but are not limited to gabions and multiple smaller structures rather than fewer, larger structures.

Policy 1.4 *Follow best management practices for Rainwater Design and Management Standards.* See specific standards for the design and management of rainwater flows contained in **Chapter 4 Section II-General Standards C.8** and **Chapter 5 General Regulation E**.

Policy 1.5 *Provide Trails & Recreation opportunities within arroyo drainage easements.*

a. Major Public Open Space trails may be located within the required arroyo corridor and should be located along at least 80% of any linear edge between an arroyo and private development.

b. Areas may be set aside for recreation, after hydrological changes from new development have become evident. Trail or recreational development should be coordinated with AMAFCA.

Policy 1.6 *Minimize lighting within arroyos.* Only bollard lighting should be used along streets that abut, are within 100 feet, or are within arroyo drainage easements and/or Open Space areas, buffers, and/or setbacks.

Policy 1.7 *Establish arroyo maintenance responsibilities.*

a. As new drainage easements are granted, AMAFCA should continue to assume responsibility for maintaining floodplains.

b. The City of Albuquerque is responsible for maintaining Major Public Open Space areas outside the floodplains.

Policy 1.8 *Limit vehicular crossings of arroyos.*

a. Vehicular crossings of the North Fork of the Boca Negra Arroyo should be limited to Rosa Parks and Scenic Boulevards. Crossings of the Middle Fork of the Boca Negra Arroyo should be limited to Albericoque, Quivira, and Boulevard de la Oeste on the far west boundary of the plan. Other crossings should be considered if warranted.

b. An oversized culvert should be used to provide for wildlife movement. The length of the culverts should be minimized.

Policy 2 *Acquire land suitable for Major Public Open Space as funding becomes available.* Major Public Open Spaces help conserve important ecological and archaeological features and include hiking trails. Most of the Major Public Open Space area has been already purchased, and there are existing easements to protect arroyos and sensitive lands in the Petroglyph National Monument. Some privately owned lands adjacent to the Monument boundary and the North and Middle Forks of the Boca Negra Arroyo could be suitable for acquisition by the City of Albuquerque as Major Public Open Space, and the City may choose to purchase them when funding becomes available. Possible funding sources include development Impact Fees for Open Space, the City's Capital Improvement Program, City Open Space Trade Lands, and State of New Mexico and U.S. Governments Capital Grants.

Policy 3 *Encourage Mitigation of Area-Wide Development Impacts on Major Public Open Space and the Monument.* A sensitive neighborhood edge treatment and transition to Major Public Open Space and the Monument should be established and should address issues, including shared usable open space, scenic corridors (single-loaded streets), and rainwater mitigation.

Policy 3.1 *Encourage shared, usable open space and park development to connect to adjacent Major Public Open Space or the Monument.* Where possible, shared useable open space and/or parks should connect to Major Public Open Space or the Monument. These connections are important for preserving wildlife corridors and encouraging active living.

Policy 3.2 *Encourage "Scenic Corridors," or single-loaded streets, as the preferred edge to Major Public Open Space and the Monument.* Single-loaded streets abutting Major Public Open Space lands and the Monument should be added as area roads are designed, where possible.

Policy 3.3 *Mitigate rainwater run-off from development.* The City of Albuquerque and AMAFCA should develop standards to mitigate the impact of run-off on Major Public Open Space and the Petroglyph National Monument. The National Park Service has a policy of only allowing limited and controlled flows from development in the Monument, and all development plans should address how flows will be mitigated. Coordination with the National Park Service is necessary and may include studies of flows and potential impact on the Petroglyph National Monument. Standards should be developed (or project-specific studies may be requested) for roadway and development projects. Features to be considered include: piping to maintain natural flows, energy dissipating rockery, swales, drywells and other infiltration features. Rainwater features should have a natural appearance.

Policy 3.4 *Encourage rainwater catchment systems in order to protect Major Public Open Space and the Monument while supplementing the area's water supply.* Rainwater catchment systems should be utilized on all developed sites to mitigate or minimize any developed flows onto Major Public Open Space or the Monument. Cisterns and rainwater catchment systems should be used to supplement City water supply and can be used for onsite irrigation needs or toilet flushing needs in commercial and industrial buildings.

Policy 4 *Provide Accessible and Diverse Parks.* The Plan encourages a park to be located within walking distance of most residents and usually without the need to cross an arterial road. A larger Community Park should be provided with multiple sports fields and features that serve the wider region. A village plaza or small urban park should be located near the center of the mixed-use Village Center. In addition, shared community spaces should be part of larger development projects, to embed smaller park-like spaces within neighborhoods.

Park Development Guidelines.
Park location and design should consider the following goals for developing an area park network that enhances quality of life and supports a range of recreational opportunities.

a. **Neighborhood Parks**. Neighborhood Parks should be distributed throughout the Plan Area and be placed in locations where large numbers of residents can walk a short distance to the park without crossing an arterial road. If new streets and trails are planned in concert with parks, circulation routes between the park and surrounding development should be direct and not circuitous. Neighborhood Parks are between 2 and 8 acres. Their development shall be coordinated with City Parks Department. Neighborhood Parks could be joined with an Elementary School or AMAFCA pond sites in coordination with APS and AMAFCA.

b. **Community Park**. A Community Park could be located at the Boca Negra dam site. A Community Park could contain multiple sport fields and/or other facilities of more regional importance, such as tennis courts, a swim center, group picnic areas, an amphitheater, and/or unique play structures. Features requiring floodlights or prone to a high level of noise shall be sited away from residential uses. Where possible at least 50% of the Park's perimeter should front onto a public street.

c. **Village Plaza**. The Village Center should have a Plaza that is a minimum one-half acre; streets should front all sides of the plaza. A civic building or amenity like bandshell, gazebo, amphitheater, or similar structure may be located in the plaza. A Village Plaza is privately owned and maintained.

d. **Lighting**. Light standards should not exceed a height of 16 feet. Light bollards are recommended along most paths.

e. **Parking**. On-street parking within 300 feet of parks and joint-use opportunities should be considered to help meet projected parking demand. On-site (off-street) parking, other than required minimum handicap parking, should be incorporated only after it is demonstrated that available on street parking is insufficient. Where parking is incorporated, it should be landscaped with at least one tree for every six parking spaces.

Policy 5 *Encourage private open space through Conservation Development.* The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, and the Northwest Mesa Escarpment Plan provide substantial support for preserving open space, the landscape, and other features of the natural environment within the Volcano Cliffs Sector Development Plan. Though not required, the following Conservation Development Principles are methods that should be considered in order to encourage development that is sensitive to the open, natural character of the area and the geological and cultural conditions:

a. **Drainage**. Rainwater and runoff modification features that occur outside of Development Envelopes (see **Policy 5e** below), driveways, or street rights-of-way should be based on a plan endorsed by both a qualified biologist and qualified hydrologist. Impermeable surfaces should not cover more than 50% of the lot. Rainwater should not be concentrated, except through the use of naturalized swales or other methods deemed sustainable.

b. **Rural Streets**. Only local streets with no parking (recommended 24 foot paved width) or one-side parking (recommended 28 foot paved width) should be used in Conservation Developments areas. Gravel shoulders may be provided. Stand-up curbs should not be used, except where needed to address site-specific erosion issues.

c. **Trails**. A trail network should connect to streets with signed trailheads. If a trail is not on an approved City Plan, such as the Trails and Bikeways Facility Master Plan, the trail will be maintained by the private developer but will be required to be built to City Standards.

d. **Conservation Easements**. Conservation Easements limit construction and ecologically harmful activities on a portion of a property that is owned by an individual. Except for restrictions on construction and certain activities, areas held in Conservation Easements remain available for private use and enjoyment. Conservation Easements provide a buffer to ecologically-sensitive areas. Conservation Easements also increase the potential for long views that are uninterrupted by development.

   Conservation Easements need not contain provisions for public access. Conservation Easements should conserve ecologically and culturally sensitive areas. Ecologically sensitive areas may include arroyos and rock outcroppings and other natural areas with more abundant vegetation and wildlife. Culturally sensitive areas may include archaeological sites and areas where development may be visually intrusive, as seen from Major Public Open Spaces or frequently traveled roads. Only native plants as contained in **Chapter 5 General Regulation C** – Native Plant List A should be used in Conservation Easements.

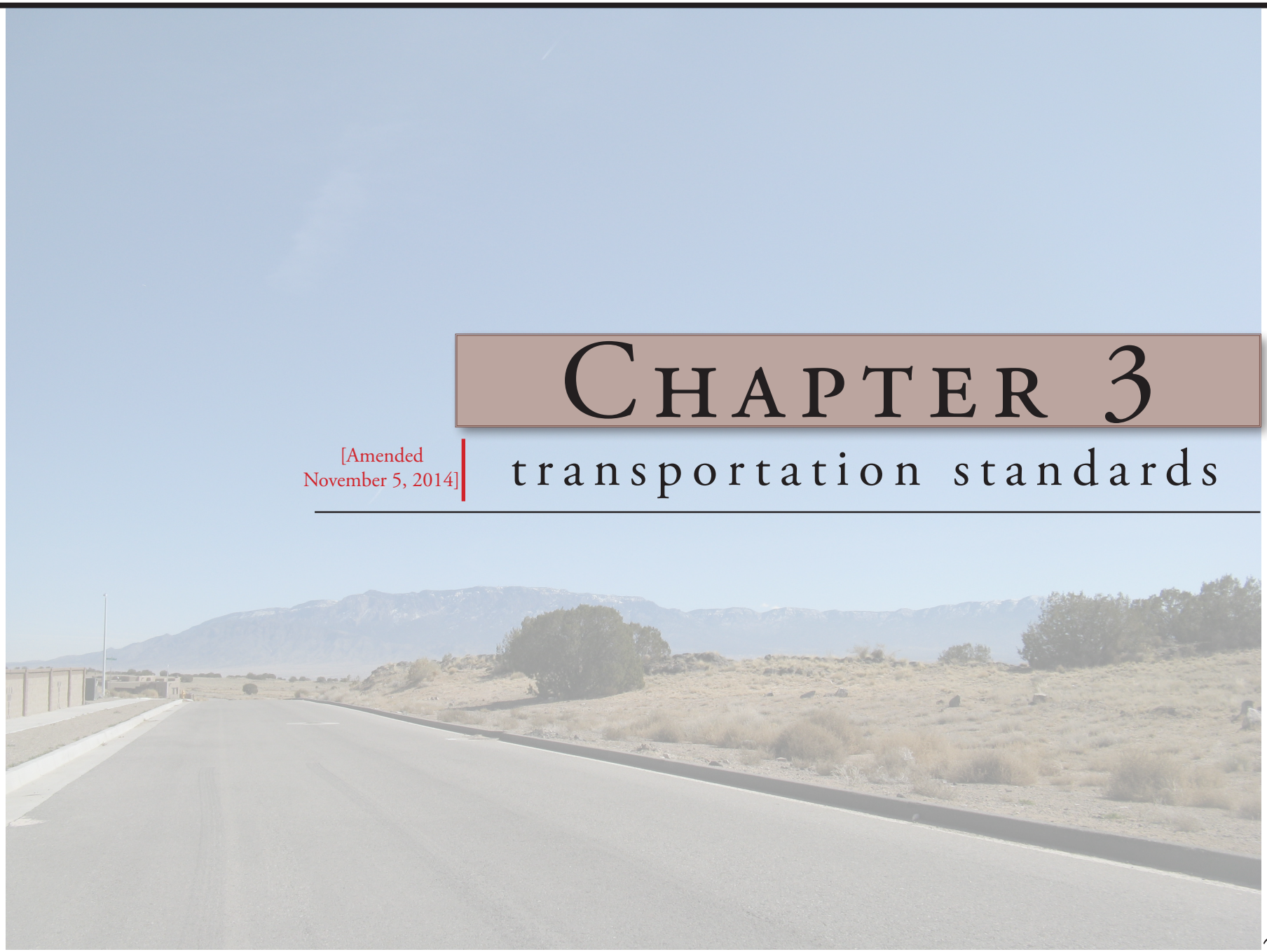
   Conservation Easements may be eligible for a New Mexico tax credit as per State Statute.

e. **Development Envelope**. Development Envelopes define an area in which buildings (including accessory structures), landscaping (restricted to the plants contained in Plant Lists A or B found in **Chapter 5 General Regulation C**), construction activity, walls and fences, and recreational activities are permitted. Impermeable surfaces should be limited. Rainwater should not be concentrated, except through the use of naturalized swales. Backyards are contained within Development Envelopes and are areas where recreational activities may occur. Walls and fences also are allowed for the purpose of enclosing private areas, mitigating noise, and providing security.

f. **Cluster Development**. Cluster Development, which could include Private Commons Development (PCD) from the City Zoning Code, is a design technique that concentrates buildings on a portion of the site to allow the remaining land to be used for recreation, open space, or preservation of sensitive land areas. Cluster Development provides a larger, more contiguous ecological buffer area, uninterrupted by structures or environmentally damaging activities. Cluster Development also reduces the visual profile of development and provides longer, uninterrupted views. Combined with Conservation Easements, Cluster Development is an important ingredient for maintaining the rural character of an area.

   To "cluster" development, Development Envelopes should abut a street or abut a neighboring Development Envelope. At least one side of a Development Envelope constituting at least 20% of the perimeter of the Development Envelope should be completely adjacent to another Development Envelope or to a street if an adjacent Development Envelope is not accessible. Clustering of two or more Development Envelopes is encouraged within the SU-2/VCRR-Rural Residential zone.

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Chapter 3

[Amended November 5, 2014]

transportation standards

CHAPTER 3

[Amended November 5, 2014]

INTENT

The standards of this chapter are intended to create streets that are pedestrian-friendly, while also meeting the demands of motorists and emergency vehicles. The following standards provide guidance for the development of a comprehensive transportation network within the plan area. The goal is to facilitate a range of transportation options for residents—walking, biking, driving and taking the bus—by providing strategies for the development of the area's overall street network and for the design of individual streets in a manner that improves pedestrian access and safety, facilitates mass transit, and moves traffic efficiently and safely.

Standard 1: Provide an Interconnected Street Network.

a. An interconnected network shall form a hierarchical network and shall distribute traffic among multiple routes, thereby reducing reliance (and excessive volumes) on fewer routes. An interconnected network will enhance access throughout the Volcano Mesa area by providing routes that are more direct and offer redundancy and by reducing traffic volumes on collector streets and arterials, so that fewer travel lanes and a more intimate, pedestrian supportive environment will be created.



b. The platting of new dead-end streets and culs-de-sac is prohibited.
   (i) The following exceptions for dead-end streets and/or culs-de-sac are allowed:
      1. those necessary to reach land-locked parcels and
      2. those that will be required in the Rural Residential zone (VCRR) due to the limited arroyo crossings.
   (ii) Given one of the above exceptions, the following conditions shall be met:
      1. Stub streets or "knuckle" culs-de-sac are allowed where necessary to reach no more than 4 parcels beyond a corner or intersection.
      2. Mid-block "bubble" culs-de-sac without throats are allowed.
      3. Pedestrian/bike connections shall be provided to open space and/or road networks beyond knuckle or bubble culs-de-sac.

Exhibit 5, Volcano Mesa Road Network forms an interconnected network by adopting access points, road designations, and collector locations for the Volcano Mesa area, including the Volcano Cliffs Sector Development Plan area. The Roadway Plan establishes the area's roadway network. Certain roadways are identified by dashed lines, indicating that their specific alignment is still to be determined. While the integrity of the street network must be maintained, adjustments to internal street alignments shall be permitted in order to avoid significant rock outcroppings, archaeological, or biological resources; to respond to unanticipated engineering factors; or to respond to the needs of large-scale master plan and land consolidation efforts.

[Amended November 5, 2014]

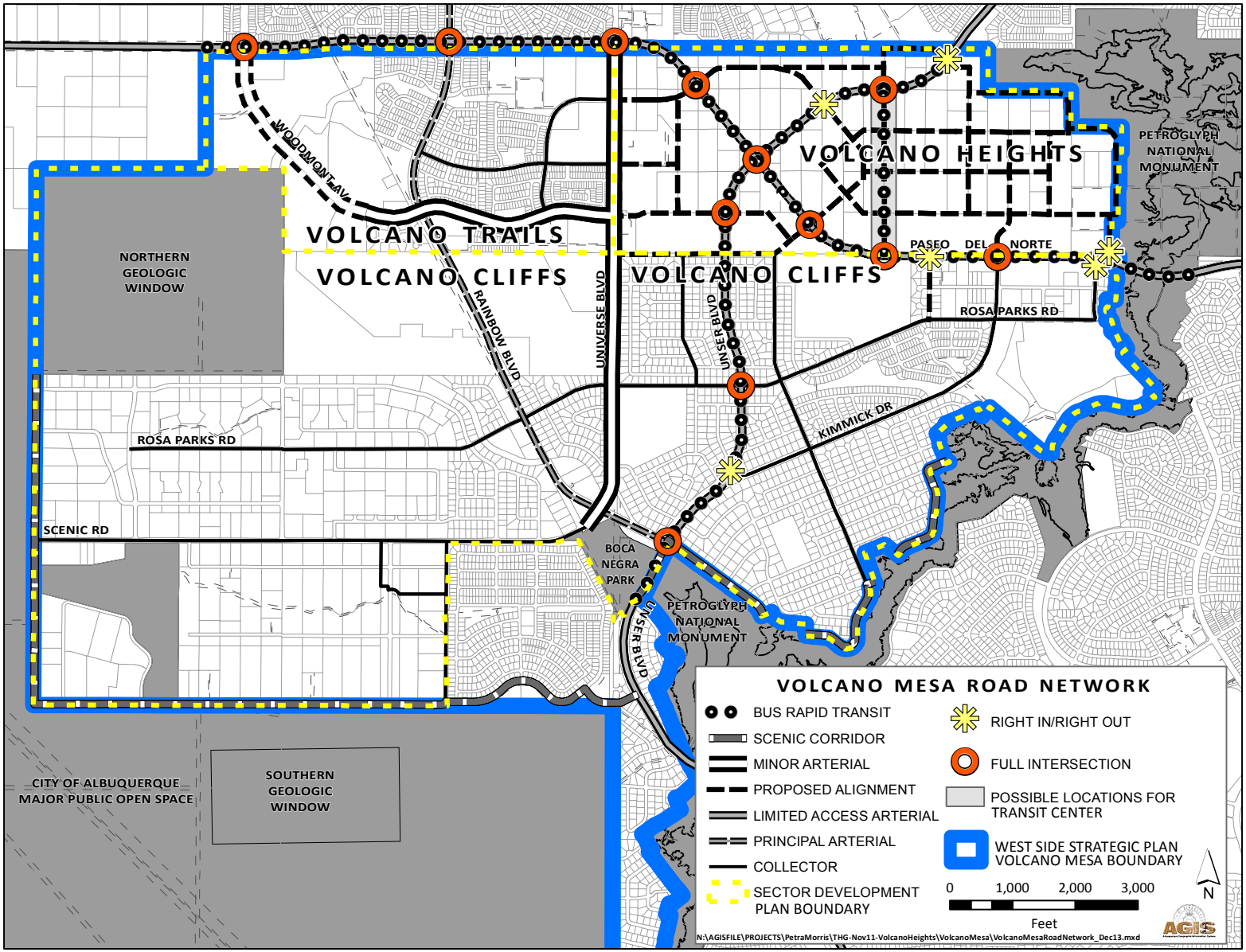


Exhibit 5: Volcano Mesa Road Network

[Amended November 5, 2014]

Standard 2: Protect Scenic Corridors.
Scenic corridors provide an opportunity for residents and the public in general to enjoy views of Albuquerque landmarks such as the Sandias and the Volcanoes, as well as public open space lands, in everyday ways as part of their commute or while walking to the neighborhood store. As the preferred edge to open space is a public street, more scenic corridors shall be added as area roads are designed abutting arroyos or the Monument. Also, where possible, streets shall be oriented to act as scenic corridors. A scenic corridor is defined in this plan as a single-loaded street that abuts open space lands such as the Petroglyph National Monument or an arroyo. The streets that are platted as single-loaded at the time of the plan adoption are mapped in **Exhibit 5** next to "Scenic Corridors"; however, future platting actions shall aim to increase this network.

Standard 3: Orient Residential Development toward Residential Collector Streets.
Where new residential development is adjacent to a collector street, new lots and homes shall face Collector streets, except where the Planning Director or his/her designee approves exceptions related to technical reasons, such as grading and drainage requirements, or where lots facing away from Residential Collector Streets already exist in platting.

Standard 4: Design streets to accommodate Bus Rapid Transit Routes.
Roadways and streets identified as Bus Rapid Transit routes, including Paseo del Norte and Unser Boulevard, shall provide a minimum of 24 feet for dedicated bus-only lanes and roadway dividers in the rights-of-way. On these streets and roadways, beginning 500 feet before intersections identified as potential station locations, a minimum or 36 feet in the right-of-way will be dedicated for BRT lanes and station platforms. While cross sections may show BRT routes as outside, inside, or median lanes, the final location of these lanes shall be determined during the roadway design process. Additionally, BRT lanes shall be dedicated and marked for bus use only, and automobile use will be prohibited.

Standard 5: Ensure safe, comfortable pedestrian crossings.
Wide, multi-lane roads present barriers to the creation of a safe pedestrian environment. Well-designed crossings can overcome these barriers by providing protected passageways for pedestrians. The following is a list of treatments that shall be used for assisting pedestrian movement across roadways:

a. **Pedestrian Crosswalks**. At-grade pedestrian crosswalks shall be considered at signalized and unsignalized ("right-in / right-out") intersections (except the intersection of Paseo del Norte and Unser Boulevard). Crosswalks shall also be considered where they bring activity centers within walking distance, such as between retail centers, employment nodes, and public facilities. To minimize increasing vehicle travel times, signals shall be synchronized and pedestrian activation required. In addition, pedestrian crosswalks can be divided into two phases, such that pedestrians cross travel lanes for traffic in one direction during one phase, and then cross travel lanes for traffic in the other direction during the second phase. Pedestrian refuge islands shall be provided where possible; refuge islands should be at least 5 feet in width and accompanied by bollards and/or landscaping.

b. **Pedestrian Barriers near Crosswalks**. Fences or other barriers may be needed to prevent pedestrians from crossing in locations that are unsafe. Decorative metal fences or public art should be used within and adjacent to the Neighborhood Activity Center (i.e., Village Center).

c. **Pedestrian Crossings at Arroyos**. When there is a pedestrian crossing at an arroyo, crossing distances shall be minimized to ensure safe, comfortable access across the arroyo. At arroyos, the length of culverts (i.e., the width of bridges) shall be minimized by eliminating both the median and landscape strips.

Standard 6: Provide traffic calming features.
To discourage fast and cut-through traffic, traffic calming shall accompany the interconnected street network called for in these standards. A measure of traffic calming shall be provided through the use of appropriately dimensioned travel and parking lanes. Excessive street width has been identified as a major contributor to higher vehicle speeds and a higher incidence of severe injuries. Additional techniques may be employed to calm traffic in support of pedestrian safety and convenience.

The following features are approved to be used in the Plan area:

a. **Curb Radii**. To reduce pedestrian crossing distances and slow traffic curb radii shall not be more than 15 feet, except where no pedestrian crossing is expected, if significant truck or bus traffic is expected, or where there are special demands for acceleration or deceleration. Where curb radii exceed 15 feet, other measures should be considered to support pedestrian safety.

b. **Bulbouts**. Bulbouts extend curbs and create parking lanes. They are especially warranted at intersections and other pedestrian crossings in areas with high pedestrian activity or where motorists need to be alerted that they are entering a pedestrian-oriented area (e.g., "gateway" locations), and where pedestrian refuge and short crossing distances are critical (e.g., near facilities for children or senior citizens).

c. **Offset Intersections**. Travel routes that force turns through offset intersections will slow traffic and discourage cut-through traffic. Intersections should be offset by at least 100 feet, unless the road geometry provides adequate sight lines. Offset intersections also provide special vista opportunities for parks, civic buildings, building entries, monuments, or exceptional architecture.

d. **Roundabouts**. Roundabouts slow traffic while offering capacities for turning movements that usually exceed conventional 4-way intersections. Roundabouts can be small enough to be placed in the middle of typical intersections, or large enough to accommodate parking and handle complex intersection geometries.

e. **Articulated Crosswalks**. At crosswalks, special visual and physical features can signal the presence and needs of pedestrians to motorists. Articulation can be created through the use of signage, lighting, special pavers, textured concrete, and highly reflective paint. Where traffic volumes are low and pedestrian volumes are high, crosswalks shall be placed at the same level as abutting sidewalks to make vehicles ramp up to that level and signaling that pedestrians take precedence.

Standard 7: Adopt Street Cross Sections that Ensure Safe Multimodal Design.
Appropriate street design is critical for providing direct routes to local destinations, disbursing traffic volumes, and ensuring that streets and pedestrian routes are more direct and intimate in scale. Continuous street connections may be accompanied by offset intersections and other traffic-calming features to discourage cut-through traffic on local streets.

a. **Street Cross Section Diagrams**. The following street cross sections and design shall be adopted with this plan. (See **Exhibit 6**, Volcano Cliffs Sample Cross-Section Locations and subsequent **Cross Sections 1-11**.) It should be noted that the right-of-way (ROW) for each cross section will encompass the stated functions, but the functions may be re-arranged within the right-of-way to meet functional requirements. In addition, each arterial cross-section in this Plan is shown with dedicated transit lanes among its many functions. The actual placement of the transit lanes within the right-of-way, the design of actual routes, and the actual placement of transit stops and centers in or on those rights-of-way is dependent on future specific design.

[Amended November 5, 2014]

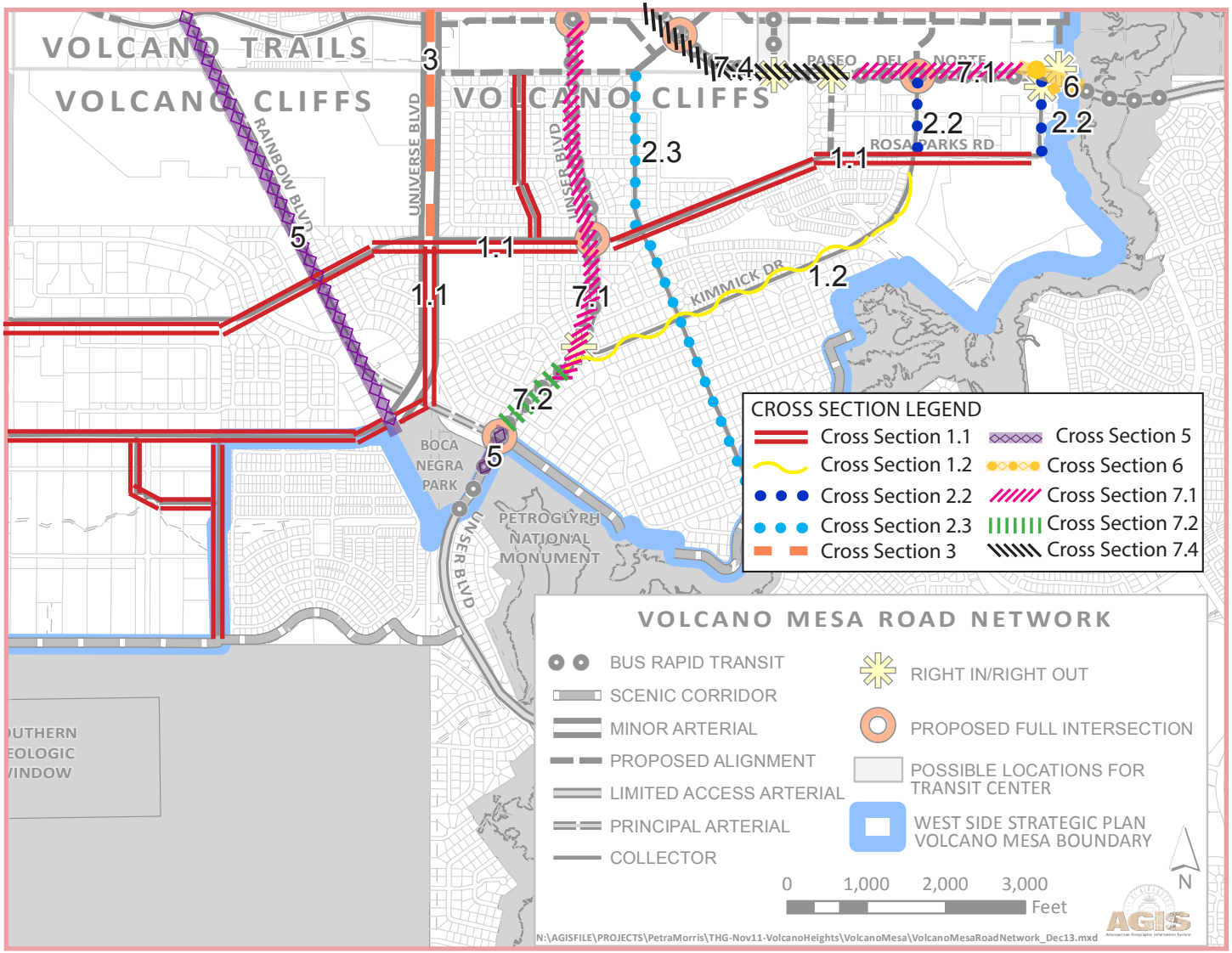


Exhibit 6: Volcano Cliffs Sample Cross-Section Locations

[Amended November 5, 2014]

TABLE 2: STREET TYPES AND CROSS SECTIONS

Cross Section	Programmed ROW	# Vehicular Lanes	Vehicular Travel Lane Widths / Transit Lane Widths	Bike Lane / Buffer*	On-Street Parking*	Pedestrian Sidewalk Width	Landscape / Tree Well	Applicable Sector Plan Area
ST 1.1: Typical Retail Collector *Applicable Streets:* • *Rosa Parks* • *Universe Blvd. south of Rosa Parks*	58 feet	2	10 feet	None	7 feet	12 feet	*(Within sidewalk width)*	*VCSDP*
ST 1.2: Typical Residential Collector *Applicable Streets:* • *Kimmick Dr.*	58 feet	2	10 feet	None	7 feet	6 feet**	6 feet	*VCSDP*
ST 2.1: Neighborhood Street A	70 feet	2	11 feet	4 feet / 3 feet	7 feet	10 feet	*(Within sidewalk width where required)*	*VHSDP*
ST 2.2: Neighborhood Street B *Applicable Streets:* • *Kimmick from Paseo to Rosa Parks* • *Calle Nortena from Paseo to Valiente*	72 feet	2 (+ 14' median/turn bay)	10 feet	None	7 feet	6 feet	*6 feet*	*VCSDP*
ST 2.3: Neighborhood Street C *Applicable Street: Urraca Rd.*	64 feet	2	10 feet	None	7 feet	5 feet	*5 feet*	*VCSDP*

** Includes curb and gutter dimension where element is at the edge of the paved section of the roadway.*

*** Except where platted at 5 feet at the time of the original adoption of this Plan (May 2011), in which case the total programmed ROW is reduced by 2 feet overall.*

TABLE 2: STREET TYPES AND CROSS SECTIONS *(Cont'd)*

[Amended November 5, 2014]

Cross Section	Programmed ROW	# Vehicular Lanes	Vehicular Travel Lane Widths / Transit Lane Widths	Bike Lane / Buffer*	On-Street Parking*	Pedestrian Sidewalk Width	Landscape / Tree Well	Applicable Sector Plan Area
ST 3: Universe Blvd. *Applicable Street: Universe Blvd.*	77 feet	2 (+ 16' median/ center turn bay)	11 feet	5 feet	None	7 feet	*5 feet*	*VCSDP* *VHSDP*
ST 4: Connector Street	84 feet	2 (+ 12' median/turn bay)	10 feet	4 feet / 3 feet	7 feet	12 feet	*(optional within sidewalk width)*	*VHSDP*
ST 5: Suburban Boulevard *Applicable Streets:* • *Unser Boulevard at Escarpment* • *Rainbow Boulevard*	128 feet	4	11 feet	7 feet	None	10 feet	10 feet	*VCSDP*
ST 6: Paseo del Norte at Escarpment	135 feet	4 (+2 transit lanes)	11 / 12 feet	9 feet	None	(See cross section)	None	*VCSDP* *VHSDP*

** Includes curb and gutter dimension where element is at the edge of the paved section of the roadway.*

*** Except where platted at 5 feet at the time of the original adoption of this Plan (May 2011), in which case the total programmed ROW is reduced by 2 feet overall.*

* Includes curb and gutter

[Amended November 5, 2014]

TABLE 2: STREET TYPES AND CROSS SECTIONS *(Cont'd)*

Cross Section	Programmed ROW	# Vehicular Lanes	Vehicular Travel Lane Widths / Transit Lane Widths	Bike Lane / Buffer*	On-Street Parking*	Pedestrian Sidewalk Width	Landscape / Tree Well	Applicable Sector Plan Area
ST 7.1: Urban Boulevard A *Applicable Streets:* • *Paseo del Norte from Calle Nortena to Kimmick* • *Unser Boulevard from southern boundary of Volcano Cliffs to Escarpment* • *Unser Boulevard from Kimmick to Woodmont*	156 feet	4 (+ 50' median)	11 feet	6 feet	None	10 feet	*10 feet*	*VCSDP*
ST 7.2: Urban Boulevard B *Applicable Streets:* • *Unser Boulevard from Escarpment to Kimmick*	156 feet	4 (+36' median)	12 feet	8 feet	None	None	*None*	*VCSDP*
ST 7.3: Urban Boulevard C *Applicable Streets:* • *Unser Boulevard from Woodmont to northernmost right-in/right-out in Volcano Heights*	156 feet	4 (+2 slip lanes)	11 / 12 feet	4 feet / 2 feet	None	(See cross section)	*(See cross section)*	*VHSDP*
ST 7.4: Urban Boulevard D *Applicable Street: Paseo del Norte from Kimmick to western boundary of Volcano Trails*	156 feet	6 (+2 transit lanes)	11 / 12 feet	6 feet / 2 feet	None	10 feet	*(Within sidewalk width)*	*VHSDP* *VTSDP*

** Includes curb and gutter dimension where element is at the edge of the paved section of the roadway.*

*** Except where platted at 5 feet at the time of the original adoption of this Plan (May 2011), in which case the total programmed ROW is reduced by 2 feet overall.*

TABLE 2: STREET TYPES AND CROSS SECTIONS *(Cont'd)*

[Amended November 5, 2014]

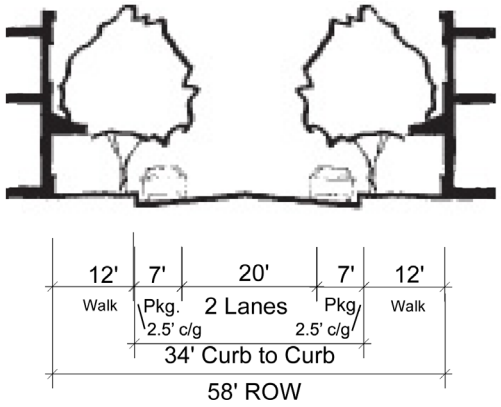
Cross Section	Programmed ROW	# Vehicular Lanes	Vehicular Travel Lane Widths / Transit Lane Widths	Bike Lane / Buffer*	On-Street Parking*	Pedestrian Sidewalk Width	Landscape / Tree Well	Applicable Sector Plan Area
ST 8: Transit Boulevard	120 feet	2 (+2 transit lanes)	10 / 12 feet	4 feet / 3 feet	7 feet	12 feet	*6 feet*	*VHSDP*
ST 9: Town Center	96 feet	2	11 feet	4 feet / 3 feet	18 feet (reverse-angle)	12 feet	*(Within sidewalk width)*	*VHSDP*
ST 10.1: Park Edge – Single-loaded	76 feet	2 (+12' median/turn bay)	11 feet	6.5 feet / 2.5 feet	7 feet (one side only)	10 feet	*(Within sidewalk width)*	*VHSDP*
ST 10.2: Park Edge – Double-loaded	70 feet	2	11 feet	4 feet / 3 feet	7 feet	10 feet	*(Within sidewalk width)*	*VHSDP*
ST 11: Local Street	52 feet	2	9 feet	None	6 feet	6 feet**	*5 feet*	*VCSDP*

** Includes curb and gutter dimension where element is at the edge of the paved section of the roadway.*

*** Except where platted at 5 feet at the time of the original adoption of this Plan (May 2011), in which case the total programmed ROW is reduced by 2 feet overall.*

[Amended November 5, 2014]

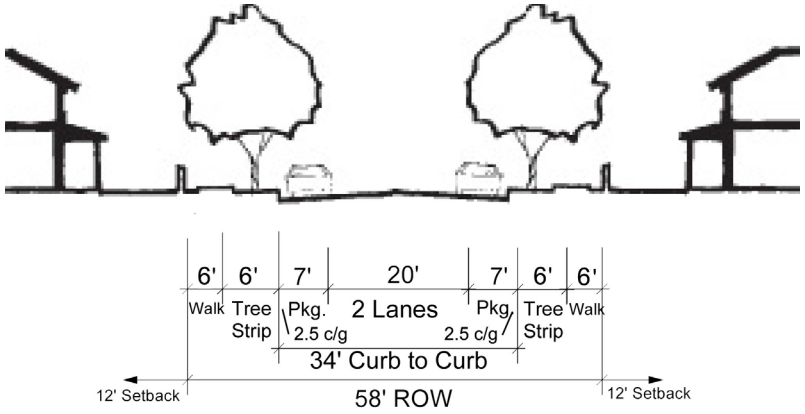
ST 1.1: Retail Collector



Street Type 1.1: Typical Retail Collector (2 Lanes)
Where urban uses like retail, apartment or townhouses are anticipated, parking lanes should also be provided.

** Note: c/g stands for "curb and gutter"*

ST 1.2: Residential Collector

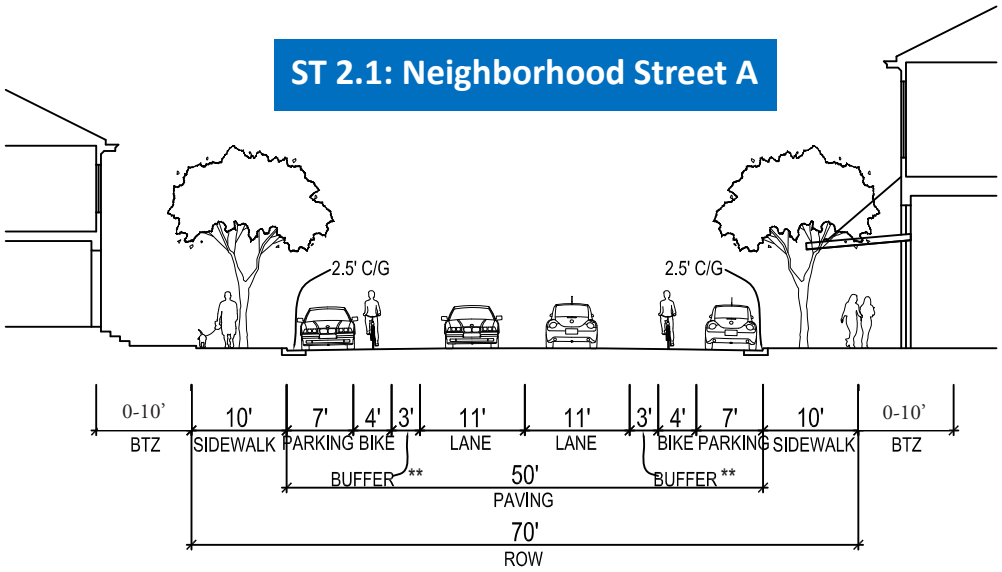


Street Type 1.2: Typical Residential Collector (2 Lanes)
Collectors have two 10-foot travel lanes and parking lanes as shown in Cross Sections 1.1. Collectors are key to creating an outdoor room effect in the interior of pedestrian-oriented centers.

[Note: Cross Section 2.1 is not used within the Volcano Cliffs Plan area]

[Amended November 5, 2014]

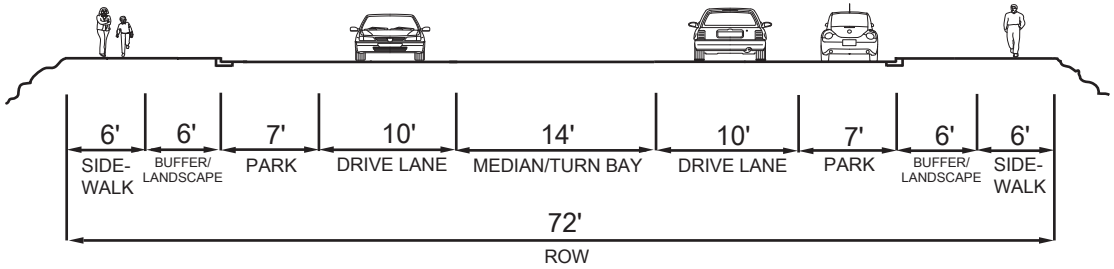
ST 2.1: Neighborhood Street A



Street Type 2.1: Neighborhood Street A

* Note: C/G = Curb and Gutter
** Note: Buffer = Separation between the bicycle and vehicle lanes.

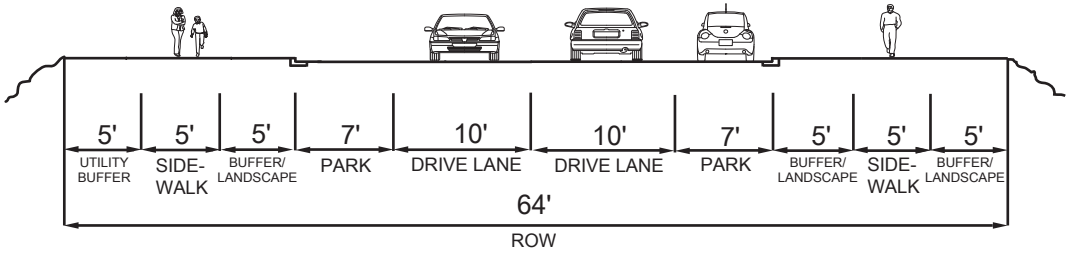
ST 2.2: Neighborhood Street B



Street Type 2.2: Neighborhood Street B

[Amended November 5, 2014]

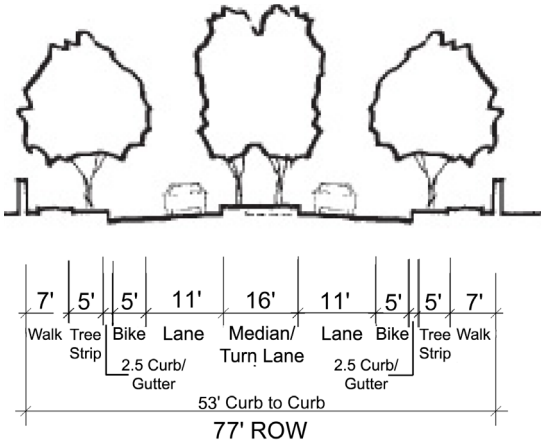
ST 2.3: Neighborhood Street C



Street Type 2.3: Neighborhood Street C

ST 3: Universe Blvd.

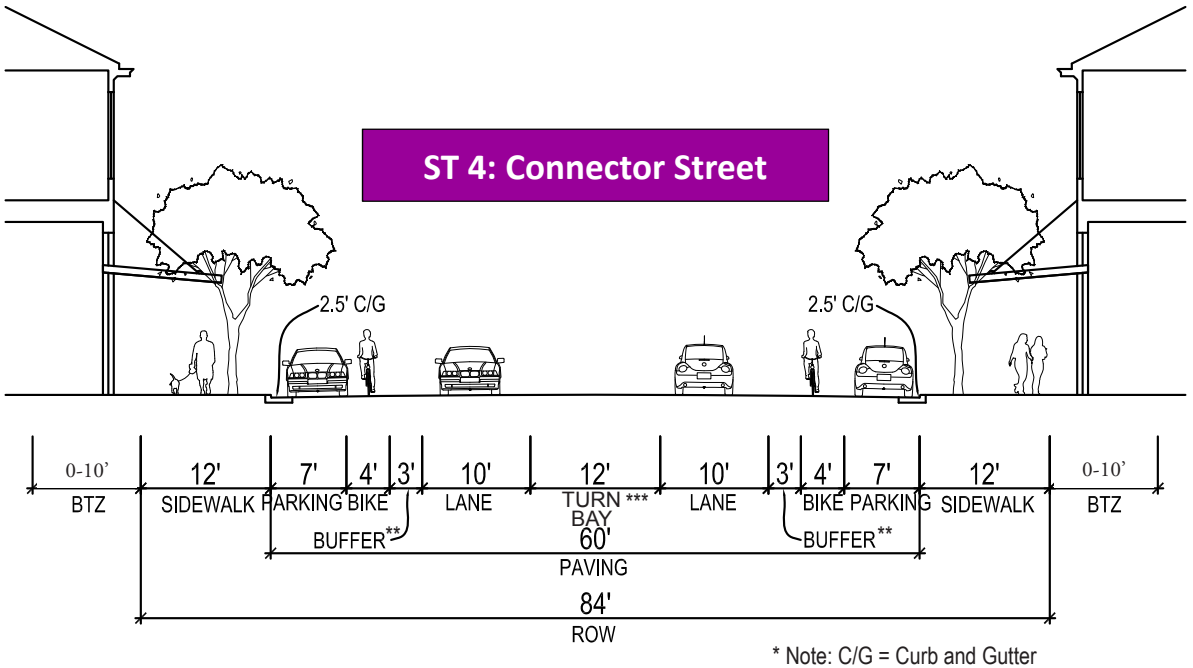
[Amended November 5, 2014]



Street Type 3: Universe Blvd.
(1 drive lane in each direction and 1 median/turn lane)

[Note: Cross Section 4 is not used within the Volcano Cliffs Plan area]

[Amended November 5, 2014]

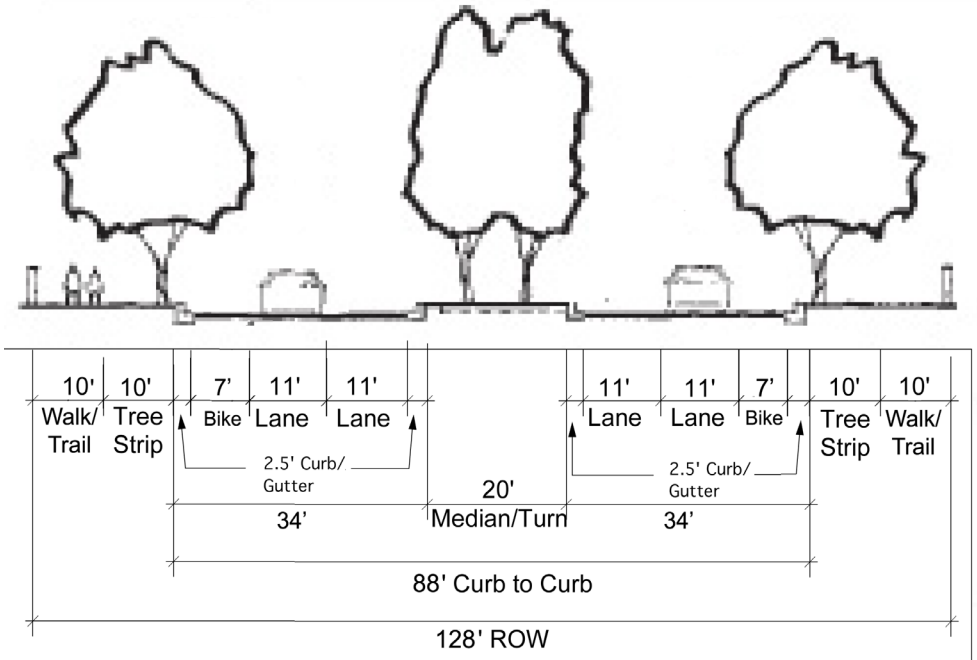


Street Type 4: Connector Street

* Note: C/G = Curb and Gutter
** Note: Buffer = Separation between the bicycle and vehicle lanes.
*** Note: The center lane is a two-way left-turning lane.

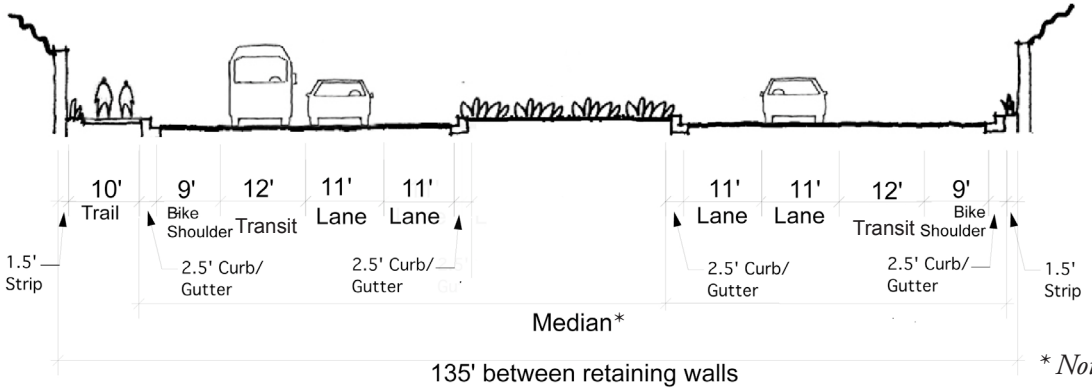
[Amended November 5, 2014]

ST 5: Suburban Boulevard



Street Type 5: Suburban Boulevard

ST 6: Paseo del Norte at Escarpment



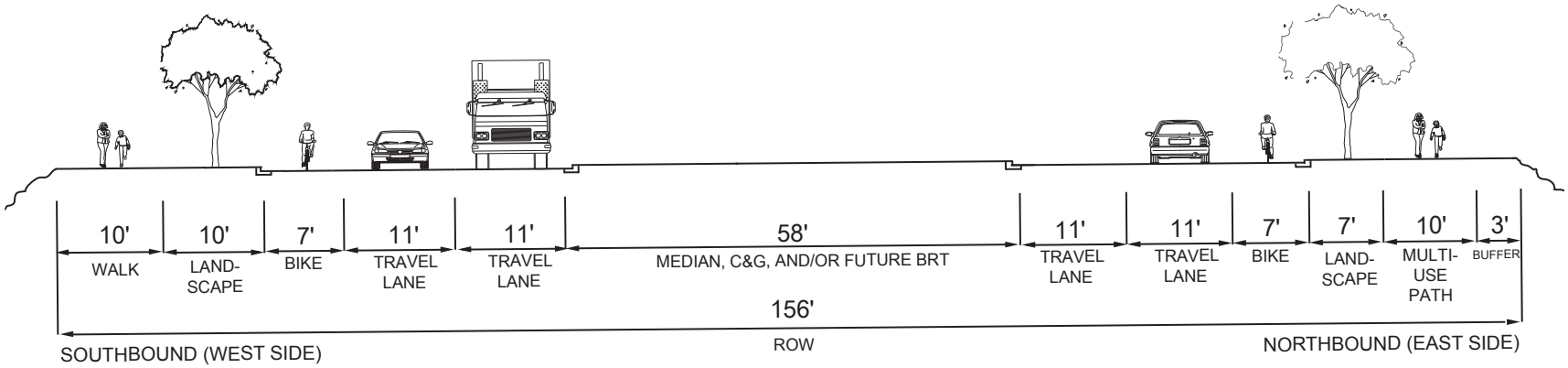
Street Type 6: Paseo del Norte at Escarpment
(6 lanes with Transit)

** Note: Median width varies according to right-of way through the Petroglyph National Monument*

** Note: Cross Section 7 is not used within the Volcano Cliffs Plan area*

[Amended November 5, 2014]

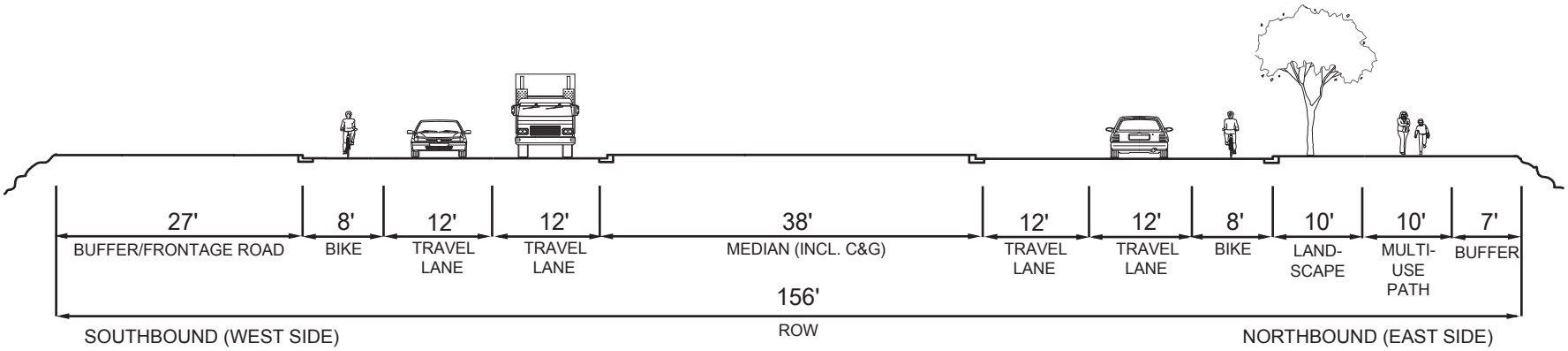
ST 7.1: Urban Boulevard A



Street Type 7.1: Urban Boulevard A

[Amended November 5, 2014]

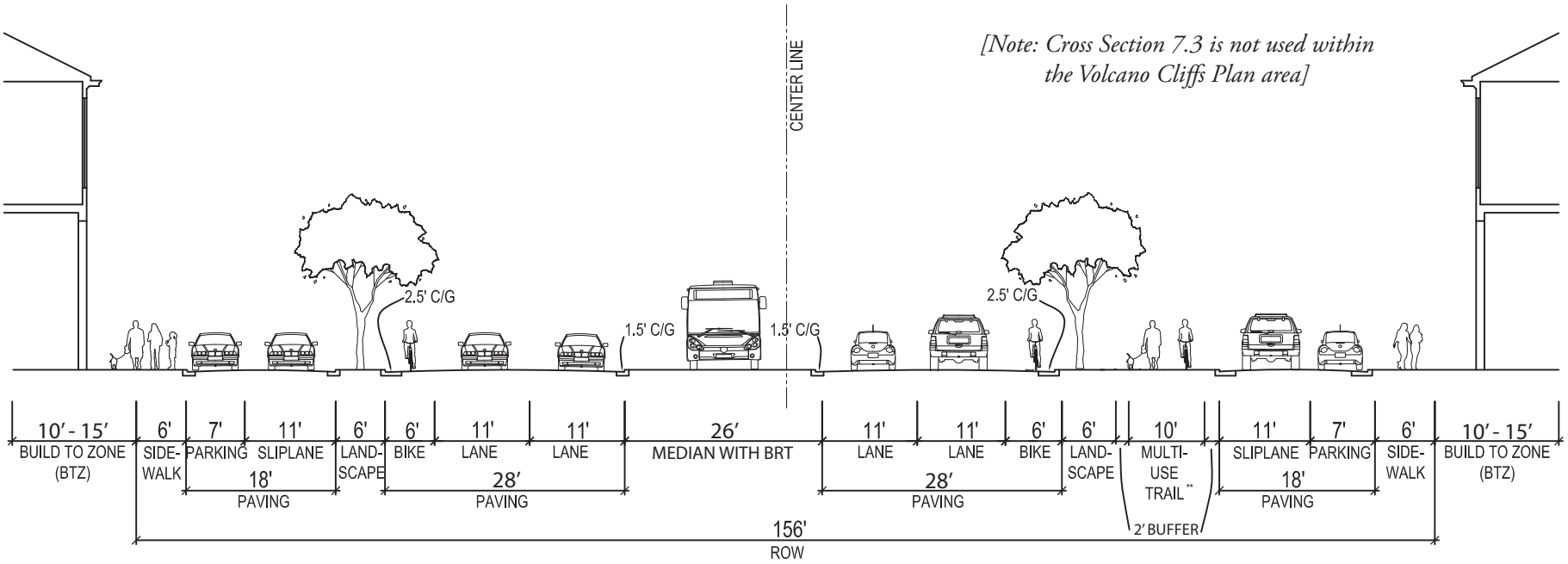
ST 7.2: Urban Boulevard B



Street Type 7.2: Urban Boulevard B

[Amended November 5, 2014]

ST 7.3: Urban Boulevard C



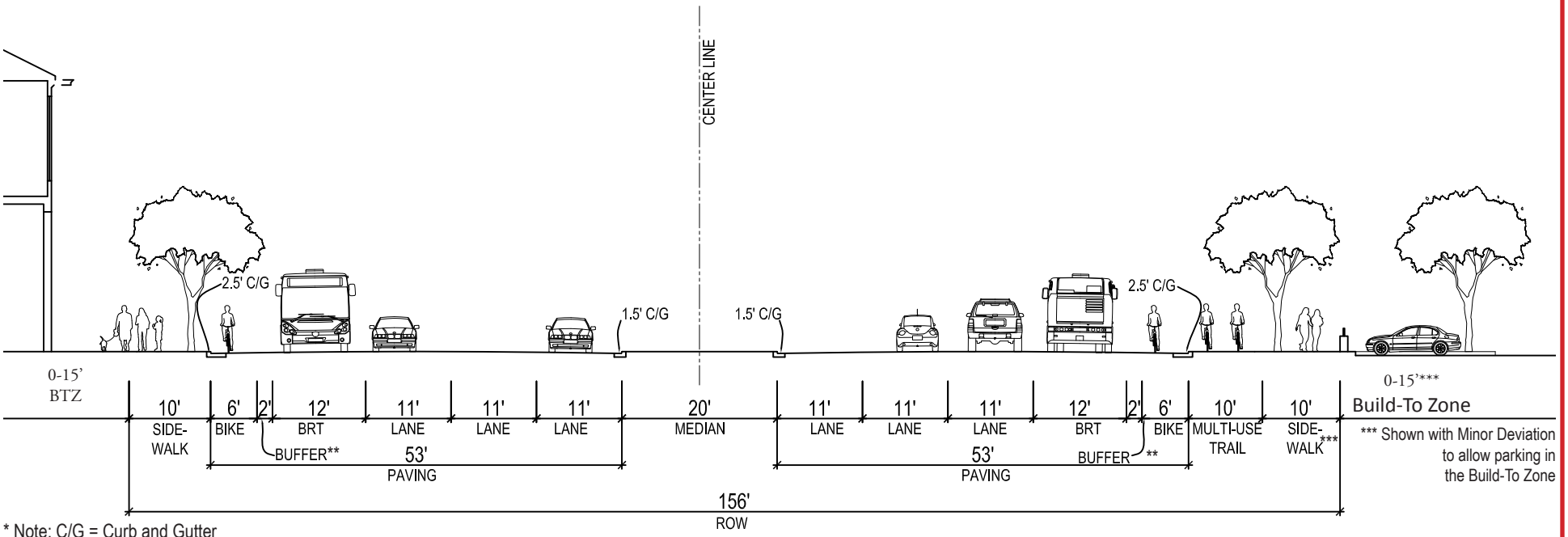
Street Type 7.3: Urban Boulevard C *(slip lanes both sides)*

* Note: C/G = Curb and Gutter

** Note: Multi-use trail to be southeast of Unser Blvd. between Woodmont and Transit Blvd. and northwest of Unser Blvd. between Transit Blvd. and the northern edge of the Plan area.

ST 7.4: Urban Boulevard D

[Amended November 5, 2014]



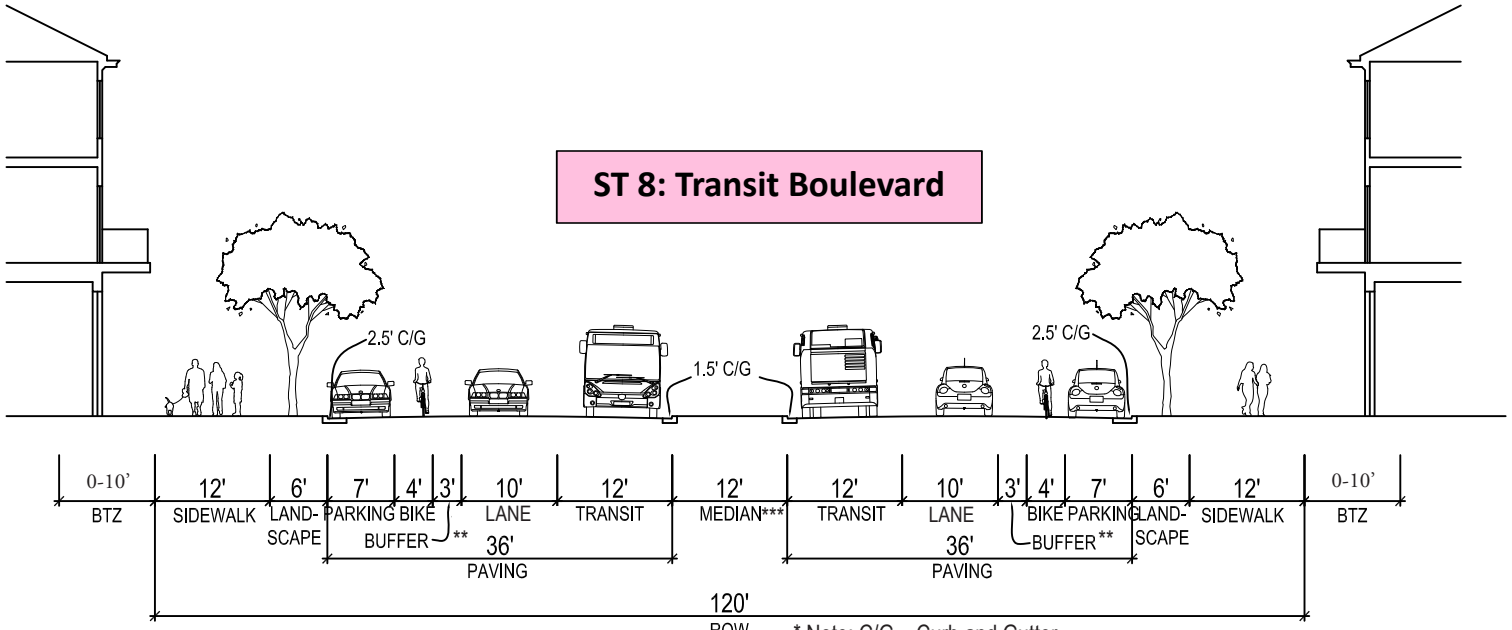
*** Shown with Minor Deviation to allow parking in the Build-To Zone

* Note: C/G = Curb and Gutter
** Note: Buffer = Separation between the bicycle and vehicle lanes.
*** Note: Sidewalk dimension may be adjusted to accommodate trail and/or trail buffer.

Street Type 7.4: Urban Boulevard D

[Note: Cross Section 8 is not used within the Volcano Cliffs Plan area]

[Amended November 5, 2014]

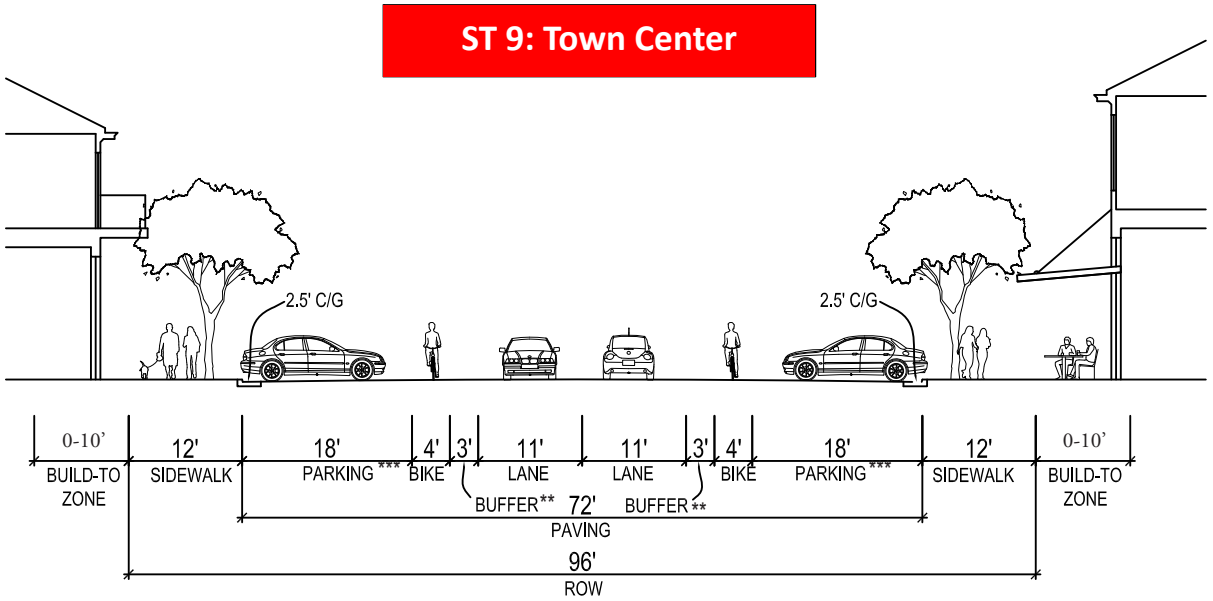


Street Type 8: Transit Boulevard

* Note: C/G = Curb and Gutter
** Note: Buffer = Separation between the bicycle and vehicle lanes.
*** Note: Median becomes Turn Bay or equivalent in 'B' Street segments.

[Note: Cross Section 9 is not used within the Volcano Cliffs Plan area]

[Amended November 5, 2014]



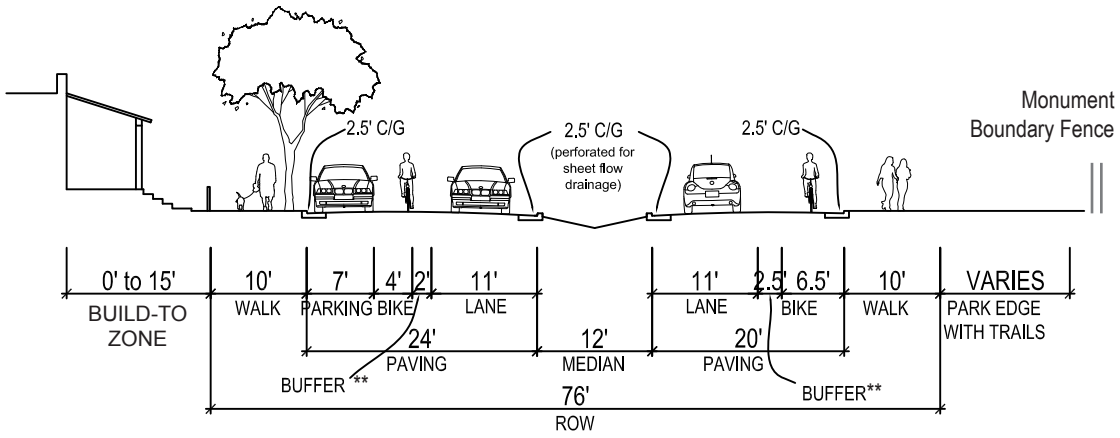
* Note: C/G = Curb and Gutter
** Note: Buffer = Separation between the bicycle and vehicle lanes.
*** Note: Parking shown is reverse-angle parking.

Street Type 9: Town Center

[Note: Cross Section 10 is not used within the Volcano Cliffs Plan area]

[Amended November 5, 2014]

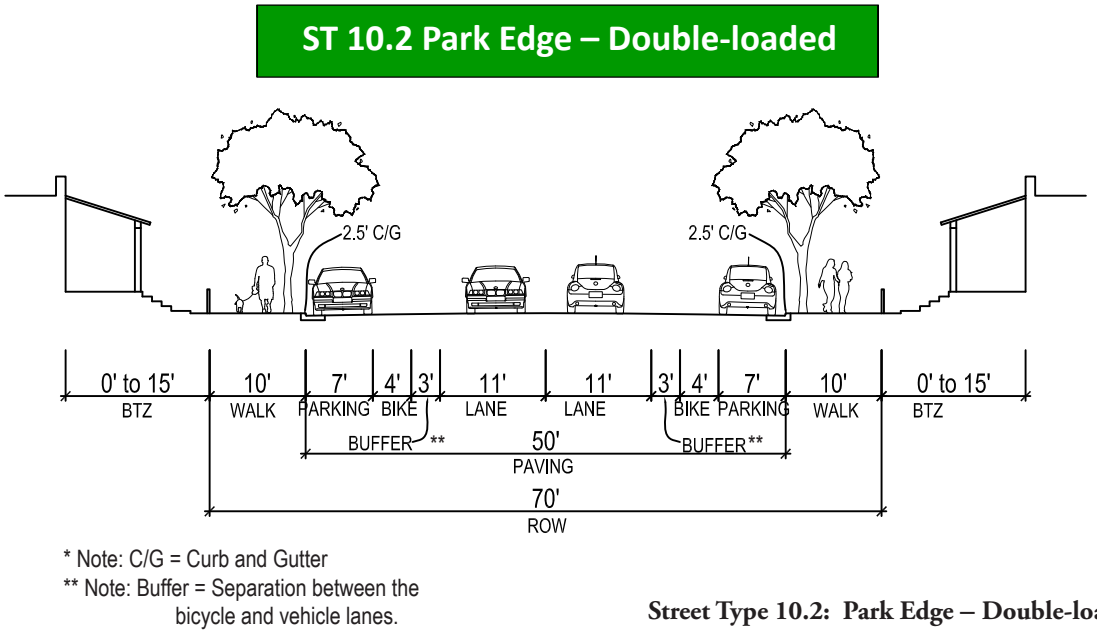
ST 10.1 Park Edge – Single-loaded



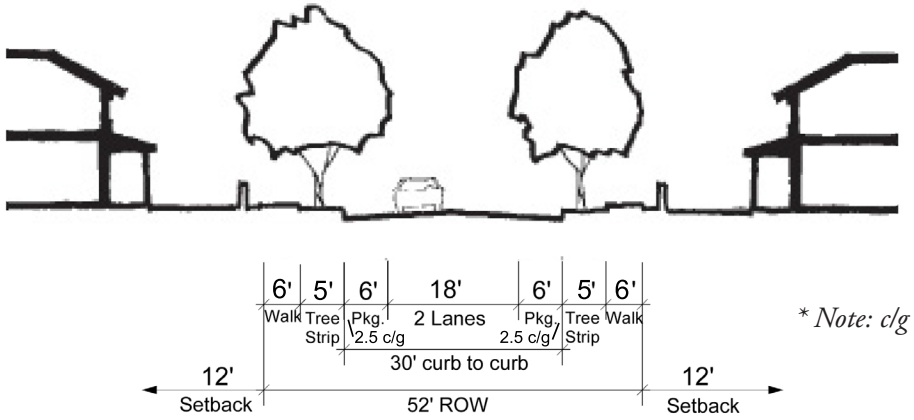
Street Type 10.1: Park Edge – Single-loaded

* Note: C/G = Curb and Gutter
** Note: Buffer = Separation between the bicycle and vehicle lanes.

[Amended November 5, 2014]



Street Type 10.2: Park Edge – Double-loaded



** Note: c/g stands for "curb and gutter"*

Street Type 11: Local Street

[Amended November 5, 2014]

b. **Bicycle Facilities**. Bicycle facilities, including on-street bicycle lanes and multi-use trails, should be designed and developed to meet safety considerations as provided in the Institute for Transportation Engineers (ITE) or American Association of State Highway Transportation Officials (AASHTO) standards.

c. **On-Street Parking.** On-street parking buffers pedestrians from vehicular traffic and supports sidewalk and abutting activity.

   i. Where abutting uses have a commercial, industrial, cultural, or educational component, and where residential uses exceed a density of 5 dwellings per gross acre, parking shall be provided on both sides of the local street (except where elimination of a parking lane can help avoid the disturbance of significant natural or archaeological resources). In this case, on-street parking is intended to serve local uses, buffer pedestrians from moving traffic, and lower vehicular travel speeds to calm traffic.

   ii. Where abutting uses are residential with a density of 2-5 dwellings per gross ~~net~~ acre, parking shall be provided on only one side of the local street. Removing unneeded parking and reducing the overall ROW of the road is intended to lower vehicular speeds to calm traffic. In this case, the cross section shown as Street Type 11 shall be adjusted to remove parking on one side, retain curb and gutter, and increase the tree strip width to 6.5 feet in order to result in a total ROW width of 50 feet.

   iii. Where density is less than 2 dwellings per gross ~~net~~ acre, no on-street parking is required. Removing unneeded parking and reducing the overall ROW of the road is intended to lower vehicular speeds to calm traffic. In this case, the cross section shown as Street Type 11 shall be adjusted to remove parking on both sides, while retaining curb and gutter on both sides, to result in a total ROW width of 45 feet.

c. **Sidewalk Locations**. The location of sidewalks shall reflect the desired character and density of the surrounding land uses. In high- and medium-density neighborhoods (i.e., SU-2/VCVC, SU-2/VCMX, SU-2/VCUR, and SU-2/VCLL zones), sidewalks are essential to creating a vibrant, pedestrian lifestyle. In lower-density settings (i.e., the SU-2/VCRR zone), the use of sidewalks may be excessive, and connections may be more appropriately provided via trails and gravel shoulders.

   i. Where average densities meet or exceed 4 units per gross acre, sidewalks shall accompany both sides of all streets.

   ii. Where average densities are less than 4 units per acre, trails and gravel shoulders may be used in lieu of street sidewalks.

d. **Alleys**. Alleys provide access to garages and service areas placed behind buildings, thereby avoiding negative visual and transportation impacts of garages doors, parking structures and service areas that face streets.
    i. Alleys are encouraged in the Village Center, Mixed Use, and Urban Residential areas. Alleys shall be used wherever street-facing buildings are desired but curb cuts are problematic and where buildings front onto open space with no intervening street.

e. **Street Landscaping**. Street trees and landscaping improve pedestrian comfort and contribute to the image and identity of Volcano Cliffs.
    i. **Street Trees**. Street trees shall be placed between the curb and the sidewalk; within grated tree-wells in commercial and mixed-use areas; and within landscaped strips or rock-covered tree wells in other areas.

    ii. **Plant Palette**. All plant material for designated Scenic Corridors and other streets shall be appropriate for the environmental conditions of the area and shall include low-water use and xeric plants.

    iii. **Additional Requirements**. See **Section II-General Design Standards C.2 & C.9** for street landscaping requirements and **Chapter 5 General Regulation C** for Plant Lists.

f. **Street Lighting**. Street Lighting is an important pedestrian amenity that contributes to a feeling of safety and security and can also serve to express the unique character or identity of a particular area. The use of street lighting shall minimize light pollution and shall comply with the New Mexico Night Sky Ordinance.
    i. Light standards shall not exceed a height of 20 feet on arterial and collector streets and 16 feet on local streets and alleys.

    ii. On designated Scenic Corridors and in other locations abutting arroyos, Major Public Open Space, or the Petroglyph National Monument, only light bollards shall be used, except where a light pole is critical for safety. Lights shall utilize metal fixtures with a durable, low-luster finish. Fixtures shall provide "cut-off" angles, and light fixtures shall be positioned to avoid glare into residential units.

g. **Above-Grade Impediments**. Utility boxes, light standards, news racks, postal boxes, street furniture, and other potential impediments to pedestrian movement shall be placed so as to maintain continuous and uninterrupted pedestrian routes. [Amended November 5, 2014]

h. **Street Signage and Wayfinding**. Unified street signage and wayfinding signage is an important mechanism for creating community identity and for providing directional assistance.

Standard 8: Ensure Sustainable Rainwater Design.

Street features can improve rainwater quality and permit rainwater infiltration. Typically, curbs and gutters collect and concentrate pollutants and direct them into pipes that carry pollutants to arroyos, rivers, and other waterways. Sustainable design features allow rainwater to be filtered or percolate into the ground and can reduce the demand for and cost of conventional pipes.

a. **Swales**. Swales are encouraged to handle rainwater. Swales are appropriate in residential areas.

b. **Permeable Paving**. Permeable concrete or unit pavers may be used for driveways and parking areas. Permeable pavers should not be used in locations of high use. Porous concrete can be laid above subsurface rainwater storage and infiltration areas to meet discharge needs and becomes cost-effective in urban settings.

c. **Commercial Rainwater Design**. Commercial areas shall incorporate sustainable rainwater management practices (see **Chapter 4 II-General Standard C.8** and **Chapter 5 General Regulation E**).

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Chapter 4

zoning and general standards

Chapter 4

INTENT

The following zones and general design regulations have the ability to shape the nature of development within the plan area, influence the location of uses and mold the physical environment into rich pedestrian-scale, healthy residential neighborhoods with a mixed-use center. The View Studies located in the West Side Strategic Plan articulate the significance of and need to preserve views to and from the Volcano Cliffs area. In response, the following land use and design regulations provide the mechanism to preserve and/or enhance these important views.

Volcano Cliffs Zoning Map

This Sector Development Plan adopts zoning for Volcano Cliffs. (See **Exhibit 7,** Zoning Established by the VC-SDP). Albuquerque Public School and State of New Mexico owned properties, as shown on the Zoning Map, are not rezoned, as the City has no jurisdiction over them; however, should the ownership of the properties change, the land is zoned R-1 and is subject to the General Standards and General Regulations in this plan.

La Cuentista Phase A and C, shown on the map zoned as R-1, are exempted from rezoning because this area has received final plat approval, and development has begun; however, La Cuentista Phase A and C shall be subject to the General Standards and General Regulations.

Zones

The Volcano Cliffs Sector Development Plan contains five Special Use (SU-2) zones to guide future development in a manner that conserves the area's unique cultural and natural features while encouraging development patterns that provide for long-term and high-quality development. Each SU-2 zone establishes regulatory standards for things like permissive uses, setback requirements, and heights that are specific to the lots contained within that zone.

General Standards

General Standards Section II in this Chapter contains additional standards that apply across different zones. All properties within the VCSDP must comply with the provisions of the General Standards section, as applicable.

Development Process

Unless otherwise stated, all development that complies with the zoning regulations and all applicable General Standards may proceed directly to Building Permit.

Deviations: Unless otherwise restricted within this Plan, deviations from dimensional standards shall be handled as follows:

1. **Minor:** Deviations from any dimensional standard of up to 10% may be approved by the Planning Director or his/her designee.

2. **Major:** Any deviation of 10-20% from any dimensional standard shall be reviewed by the Environmental Planning Commission (EPC) via the site development plan approval process; deviations of 20% or more are not allowed. In order for the EPC to grant the deviation(s) and approve the site development plan, the applicant must demonstrate each of the following:
   a. the original standard(s) cannot be reasonably met without substantial hardship due to the uniqueness of the site, and
   b. applicable goals and policies of the Volcano Cliffs Sector Development Plan are still met, even with the proposed deviation(s).

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I – Zoning

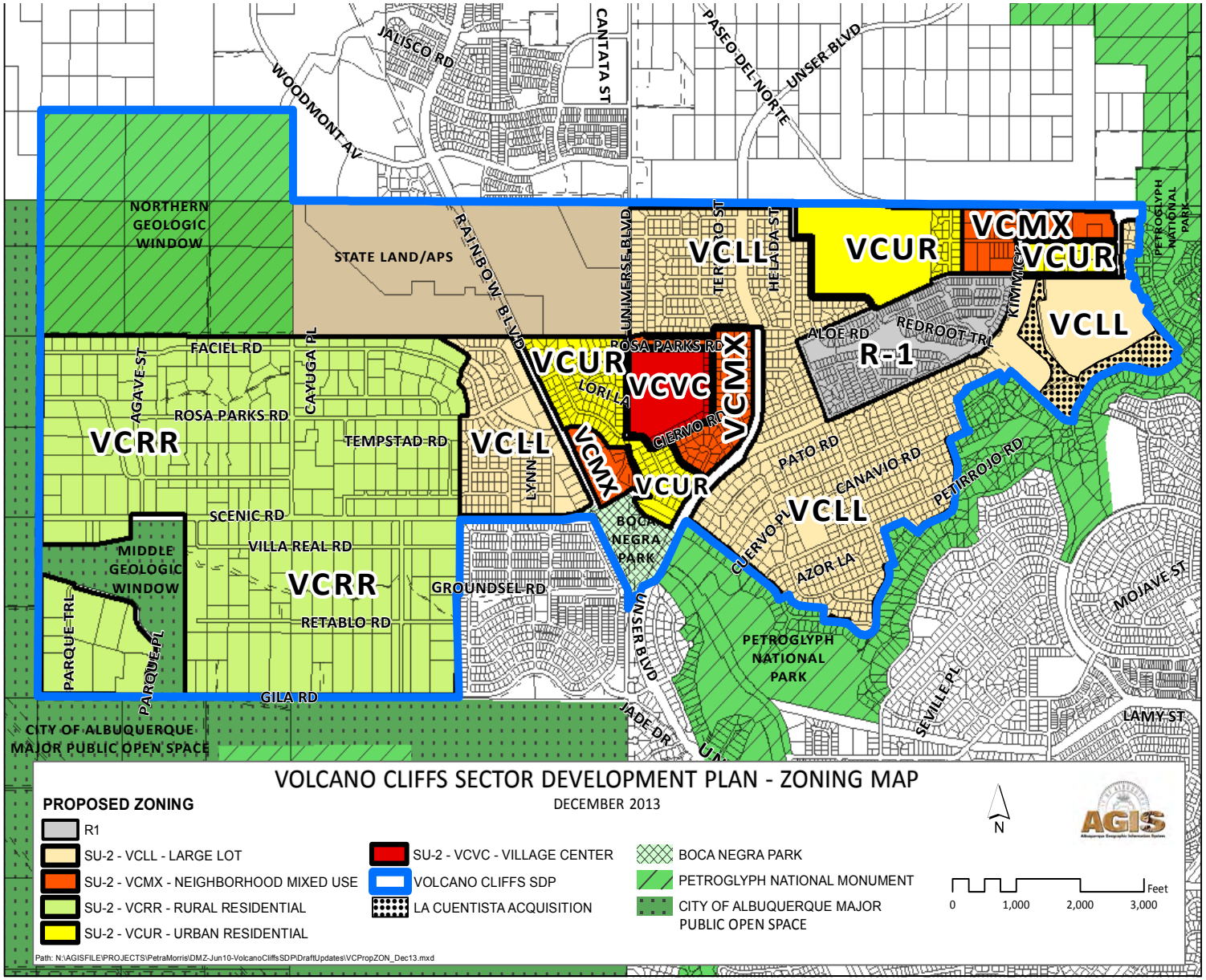


Exhibit 7: Zoning Established by the Volcano Cliffs Sector Development Plan

SU-2/VOLCANO CLIFFS VILLAGE CENTER (VCVC)

SU-2/VCVC. Village Center.
The Village Center zone provides opportunities to develop a mix of commercial and higher-density residential uses to serve the Volcano Cliffs area.

[Amended November 5, 2014]

A. GENERAL
Permitted Uses
SU-1 MX, C-1, and R-2 with the following additions and exceptions:

1. Parking structures shall be permitted with ground floor level uses along the street façade.

2. Drive-in restaurants are prohibited.

3. Single-family development is prohibited.

4. Gated and/or walled developments are prohibited.

5. In the Village Center, food stores shall not exceed 50,000 square feet, and other retail facilities shall not exceed 25,000 square feet per store to maintain a neighborhood scale and to distribute desirable uses among multiple village centers.

6. Health Care facilities, such as hospitals, laboratories, medical offices, and clinics shall incorporate uses that serve and are accessible to the public along street-facing building frontage in the Village Center.

7. Public Utility Structures as defined by City Zoning Code §14-16-1-5 locations shall be located in accordance with an adopted Rank II Facility Plan and a site development plan for building permit approved by the Environmental Planning Commission.

8. Transit facilities outside the public right-of-way are permissive subject to a Site Development Plan for Building Permit approved by the Environmental Planning Commission.

Mixed-Use Requirement
In order to develop a well-functioning, mixed-use environment, all development over 1/2 acre shall contain the following mixture of uses:

1. Commercial (C-1 and live/work): minimum 40% of total development square footage.

2. Residential: maximum 30% of total development square footage.

3. Percentages apply to gross developable area, i.e. exclusive of site constraints such as undevelopable areas.

4. Compliance shall be demonstrated by Master Development or Site Plans.

Development Process

1. Individual sites 5 acres in size or greater shall have site development plan submittals reviewed and approved by the Development Review Board (DRB) prior to issuance of any permits.

2. Subdivision of sites 5 acres in size or greater shall be as per a DRB-approved site development plan.

3. Sites less than 5 acres in size shall have a site development plan reviewed and approved administratively by the Planning Director or his/her designee prior to issuance of any permits.

4. All site development plan submittals shall be in accordance with applicable sections of the City Zoning Code, the Volcano Cliffs SDP, and all submittal requirements.

[Amended November 5, 2014]

Development Densities

Both FAR and dwelling unit (du)/acre need to be addressed in a mixed-use development.

Development densities shall be as follows:

1. Minimum: 0.30 FAR

2. Maximum: None

3. Floor Area Ratio (FAR) shall be defined as the gross floor area of all buildings at all levels, divided by the total site area of the project, minus undevelopable land* (i.e. gross floor area/[total site area - undevelopable areas]). Parking structures shall not be counted toward the gross floor area.

4. Residential densities:
   a. Minimum average: 10 dwelling unit (du)/acre

   b. Maximum average: 40 du/acre

   c. Residential densities apply to gross developable area for residential uses, exclusive of site constraints such as undevelopable land* and parks and inclusive of streets and parking.

* Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited to, significant rock outcroppings, as defined in **Chapter 5 General Regulation A – Definitions**.

Lot Sizes

1. No minimum lot size.

2. Lot sizes shall be a maximum of 300 feet wide and 300 feet deep.

3. Lots may exceed 90,000 square feet if a pedestrian street a minimum of 12 feet wide connects a minimum of two public streets through the lot at least every 300 feet measured along the street façade.

B. BUILDING PLACEMENT AND DESIGN

Setback and Frontage

1. Building setbacks (measured from the property line) shall be as follows:
   a. Front setback:
      i. Minimum: None

      ii. Maximum: 10 feet; however, 50% of the building frontage may be set back farther than 10 feet to accommodate patios and courtyards and need not be continuous.

   b. Side setback:
      i. Attached: No minimum

      ii. Non-attached: 5 feet minimum

   c. Rear setback: 15 feet minimum

   d. Residential garage setbacks:
      i. Side setback: No minimum

      ii. Rear setback: No minimum

      iii. Property owners seeking to construct a garage on the property line shall obtain a signed maintenance easement from the abutting property owner prior to issuance of a building permit.

      iv. See **Section II-General Standards B.5** for additional requirements.

3. The following features may encroach into the sidewalk right-of-way, per City encroachment agreement:
   a. eaves (4 feet maximum),

   b. awnings (8 feet maximum), and

   c. minor ornamental features (2 feet maximum).

   d. Over sidewalks, projections shall be a minimum of 8 feet above finish grade.

4. See **Section II-General Standards A** and **B** for additional requirements.

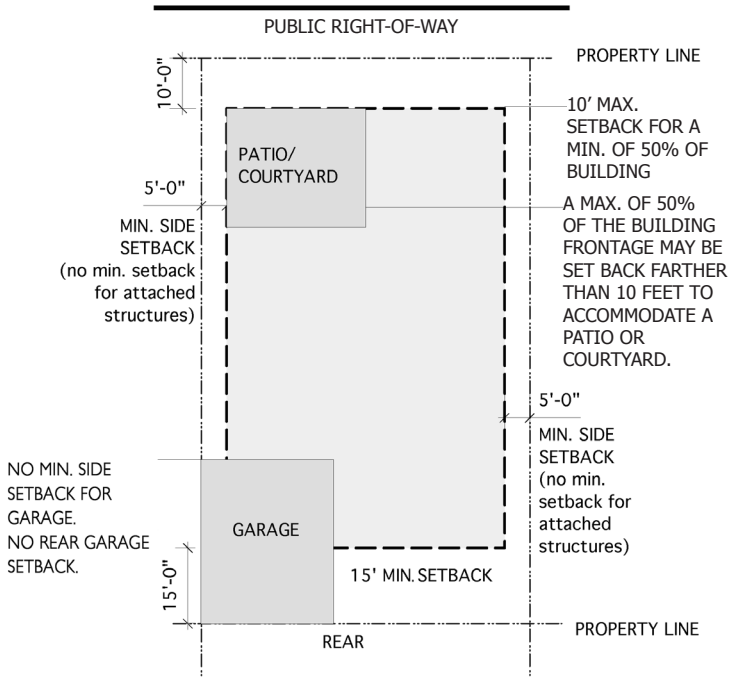


Figure 2: SU-2/VCVC Building Placement Diagram

Height

1. Building height limits as follows:
   a. Minimum: 26 feet

   b. Maximum: 35 feet

   c. Square footage above 26 feet is limited to 50% of the building footprint.

[Amended November 5, 2014]

2. Chimneys and cupolas may extend 10 feet beyond height limits. Screened equipment and flagpoles may extend 6 feet beyond height limits. Solar panels shall not count toward height limits. Screened equipment shall be set back 15 feet from the façade.

3. See **Section II-General Standards A** and **B** for additional requirements.

Building Articulation

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

2. Residential garages shall be set back from the front façade. (See **Section II-General Standards B.5** for details.)

3. A minimum of 50% of the street frontage shall be accompanied by portals, verandas and/or arcades.

C. LANDSCAPE REQUIREMENTS

1. Shall meet City standards for landscape requirements for non-residential development per City Zoning Code Section 14-16-3-10.

2. Plants shall be from **Chapter 5 General Regulation C** – Plant List A and/or Plant List B. (See also **Section II-General Standards C.9** for more information.)

3. Walls and Fences: Per City Zoning Code Section 14-16-3-19. (See also **Section II-General Standards C.1** for more information.)

4. See **Section II-General Standards C** for additional requirements.

D. USABLE OPEN SPACE REQUIREMENTS

1. Multifamily dwellings:
   a. Private open space 60 square feet/du minimum; and

   b. Shared open space 80 square feet/du minimum

2. See **Section II-General Standards D** for additional requirements.

E. PARKING

1. Parking calculations as follows:
   a. Residential: 1/dwelling unit minimum

   b. Non-residential minimum: 1/1,000 square feet gross.

   c. Non-residential maximum: City Zoning Code Section 14-16-3-1 minimum plus 10%.

2. See **Section II-General Standards E** for additional requirements.

SU-2/Volcano Cliffs Mixed-Use (VCMX)

SU-2/VCMX. Mixed-Use.
Mixed-Use zones provide for small offices, shops, community facilities, or townhouses with ground-floor home occupations including office, retail, and service activities at the neighborhood scale extending goods and services to locations that may not be able to support major retail.

A. GENERAL
Permitted Uses:
SU-1 MX, C-1, and R-2 with the following additions and exceptions:

1. Parking structures shall be permitted with ground floor level uses along the street façade.

2. Single-family detached development is prohibited.

3. Gated and/or walled developments are prohibited.

Mixed-Use Requirement

1. In order to develop a well functioning mixed-use environment, all development over 10,000 square feet shall contain two or more of the following uses:
   - Residential
   - Retail/Service
   - Office
   - Civic
   - Entertainment

2. Compliance shall be demonstrated by Master Development or Site Plans. The Planning Director may grant exceptions to property owners with parcels that are a half acre or smaller.

Development Process

1. Individual sites 5 acres in size or greater shall have site development plan submittals reviewed and approved by the Development Review Board (DRB) prior to issuance of any permits.

2. Subdivision of sites 5 acres in size or greater shall be as per a DRB-approved site development plan.

3. Sites less than 5 acres in size shall have a site development plan reviewed and approved administratively by the Planning Director or his/her designee prior to issuance of any permits.

4. All site development plan submittals shall be in accordance with applicable sections of the Zoning Code, the Volcano Cliffs SDP, and all submittal requirements.

[Amended November 5, 2014]

Development Densities
Both FAR and dwelling unit (du)/acre need to be addressed in a mixed-use development.

Development densities shall be as follows:

1. Minimum: 0.3 FAR

2. Maximum: None

3. Floor Area Ratio shall be defined as the gross floor area of all buildings at all levels, divided by the total site area of the project, minus undevelopable land* (i.e. gross floor area/[total site area - undevelopable areas]). Parking structures shall not be counted toward the gross floor area calculations.

4. Residential densities:
   a. Minimum: 8 du/acre

   b. Maximum average: 20 du/acre

   c. Residential densities apply to gross developable area for residential uses, exclusive of site constraints such as undevelopable land* and parks and inclusive of streets and parking.

   d. Minimum lot size is 2,200 square feet.

[Amended November 5, 2014]

* Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited to, significant rock outcroppings, as defined in **Chapter 5 General Regulation A – Definitions**.

B. BUILDING PLACEMENT AND DESIGN

Setback and Frontage

1. Building setbacks (measured from the property line) shall be as follows:
   a. Front setback: No minimum

      10 feet maximum; however, 50% of the building frontage may be set back further than 10 feet to accommodate patios and courtyards.

   b. Side setback:
      i. Attached: No minimum

      ii. Non-attached: 5 feet minimum

   c. Rear setback: 15 feet minimum

   d. Residential garage setbacks:
      i. Side setback: No minimum

      ii. Rear setback: No minimum

      iii. Property owners seeking to construct a garage on the property line shall obtain a signed maintenance easement from the abutting property owner prior to issuance of a building permit

      iv. See **Section II-General Standards B.5** for additional requirements.

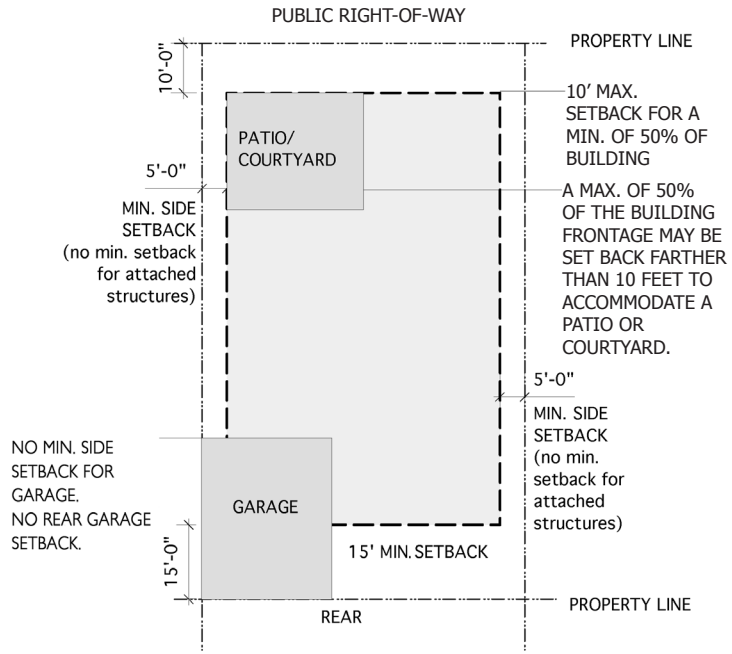


Figure 3: SU-2/VCMX Building Placement Diagram

2. The following features may encroach into the sidewalk right-of-way, per City encroachment agreement:
   a. eaves (4 feet maximum),
   b. awnings (8 feet maximum), and
   c. minor ornamental features (2 feet maximum).
   d. Over sidewalks, projections shall be a minimum of 8 feet above finish grade.
3. See **Section II-General Standards A** and **B** for additional requirements.

Height

1. Building height limits as follows:
   a. Minimum: 26 feet
   b. Maximum: 35 feet
   c. Square footage above 26 feet is limited to 50% of the building footprint.
   d. Where a site is adjacent to a site zoned R-1, SU-2/VCLL, or SU-2/VCRR, height is limited to 26 feet.
   e. Sites within 1,500 feet of the Escarpment edge, the height is limited to 26 feet.
2. Chimneys and cupolas may extend 10 feet beyond height limits. Screened equipment and flagpoles may extend 6 feet beyond height limits. Solar panels shall not count toward height limits. Screened equipment shall be set back 15 feet from the façade.
3. See **Section II-General Standards A** and **B** for additional requirements.

Building Articulation

1. Transparency: At least 25% of the area of the street-facing elevations shall be comprised of windows and/or entrances.
2. Residential garages shall be set back from the front façade. (See **Section II-General Standards B.5** for additional requirements.)
3. A minimum of 50% of the street frontage shall be accompanied by portals, verandas and/or arcades.

C. LANDSCAPE REQUIREMENTS

1. Landscaping shall meet city standard landscape requirements for non-residential development per City Zoning Code Section 14-16-3-12.
2. Plants shall be from **Chapter 5 General Regulation C** - Plant List A and/or Plant List B. (See also **Section II-General Standards C.9** for more information.)

[Amended November 5, 2014]

3. Walls shall be limited to 6 feet in height and 4 feet within the front yard setback. (See also **Section II-General Standards C.1** for additional requirements.)
4. See **Section II-General Standards C** for additional requirements.

D. USABLE OPEN SPACE REQUIREMENTS

1. Multifamily dwellings:
   a. Private open space 60 square feet/du minimum; and
   b. Shared open space 80 square feet/du minimum
2. See **Section II-General Standards D** for additional requirements.

E. PARKING

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

SU-2/VOLCANO CLIFFS URBAN RESIDENTIAL (VCUR)

SU-2/VCUR. Urban Residential.

Urban Residential areas provide for a variety of urban housing types within a network of livable, pedestrian-friendly streets, including: courtyard housing, loft apartments, patio homes, townhouses, duplexes and detached single-family homes on small lots.

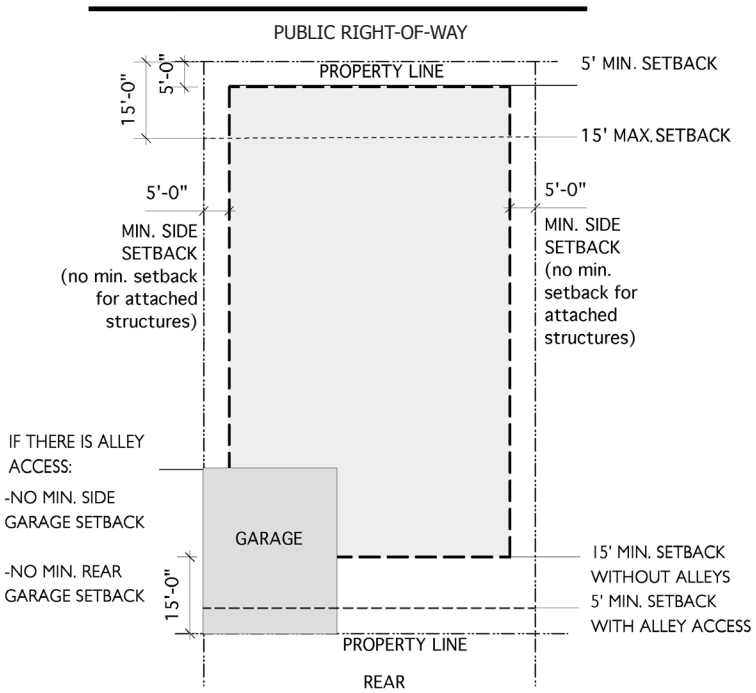


Figure 4: SU-2/VCUR Building Placement Diagram

A. GENERAL

Permitted Uses

R-T, R-G, and R-2, with the following additions and exceptions:

1. A minor second dwelling unit up to 650 square feet associated with a single-family detached dwelling unit shall be permitted except in the front yard.

2. Parking structures shall be permitted underground.

3. Gated and/or walled developments are prohibited.

Development Process

1. Individual sites 5 acres in size or greater shall have site development plan submittals reviewed and approved by the Development Review Board (DRB) prior to issuance of any permits.

2. Subdivision of sites 5 acres in size or greater shall be as per a site development plan administratively approved by the Planning Director or his/her designee prior to issuance of any permits.

3. Sites less than 5 acres in size shall proceed directly to Building Permit.

4. All site development plan submittals shall be in accordance with applicable sections of the Zoning Code, the Volcano Cliffs SDP, and all submittal requirements.

Development Densities

Development densities are as follows:

1. Minimum: 8 du/acre

2. Maximum: 20 du/acre

3. Minimum lot size: 2,200 square feet

4. Residential densities apply to gross developable area for the primary dwelling unit, exclusive of site constraints such as undevelopable land and parks, exlusive of minor secondary dwelling unit, and inclusive of streets and parking. Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited to, significant rock outcroppings, as defined in **Chapter 5 General Regulation A – Definitions**.

[Amended November 5, 2014]

B. BUILDING PLACEMENT AND FORM

Setback and Frontage

1. Building setbacks (measured from the property line) and shall be as follows:
   a. Front setback: 5 feet minimum
      15 feet maximum

   b. Side setback:
      i. Attached: No minimum

      ii. Non-attached: 5 feet minimum

c. Rear setback:
   i. Without alley: 15 feet minimum

   ii. With alley: 5 feet minimum

d. Residential garage setbacks:
   i. Residential garages shall be set back from the front façade. (See **Section II-General Standards B.5** for additional requirements.)

   ii. Garage side setback: No minimum, if there is alley access.

   iii. Garage rear setback: No minimum from rear property line, if there is alley access.

   iv. Property owners seeking to construct a garage on the property line shall obtain a signed maintenance easement from the abutting property owner prior to issuance of a building permit.

2. See **Section II-General Standards A** and **B** for additional requirements.

Height

1. Building height limits are as follows:
   a. Minimum: None

   b. Maximum: 26 feet

   c. For sites adjacent to SU-2/VCVC, the maximum building height is 35 feet.

   d. For areas within 200 feet of the northern boundary line of the VCSDP, the maximum building height is 35 feet.

   e. Square footage above 26 feet is limited to 50% of the building footprint.

[Amended November 5, 2014]

2. Chimneys and cupolas may extend 10 feet beyond height limits. Screened equipment and flagpoles may extend 6 feet beyond height limits. Solar panels shall not count toward height limits. Screened equipment shall be set back 15 feet from the façade.

3. See **Section II-General Standards A** and **B** for additional requirements.

Building Articulation

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

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

C. LANDSCAPE REQUIREMENTS

Landscape Requirements shall be per City Zoning Code Section 14-16-3-12 provided:

1. Plants shall be from **Chapter 5 General Regulation C** – Plant List A and/or Plant List B. (See **Section II-General Standards C.9** for additional requirements.)

2. See **Section II-General Standards C** for additional standards.

D. USABLE OPEN SPACE REQUIREMENTS

1. Multifamily dwellings:
   a. Private open space 60 square feet/du minimum; and

   b. Shared open space 80 square feet/du minimum

2. See **Section II-General Standards D** for additional requirements.

E. PARKING

1. Parking Calculations Residential: 1/dwelling unit minimum

2. See **Section II-General Standards E** for additional requirements.

SU-2/VOLCANO CLIFFS LARGE LOT (VCLL)

SU-2/VCLL. Large Lot.

Large Lot areas consist of single family homes on lots larger than typical single family development, respecting the existing Volcano Cliffs residential platting, built in a way that complements the natural environment, preserves significant view corridors, and contains visible private open space.

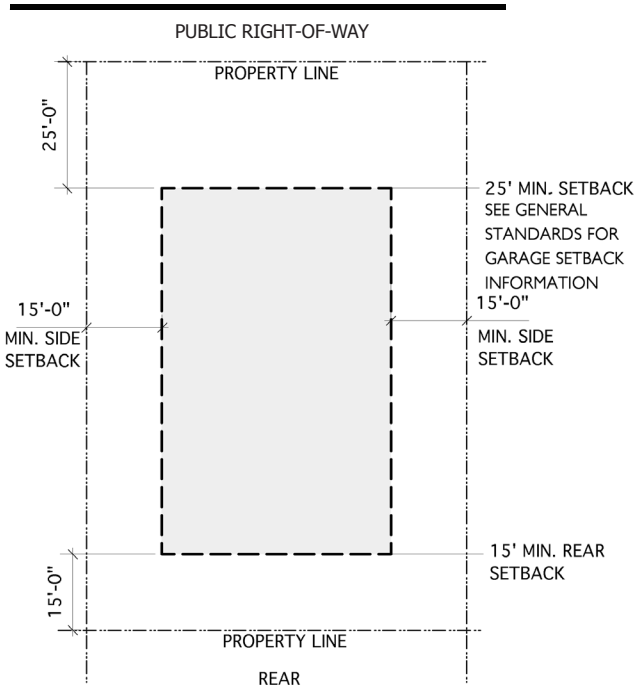


Figure 5: SU-2/VCLL Building Placement Diagram

A. GENERAL

Permitted uses

R-1 with the following additions and exceptions:

1. A minor second dwelling unit up to 650 square feet associated with a single-family detached dwelling unit shall be permitted except in the front yard.

2. Gated and/or walled developments are prohibited.

Development Densities

Development densities are as follows:

1. Minimum: None

2. Maximum: 5 du/acre

3. Platted lots existing at the time of adoption of this Plan that do not meet these standards are allowed to develop with 1 dwelling unit per lot.

[Amended November 5, 2014]

4. Residential densities apply to gross developable area for the primary dwelling unit, exclusive of site constraints such as undevelopable land and parks, exclusive of minor secondary dwelling unit, and inclusive of streets and parking. Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited to, significant rock outcroppings, as defined in **Chapter 5 General Regulation A – Definitions**.

B. BUILDING PLACEMENT AND FORM

Setback and Frontage

1. Building setbacks (measured from the property line) and shall be as follows:
   a. Front setback: 25 feet minimum
   b. Side setback: 15 feet minimum
   c. Rear setback: 15 feet minimum
   d. Residential garages shall be set back from the front façade. (See **Section II-General Standards B.5** for additional requirements.)

2. See **Section II-General Standards A** and **B** for additional requirements.

Height

1. Building height limits are as follows:
   a. Minimum: None
   b. Maximum: 18 feet; however, height can be increased to 26 feet on a maximum of 50% of the building footprint.

[Amended November 5, 2014]

2. Chimneys and cupolas may extend 10 feet beyond height limits. Screened equipment and flagpoles may extend 6 feet beyond height limits. Solar panels shall not count toward height limits. Screened equipment shall be set back 15 feet from the façade.

3. See **Section II-General Standards A** and **B** for additional requirements.

Building Articulation

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

2. Each dwelling unit shall address the street with one of the following three options. In the case of a developer constructing 3 or more dwelling units, at least 2 of every 3 shall incorporate a porch. (See **Section II-General Standard B.8** for additional requirements.)

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

3. See **Section II-General Standards B** for additional requirements.

C. LANDSCAPE REQUIREMENTS

Residential Landscape

1. Minimum one tree and 40% vegetative cover in front of all single-family lots.

2. Residential landscape by individual landowners shall require approximately 30% of the lot area to be private open space.

3. Landscape plants used in private open space are to be species from **Chapter 5 General Regulation C** – Plant List A and/or Plant List B. 2. (See **Section II-General Standards C.9** for additional requirements.)

4. Xeriscaping must use a permeable weed barrier, not plastic, to optimize permeability.

5. The private open space may include active utility easements and side yard utility easements that contain maintenance roads.

6. See **Section II-General Standards C** for additional requirements.

Walls and Fences

1. Perimeter wall and fence heights shall be per City Zoning Code Section 14-16-3-19.

[Amended November 5, 2014]

2. Walls and fences shall be in colors consistent with the approved colors in **Chapter 5 General Regulation B.**

[Amended November 5, 2014]

3. On the perimeter of any conservation area or Major Public Open Space boundary, only post and wire or view fencing shall be used. -

4. See **Section II-General Standards C.1** for additional requirements.

Review Process

1. No extraordinary review necessary if SU-2/VCLL regulations and General Standards are met.

2. A landscape plan for the front yard, meeting these Landscape Requirements and the General Standards, shall be submitted with building permit application.

D. USABLE OPEN SPACE REQUIREMENTS

None required.

E. PARKING

1. Parking Calculations are as follows:
   a. Residential: 1/dwelling unit minimum

2. See **Section II-General Standards E** for additional requirements.

SU-2/VOLCANO CLIFFS RURAL RESIDENTIAL (VCRR)

SU-2/VCRR. Rural Residential.

Rural Residential areas provide for bigger homes on larger lots consistent with the current platting. Clustered housing is encouraged to conserve the area's natural terrain and beauty. The Rural Residential area is surrounded on three sides by the Petroglyph National Monument. This unique location deserves appropriate development standards that reflect the distinctive context.

A. GENERAL

Permitted Uses

R0-1, RA-1, RA-2, and R-1 with the following exceptions:

1. A minor second dwelling unit up to 650 square feet associated with a single-family detached dwelling unit shall be permitted except in the front yard.
    i. Minor second dwelling units are not permitted if developed as Private Commons Development.

2. Multiple single family houses are permitted on a single lot.

3. Gated and/or walled developments are prohibited.

Development Densities

Development densities are as follows:

1. Minimum: None

2. Maximum: 1 du/gross acre

3. If developed as Private Commons Development (PCD)/Cluster Development per City Zoning Code Section 14-16-3-16, dwelling units shall be clustered on a minimum of 2 acres to a maximum density of 3 du/gross acre.
    i. Minimum lot size for PCD: 2 acres
    ii. Maximum: 3 du/gross acre
    iii. Process and standards are as outlined in City Zoning Code Section 14-16-3-16.

4. Residential densities apply to gross developable area for the primary dwelling unit, exclusive of site constraints such as undevelopable land and parks, exlusive of minor secondary dwelling unit, and inclusive of streets and parking. Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited to, significant rock outcroppings, as defined in **Chapter 5 – General Regulations A. Definitions**.

5. Lots less than 1 gross acre platted prior to adoption of this plan may have 1 dwelling unit, regardless of size, but must be developed as per the SU-2/VCRR regulations and General Standards.

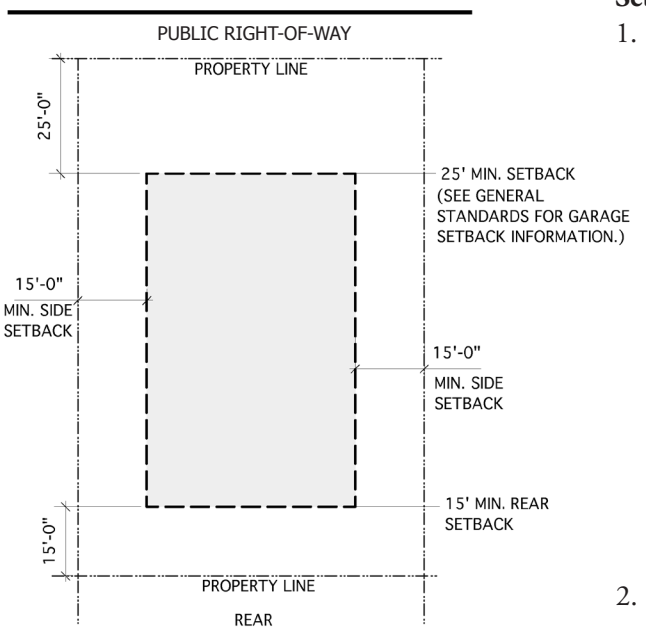


Figure 6: SU-2/VCRR Building Placement Diagram

B. BUILDING PLACEMENT AND FORM

Setback and Frontage

1. Building setbacks (measured from the property line) and shall be as follows:

   a. Front Setback: 25 feet minimum

   b. Side Setback: 15 feet minimum

   c. Rear Setback: 15 feet minimum

   d. Residential garages shall be set back from the front façade. (See **Section II-General Standards B.5** for details.)

   e. PCD/Cluster Development shall be per City Zoning Code Section 14-16-3-16.

2. See **Section II-General Standards A** and **B** for additional requirements.

Height

1. Building height limits are as follows:
   a. Minimum: None

   b. Maximum: 18 feet; however, height can be increased to 26 feet on a maximum of 50% of the building footprint.

2. Chimneys and cupolas may extend 10 feet beyond height limits. Screened equipment and flagpoles may extend 6 feet beyond height limits. Solar panels shall not count toward height limits. Screened equipment shall be set back 15 feet from the façade.

3. See **Section II-General Standards A** and **B** for additional requirements.

Building Articulation

1. Transparency: At least 25% of the area of the street-façade facing elevations shall be comprised of windows and/or entrances.

2. Each dwelling unit shall address the street with one of the following three options. In the case of a developer constructing 3 or more dwelling units, at least 2 of every 3 shall incorporate a porch. (See **Section II-General Standards B.8** for additional requirements.)

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

3. See **Section II-General Standards B** for additional requirements.

C. LANDSCAPE REQUIREMENTS

Residential Landscape

1. Minimum one tree and 40% vegetative cover in front of all single-family lots.

2. Residential landscape by individual landowners shall require approximately 30% of the lot area to be private open space.

3. Landscape plants used in private open space are to be species from **Chapter 5 General Regulation C** – Plant List A and/or Plant List B.

4. Xeriscaping must use a permeable weed barrier, not plastic, to optimize permeability.

5. The private open space may include active utility easements and side yard utility easements that contain maintenance roads.

6. See **Section II-General Standards C** for additional requirements.

Walls and Fences

1. Perimeter wall and fence heights shall be per City Zoning Code Section 14-16-3-19.

[Amended November 5, 2014]

2. Only split rail, rail and post, or view fencing in colors consistent with the approved colors in **Chapter 5 General Regulation B** shall be used for corrals or yards, or portions thereof, not sharing a boundary with any conservation area or Major Public Open Space boundary.

3. On the perimeter of any conservation area or Major Public Open Space boundary, only post and wire or view fencing shall be used.

4. Walls to create an enclosed area outdoors shall be permitted that meet all of the following criteria:
   a. Walls are attached to the main dwelling.
   b. Walls shall not infringe on any building setbacks.
   c. Wall materials shall be the same or complement the main dwelling and shall comply with the color regulations in Chapter 5 General Regulations B.
   d. The total area of enclosed spaces on a lot (e.g. any combination of patio, pool enclosure, or courtyard) shall be limited to 1,000 square feet or up to 50% of the main dwelling square footage, whichever is greater, up to a maximum of 2,000 square feet.

5. See **Section II-General Standards C** for additional requirements.

Review Process

1. No extraordinary review necessary if VCRR regulations and General Standards are met.

2. Private Commons Development requires DRB review and approval as outlined in City Zoning Code Section 14-16-3-16.

3. A landscape plan for the front yard, meeting these Landscape Requirements and the General Standards, shall be submitted with building permit application.

D. USABLE OPEN SPACE REQUIREMENTS

1. None required unless land is developed as Private Commons Development, in which case development must follow City Zoning Code Section 14-16-3-16.

E. PARKING

1. Parking Calculations:
   Residential: 1/dwelling unit minimum.

2. See **Section II-General Standards E** for additional requirements.

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II – General Standards

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GENERAL DESIGN STANDARDS APPLICABLE TO ALL DEVELOPMENT

Design, building, street, and landscape standards shall reduce visual contrast with the natural environment and foster pedestrian-friendly development. Urban design considers the inter-relationship among buildings, streets, private open space (such as yards and courtyards), and publicly-accessible open spaces (such as parks, plazas, and conservation areas).

For Volcano Cliffs, urban design principles focus on ways to make places where walking is a more attractive option, where a sense of community is fostered, where resources are used more efficiently, and where the scenic beauty of the area is celebrated. Urban design elements seek to establish functional relationships that foster healthy communities, add economic value, and enhance Albuquerque's aesthetic character. These objectives are essential, not only for the well-being of local residents and workers, but also as an important ingredient for attracting and retaining businesses in a global economy.

The concepts of quality, place, community, and neighborhood identity are further supported in the Volcano Cliffs Sector Development Plan by the architectural and landscape regulations provided here. In part, these are related to approved building and landscape materials but also are fostered by distinct themes in the built and natural environment established through regulations that are compatible with the unique natural environment of the area and that foster a sense of place and identity that are important to people's sense of well being. Lot Development Standards for parcels located adjacent to ecologically, culturally, or geologically sensitive lands ensure that development within the Plan area is sensitive to the area's unique natural and cultural characteristics. General Design Standards include design principles to ensure that building and street design are sensitive to the area's unique natural and cultural characteristics and fulfills the plan's goals to make attractive, pedestrian-friendly places where resources are used more efficiently and where the scenic beauty of the area is celebrated.

A. GENERAL DESIGN STANDARDS

Where the Volcano Cliffs Sector Development Plan and the Northwest Mesa Escarpment Plan (NWMEP) conflict, the more restrictive regulation applies, unless otherwise stated in this Plan. Within applicable boundaries, where one plan is silent, the other prevails, unless otherwise stated in this Plan. (See **Exhibit 8** for the relevant NWMEP boundaries affecting the Volcano Mesa.)

The General Regulations of City Zoning Code Section 14-16-3 shall apply with the following additions and exceptions.

Heights and Setbacks

Building heights and setbacks beyond those set by zoning shall be limited adjacent to the Escarpment face, the Petroglyph National Monument, Major Public Open Space, and arroyos in order to preserve views, reduce visual impact, and minimize the environmental impacts of development. Building heights and setbacks shall be established by zoning with the following exceptions for areas adjacent to the Escarpment face, the Petroglyph National Monument, Major Public Open Space, and arroyos:

[Amended November 5, 2014]

1. **Height Restrictions near the Escarpment Face.** For areas designated Impact in the NWMEP and/or within 200 feet of the Escarpment face, structure height shall not exceed 15 feet. There shall be no exception to the 15 foot height limit. **Exhibit 9**, Volcano Mesa Escarpment Map shows the lots within 200 feet of the Escarpment face, while **Exhibit 8** shows the area designated Impact in the NWMEP.

2. **Setbacks from the Escarpment Face.** No structure shall be placed within 50 feet of the top or the base of the Escarpment face; fences shall be allowed at a distance of greater than 30 feet of the Escarpment face. No irrigation systems, construction, or alteration of the natural terrain shall occur within 50 feet of the top or base of the Escarpment face. Fences shall not be allowed within 30 feet of the Escarpment face. Any construction within the setback area shall be certified geotechnically sound by the City Engineer, so as not to cause a threat to the public safety. (See **Exhibit 9**, Volcano Mesa Escarpment Map.)

3. **Arroyo Easements.** No development shall occur within the drainage right-of-way of the North and the Middle Forks of the Boca Negra Arroyo. These drainage corridors shall remain as undisturbed desert with natural vegetation, rock formation, and drainage-ways intact. Naturalistic channel design shall retain as much undisturbed desert vegetation insofar as practicable. Streets shall be located outside of the drainage easement. There are no additional height restrictions for properties adjacent to arroyos; heights are per the zoning of the site. (See **Exhibit 4** for arroyo locations and **Figure 1** for Naturalistic Arroyo Cross Section Diagram.)

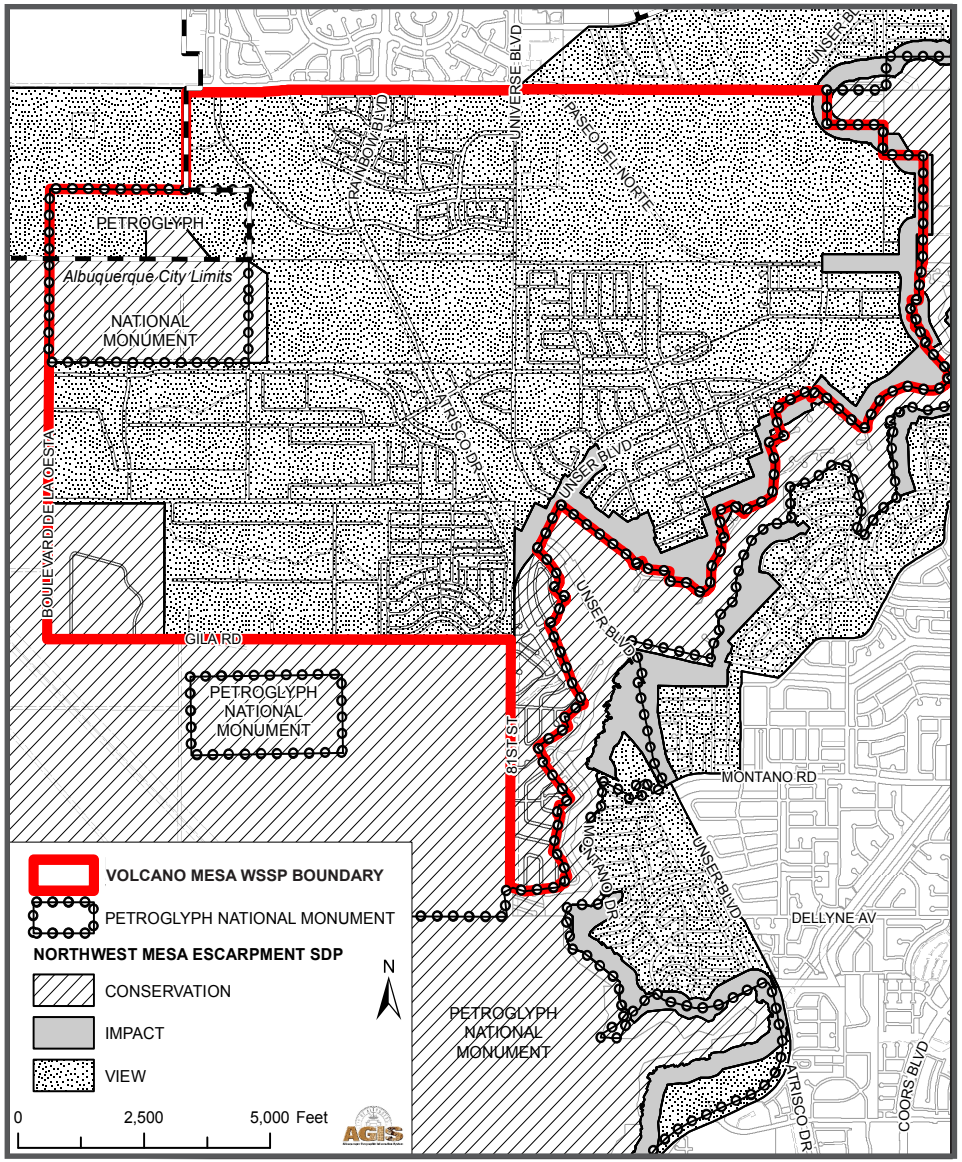


Exhibit 8: Northwest Mesa Escarpment Plan and Volcano Mesa Boundaries

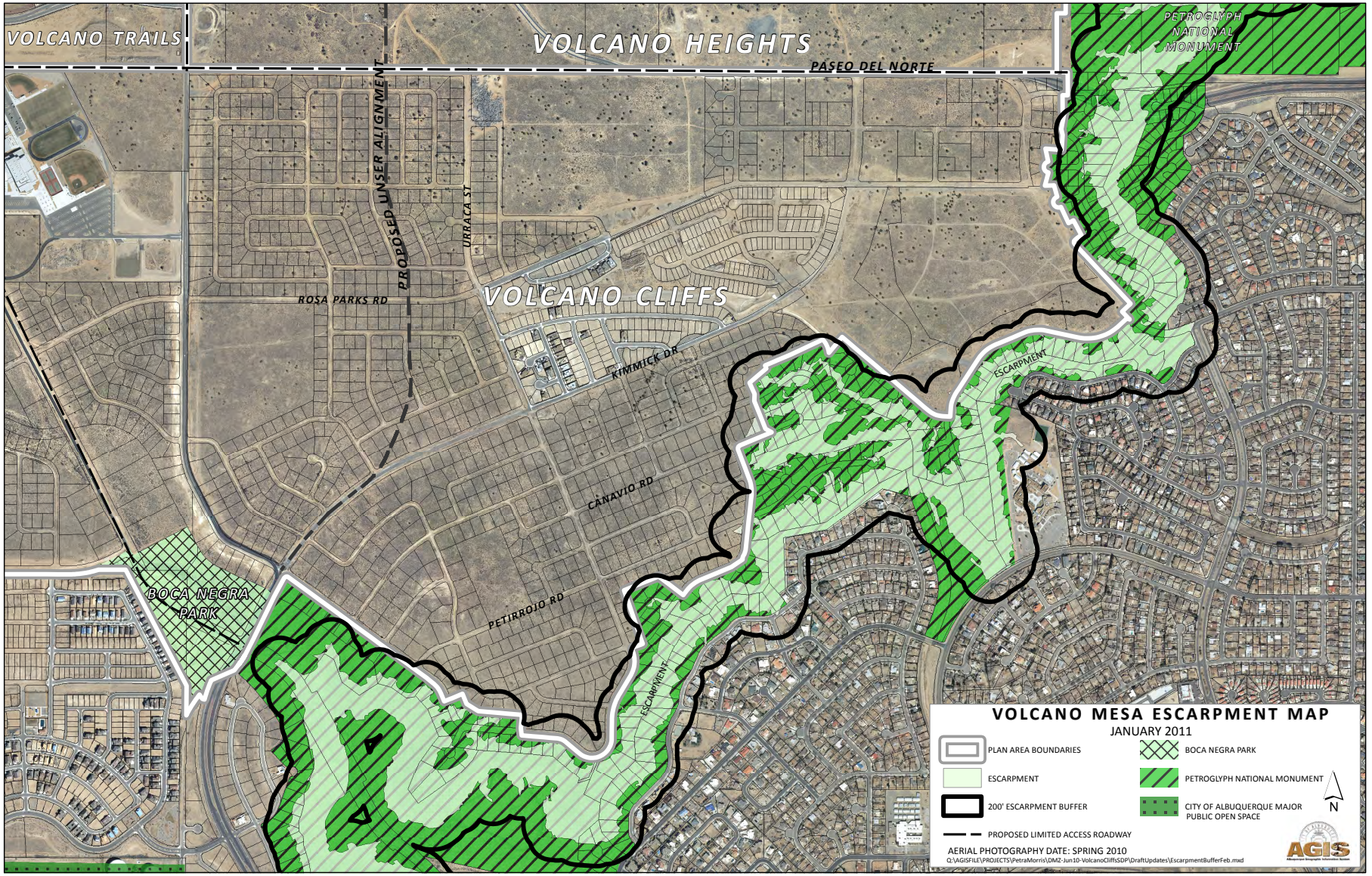


Exhibit 9: Volcano Mesa Escarpment Map

Utilities

1. **Easements**. In the SU-2/VCLL-Large Lot and SU-2/VCRR-Rural Residential zones, 10-foot utility easements for electric distribution, gas, telephone, and cable shall be dedicated in street-facing setbacks behind the curb on private property. In all other zones, 10-foot utility easements shall be located in alleys, if available. Where there is no alley, utility infrastructure shall be placed in a planting strip a minimum of 4 feet wide between the back of the curb and the sidewalk or pedestrian pathway, provided it does not encroach upon the pedestrian realm and is located on the edge or side of property and as far away from the main entrance and pedestrian access paths as possible. :

   a. In order to facilitate pedestrian movement and maintain accessibility, utility infrastructure such as poles, transformers, boxes, and access panels shall be planned for minimal visual intrusion and mobility impediment to pedestrians.

   b. Overhead and underground electric distribution lines are typically located within public utility easements (PUE) or private easements. They are compatible with other "dry" utilities such as cable, telephone, and fiber optic facilities. The width of the PUE is typically 10 feet in order to provide necessary clearances for safety.

   c. Water lines, sewer lines and storm water drainage or "wet" utilities are not compatible with "dry" utilities, and separation is required for safety purposes. Dry utility easements (e.g., electric, cable, phone, fiber optics) and wet utility easements (e.g., water, sewer) are located subject to provisions of all applicable codes including the New Mexico Electrical Safety Code for safety reasons.

2. **Clearance**.
   a. Any screening and vegetation surrounding ground-mounted transformers and utility pads shall allow 10 feet of clearance in front of the equipment door and 5 feet of clearance on the remaining 3 sides for access and to ensure work crew and public safety during maintenance and repair.
   b. Non-permanent use of clearance, such as for parking, is permitted. All uses shall require an encroachment agreement with PNM.
   c. Aesthetic improvements, such as painting, are encouraged to minimize visual impact of ground-mounted utility equipment. PNM may have guidelines for the most appropriate types of paint and/or other materials to use. Any identifying numbers shall not be obscured. All improvements are subject to removal as necessary for repair and/or maintenance.
   d. Trees and shrubs planted in the PUE should be planted to minimize impacts on facilities maintenance and repair. They are subject to removal as necessary for repair and/or maintenance.

[Amended November 5, 2014]

3. **General.** Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Volcano Mesa area to provide electric service once regional employment center development occurs. Substations typically require two-acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines should be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020).

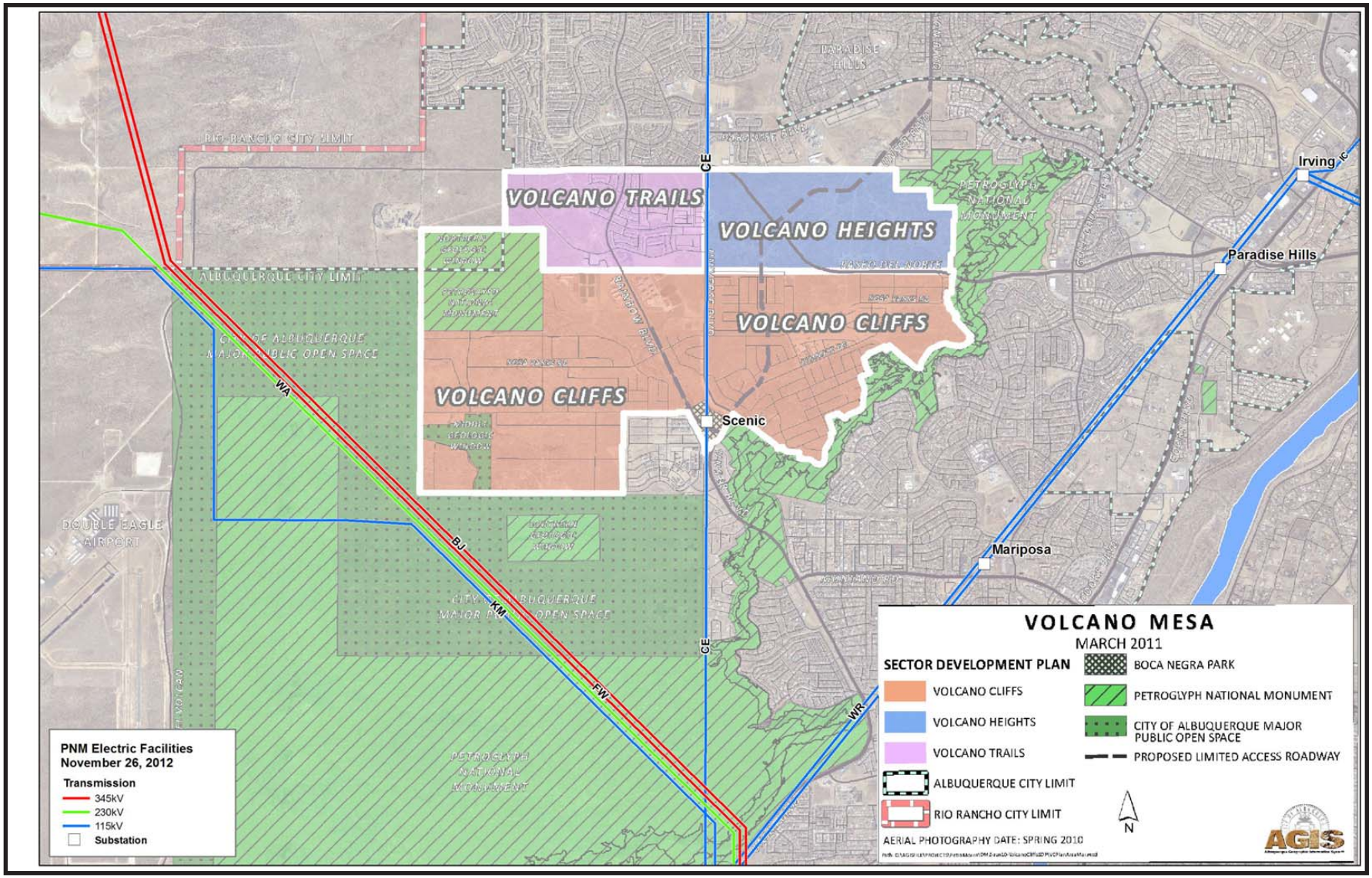


Exhibit 10: PNM Electric Facilities

B. BUILDING DESIGN STANDARDS

The following standards apply to all development within the Plan area.

1. **Exterior Finishes.** Wall finishes may be stucco, masonry, adobe, and/or native stacked stone (or synthetic equivalent). Plain block, wood, and reflective panels shall not be used as an exterior finish. Veneer materials shall extend around exterior corners at least one foot. Brick coping and trims as per traditional New Mexico architectural styles are encouraged. Steel and synthetic wood substitutes are permitted for trim and detailing. (For freestanding walls see **Section II.C.1. Walls & Fences**).

2. **Massing and Articulation.** Building massing and articulation shall be developed so that no more than 60 feet of wall may occur without a change in material and/or an offset vertically or horizontally of at least 24 inches.

3. **Roofs.** Reflective and Mansard roofs are prohibited. Parapets shall hide flat roofs. Solar panels are allowed.

4. **Color.** Colors used on building walls and roofs shall be earth tones and meet reflectivity standards consisting of "Approved Colors" specified in **Chapter 5 General Regulation B** in this Plan. Other colors may only be used as accents. Buildings throughout shall not use highly reflective surfaces. Mechanical devices, roof vents, screening materials, fences and walls are also subject to this regulation. Trim materials constituting less than 10% of the façade's opaque surface may be any color.

[Amended November 5, 2014]

5. **Residential Garages**
   a. Access
      i. Where alleys are available, residential garages shall be accessed via the alley. On streets designated Collector or lower, residential garages on corner lots shall be accessed from an alley or side street.

      ii. Where the uses are allowed, townhouses and courtyard apartments shall use rear-loaded garages.

      iii. Front-loaded garages on residential lots less than 40 feet wide shall be prohibited. Garages on these lots shall be either Garage Type A or D in **Figure 7** per the standards in **Table 2**.

      iv. Lots equal to or greater than 40 feet shall use any of the garage types in **Figure 7** per the requirements in **Table 2**.

      v. Front-loaded three-car garages are not permitted on lots equal to or less than 55 feet wide.

vi. Garage Types D and F may be accessed from either front or side.

vii. Driveway access, including drive pad but exclusive of wings, is limited to 14 feet for Garage Types B, C, D, E, and F except where providing access from **alleys**.

viii. Where allowed, property owners intending to build garages on the property lot line shall submit a platted and filed maintenance easement agreement signed by the abutting property owner prior to being issued a building permit.

b. Design

i. When viewed from the street, garage doors shall not exceed 50% of the total front façade area, inclusive of porches, so that garage doors do not dominate the front façade. Except for Garage Type D, garages must be set back from the main façade.

ii. Garage types are limited by lot width, per Table 3.

iii. Three-car garages on lots greater than 55 feet wide shall have a third garage setback of two (2) feet minimum from the primary garage façade.

iv. Where there is no setback from the property line, gutters and downspouts shall drain to the street or water harvesting area to avoid impact to abutting lots.

vi. The color of garage doors shall blend with or complement the exterior wall color in order to minimize the prominence of the garage door.

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

[Amended November 5, 2014]

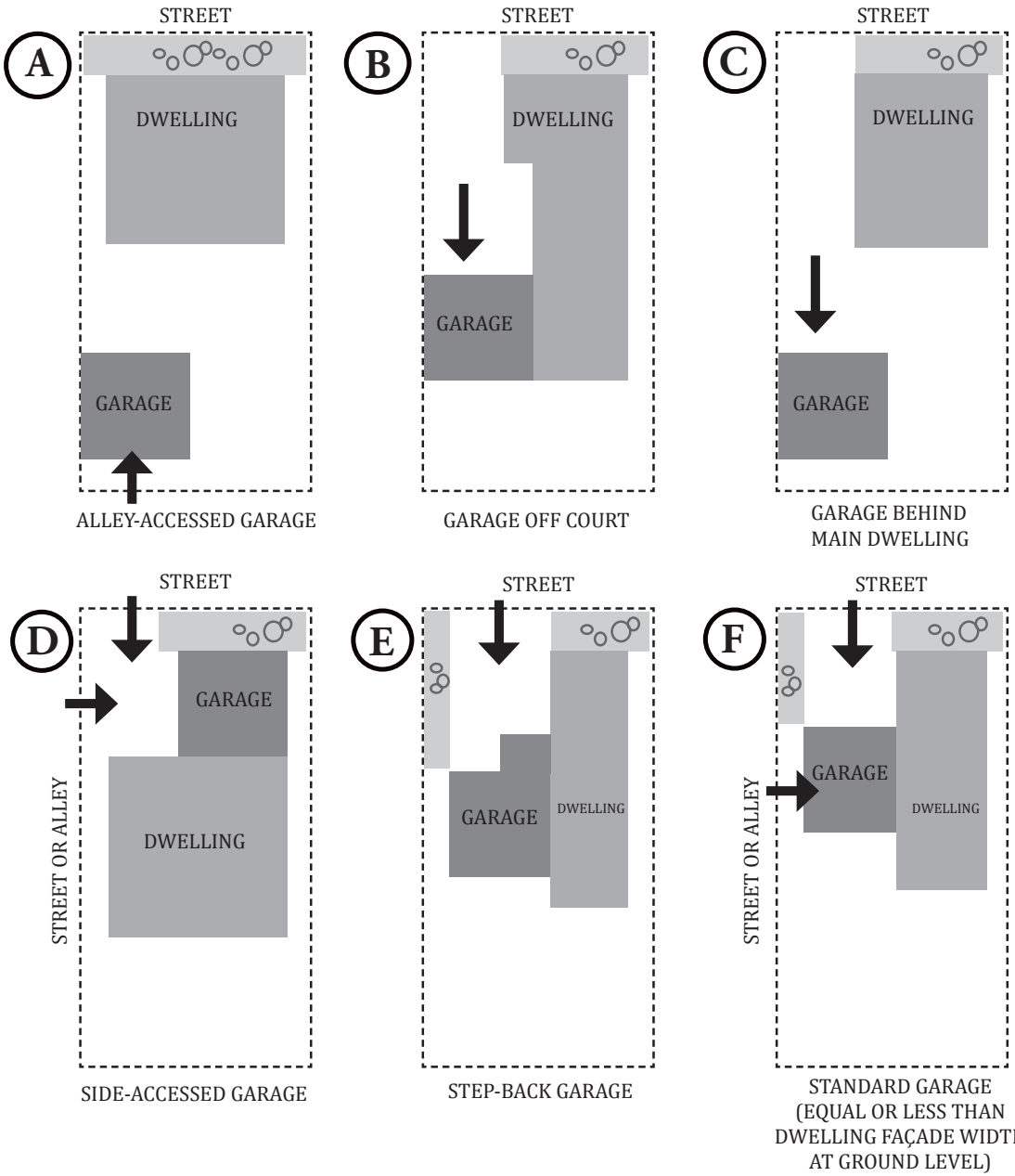
[Amended November 5, 2014]

TABLE 2: RESIDENTIAL GARAGE TYPES*

Lot Width	Allowable Garage Types*	Front Garage Setback from Main Façade *(Front-loaded)*	Side Garage Setback from Property Line *(Side-accessed)*	Rear Garage Setback from Property Line *(Rear-loaded)*
40+ Feet	A,B,C,D,E,F	10 ft. Minimum	5 ft. Minimum	2 ft. Minimum
Less than 40 Feet	A,D	10 ft. Minimum	5 ft. Minimum	2 ft. Minimum

* See **Figure 7** – Garage Type Diagrams

Note: Garage setbacks are minimums only. Building setbacks set by the underlying zone prevail.



Note: Diagrams are for illustration only. Diagrams are not to scale. Setbacks are regulated first by zone and secondarily by minimums set in Table 2.

[Amended November 5, 2014]

Figure 7: Residential Garage Type Diagrams

6. **Windows.** Windows shall be recessed in the façade so that the glass plane is a minimum of 2 inches from the external plane of the adjacent wall. Glass on any surface shall not be reflective or mirror glass, that is, glass having greater than 15% average daylight exterior reflectance. Highly reflective or mirrored glass is prohibited. Glass for non-residential shall have light transmission between exterior and interior rated at a minimum of 90% for the ground story and at least 75% for the upper stories (modifications permitted as necessary to meet any applicable building and energy code requirements).

7. **Residential Entry Doors.** All residential buildings shall have a front door on the street façade or at 90 degrees to a front porch.

8. **Entries.** Entries for buildings shall connect to a street via a sidewalk, connecting directly and visibly from the street where possible, otherwise connecting via landscaped courtyard(s) or plaza(s). In addition, residential building entries shall have the following features with the floor area stipulated below.

    a. **Apartment buildings** – a covered porch or interior vestibule with a floor are of at least 60 square feet and at least 6 feet clear in any direction. Interior vestibule entry doors shall be accompanied by an overhang and clear glazing within the door or immediately to the side of the door.

    b. **Townhouses** – a covered porch, veranda, or stoop with floor area of at least 40 square feet and at least 6 feet clear in any direction.

c. **Single-family detached houses** – Each detached, single-family dwelling unit shall address the street with one of the following three options. In the case of a developer constructing 3 or more detached, single-family dwelling units, Option 3 shall not be used for more than 1 out of every 3 houses. [Amended November 5, 2014]

i. **Options**:

1. A covered porch or stoop at least 5 feet in depth with a floor area of at least 100 square feet and at least 6 feet clear in any direction; or

2. A walled courtyard with an entry feature, such as but not limited to a gate, easily visible from the public right-of-way and a minimum of 6 feet wide and height between 6 feet, 8 inches and 8 feet, placed within the appropriate setback, connected by a courtyard wall between 4-5 feet high, and both designed and finished to complement the house in color and architectural style; or

3. A clear, transparent window or multiple windows on the front façade that directly faces the street consisting of any size located within the area 3-6 feet from the finished floor and meeting the design requirements in **Building Design Standard B.6.Windows** in this Plan.

ii. **Exemption**: Residential lots are exempt from Options 1 and 2 below, if all three of the following conditions are met: [Administrative Amendment via Notice of Decision June 25, 2012]

1. Were platted as part of an existing, approved subdivision at the time of adoption of the Sector Development Plan (May 2011); and
2. Were engineered and graded as part of an approved grading permit at the time of adoption of the Sector Development Plan (May 2011); and
3. Are to be developed with a single-story, single-family detached house.

9. Service Areas. Service areas (e.g., loading docks, freestanding mechanical equipment, refuse containers, compactors, recycling receptacles, etc.) shall not be visible from streets or public open spaces. They shall be located away from streets, recessed within the building envelope, and/or screened from view of streets and Major Public Open Space. Service areas recessed within the building envelope facing streets, and/or Major Public Open Space shall not comprise more than 20% of a building's linear frontage and shall be accompanied by roll-up doors.

10. **Commercial Signage.** Signs shall complement adjacent architecture. Appropriate signage includes blade signs, awning signs, and wall-mounted or hanging metal panel signs. Internally illuminated box signs, billboards, roof-mounted, freestanding, and any kind of animation are not allowed. No flashing, traveling, animated, or intermittent lighting shall be on or visible from (i.e., through windows) the exterior of any building.
    a. Wall signs are permitted within the area between the second story floor line and the first floor ceiling within a horizontal band not to exceed 2 feet in height. Letters shall not exceed 18 inches in height or width and 3 inches in relief. Company logos or names may be placed within this horizontal band or placed or painted within ground floor or second story office windows and shall not be larger than a rectangle of 8 square feet Projecting signs may not be more than 24 inches by 48 inches and a minimum 10 feet clear height above the sidewalk and may be hung below the third story level. Signs may not project more than 36 inches perpendicular to the right-of-way beyond the façade.

    b. Awnings shall be cloth or equivalent, metal, or glass. "Quarter-cylinder" awning configurations are not permitted. Lettering on awnings is limited to 9 inches in height.

    c. Electronic display signs are prohibited.

11. **Equipment and Antennas.** Mechanical equipment and antennas shall not be visible from a street or public open space. Equipment may be recessed within the profile of the building, or it may be screened architecturally, such as through the use of false dormers, parapets, or cupolas. Roof-mounted heating and air conditioning equipment shall be fully screened from the adjacent rights-of-way. Screening materials shall be of Approved Colors in **Chapter 5 General Regulation B** of this Plan.

12. **Energy-Efficient Buildings.** Two or more of the following features shall be included in building design in order to ensure that buildings are energy-efficient:
    a. interior daylighting;
    b. low-energy consumptive lighting for at least 80% of fixtures;
    c. heat-exchange units;
    d. super-insulated low-emissive windows;
    e. passive or active solar heating;
    f. passive or active solar hot water;
    g. highly efficient appliances and heating and cooling systems;
    h. generation of electricity through wind generation and photovoltaics; and
    i. geothermal heating and cooling.

C. LANDSCAPE DESIGN STANDARDS

1. Walls & Fences.

a. **Height & Placement**. Height shall be measured from the lower side within the required side or rear yard.

i. Walls and fences shall not exceed a height of 36 inches where allowed within street-facing setbacks (except for columns that support arcades or trellises).

ii. Solid fences and walls shall not exceed a height of 72 inches, inclusive of retaining walls, along rear and interior side property lines, where they are inside of required street-facing setbacks.

[Amended November 5, 2014]

iii. Retaining walls in all locations shall not exceed 48 inches, unless approved by the City Hydrologist.

iv. Where a grade change exists between two properties and a retaining wall is deemed necessary, per the City Hydrologist, up to 24 additional inches of transparent fence material (but not chain-link fencing) is permitted on top of a solid wall or fence.

v. Where existing platting orients the rear and sides of residential lots so that they face toward Residential Collector Streets, solid rear and/or side-yard walls facing the street and pedestrian realm shall not exceed a height of 48 inches. Twenty-four additional inches of transparent fence material (but not chain-link fencing) are permitted above the solid portion of the wall.

b. **Adjacency to Monument and City Open Space**. Properties that are located adjacent to the Petroglyph National Monument or City Major Public Open Space shall use coyote fencing, post and wire (not barbed), or view fencing. View fencing allows for a general sense of openness, visual transparency and passive surveillance while still maintaining perimeter security.

c. **Design and Prohibited Materials**. The end of walls shall have a pier or pilaster that is at least 12 inches in width to give a substantial appearance. Exposed plain block, including all colors, is not allowed for site walls. Stucco and concrete shall have an integral color. Wood board, cyclone, chain-link, and razor-wire fencing are prohibited.

2. **On-Lot Trees.** Where buildings are placed more than 10 feet from a street-side property line, at least one tree shall be planted per property within the street-side setback. Properties with a street frontage over 100 feet shall have a minimum of one tree for every 50 feet.

3. **Site Lighting.** Lighting shall have a cut-off angle that directs light downward and only toward the property on which the light source is located. Light fixtures shall be of a type that directs light downward and have baffles, hoods, or diffusers per the City Zoning Code Section 14-16-3-9. On-site light poles shall not exceed a height of 16 feet. High-intensity discharge lamps and sodium lamps shall not be used.

4. **Gateway Monuments for Commercial Areas (SU-2/VCVC, SU-2/VCMX Zones).** Pillars or walls may be built at entry points to commercial areas and projects in the SU-2/VCVC and SU-2/VCMX zones. Pillars shall not be more than 3 feet in width and 10 feet in height. Pillars and walls may be stucco, masonry, rammed earth, adobe, native stacked stone (or synthetic equivalent), and/or straw bale. Exposed plain block, including all colors, is prohibited. Stucco and concrete shall have integral color.

[Amended November 5, 2014]

5. **Archaeological Sites.** In general, calling attention to archaeological sites through fencing or signage is discouraged. City of Albuquerque Open Space Division staff shall be consulted to determine, in coordination with National Park Service staff, the appropriate design and development standards in situations where it is necessary to either prohibit or restrict access to a significant archaeological site or to draw attention to a significant archaeological site. (See Section 14-16-3-20 of the City Zone Code, the Albuquerque Archaeological Ordinance.)

6. **Grading.** Cut and fill slopes shall be no steeper than 3:1 on average. Retaining walls shall not exceed 4 feet in height unless incorporated within a building's foundation or unless approved by the Planning Director or his/her designee. Graded areas shall maintain the character of the natural terrain by varying gradients, undulating contours, and rounding the toe crest of any slope greater than 10 feet in height. Fill shall be limited to the minimum required for site development and drainage. Fill shall not exceed the existing highest natural grade point on site, unless approved by the Planning Director or his/her designee for required drainage. Height shall be measured from natural grade. Bikeways and other amenities within the right-of-way shall be provided in such a way as to minimize the extent of disturbance to slopes and vegetation and the need for cut and fill. (See also **Chapter 5 General Regulation D – Construction Mitigation** for additional requirements.)

7. **Construction Mitigation.** Construction shall be mitigated as provided by **Chapter 5 General Regulation D**.

8. **Rainwater Quality and Management**. Development projects shall incorporate unobtrusive rainwater features that facilitate the detention and infiltration of rainwater and the filtration of pollutants from urban run-off. At all densities and intensities, appropriate techniques include: permeable pavers and concrete, infiltration beds placed below paved areas, stone-filled reservoirs and dry-wells, small "rain gardens" (low-lying, with moisture-tolerant grasses, wildflowers, shrubs, and trees), and vegetated swales (in courtyards, street medians, and planting strips). (See also **Chapter 5 General Regulation E**.)
   a. Materials and treatments used for rainwater management shall be natural in appearance. Channels lined by concrete or rip-rap are prohibited, unless necessary for public safety.

   b. For properties adjacent to arroyos, the Petroglyph National Monument, and Major Public Open Space, fencing shall be avoided, meaning that the bottom slopes of detention basins should be designed for safety.

   c. In addition, a hydrological study and design may be required of new development by the City of Albuquerque to identify appropriate rainwater detention and energy dissipation features.

9. **Plant List.** The purpose of regulating plants is to reduce water use, maintain the character of native plants now existing in the Petroglyph National Monument, and provide a harmonious landscape image. Plantings from the plant list provided in **Chapter 5 General Regulation C** shall guide landscaping within the Plan Area. Shrubs and trees shall be nursery grown. **Table 3: Appropriate Plant Type** identifies the appropriate plant type – native or xeric – by area and land use. Land disturbed in development shall be re-vegetated using the appropriate plant type per **Table 3**.

[Amended November 5, 2014]

   a. **Native Plants**. These are plant species selected as appropriate from an inventory of species within the Petroglyph National Monument by the National Park Service in 1994-1995. Plants listed as native in the plant list in **Chapter 5 General Regulation C** shall be used in specified areas as identified in **Table 3**.

   b. **Xeric Plants**. These plant species were selected as appropriate for Volcano Cliffs from the official xeric or low-water use plant list of the Albuquerque Bernalillo County Water Utility Authority (ABCWUA). Plants listed as xeric in the plant list in **Chapter 5 General Regulation C** shall be used in specified areas as identified in **Table 3**.

TABLE 3: APPROPRIATE PLANT TYPE

Areas/Zoning	Native	Xeric
Open Space Areas, Arroyos, Conservation Easements	*	
SU-2/VCVC, SU-2/VCMX SU-2/VCUR, SU-2/VCLL SU-2/VCRR	*	*
Scenic Corridors	*	
Other Roads		*
	** allowed*	

D. USABLE OPEN SPACE STANDARDS

Shared Usable Open Spaces are important in urban settings to expand opportunities for passive recreation, to bring people together, and to help create a sense of community. Courtyards and Plazas are especially encouraged to create a southwestern character, and roof gardens can take advantage of the outstanding views and natural settings.

1. **Private Usable Open Space**. Private Usable Open Space may be yard, deck, balcony, porch, or patio and are intended for private use.

2. **Shared Usable Open Space**. Shared Usable Open Space shall be accessible to all project residents, and may be park, courtyard, plaza, play area, community facility, roof garden, natural open space, or some combination thereof. Shared Usable Open Space is privately owned and maintained, and may restrict use by non-residents.

E. PARKING STANDARDS

Automobile parking shall not take precedent over pedestrian services and amenities. Where required, off-street parking shall have minimal visual impact on the pedestrian realm.

The following off-street parking requirements are established:

1. Parking reductions may be taken for the following:
   a. Uses in the Village Center, or within 650 feet of the Village Center, may factor a 20% reduction in parking requirements.

   b. Uses from 650 feet to 1,300 feet of the Village Center may factor a 10% reduction in parking.

   c. Uses within 650 feet of Bus Rapid Transit stops may factor a 20% reduction in parking requirements.

   d. Uses from 650 feet to 1,300 feet of Bus Rapid Transit stops, or within 650 feet of other bus stops, may factor a 10% reduction in parking requirement.

   e. Reduction factors may be added together where uses are near both a mixed-use center and transit but the total shall not exceed 30% reduction.

2. **Calculating Supply**. Parking requirements shall be met by considering the sum of all on-site parking (at surface and in structures), plus on-street parking contained within or immediately adjacent to the project, plus contributions made by off-site parking facilities within 900 feet (including joint-use facilities).

3. **Parking Dimensions – On-Site**. Parking shall be per City Zoning Code Section 14-16-1-5 definition for "Parking Space, Automobile and Light Truck."

4. **Landscaping**. Surface parking shall have one tree planted adjacent to every six parking spaces. Diamond-shaped tree wells (a minimum of 6 feet x 6 feet or a minimum of 36 square feet total) are an efficient means to meet this requirement, as they take advantage of car overhangs. Parking areas shall be visually and functionally segmented into smaller subareas separated by private walkways with adjacent landscaping, including shade trees planted at a minimum of 30 feet on-center. No single subarea shall exceed 150 parking spaces.

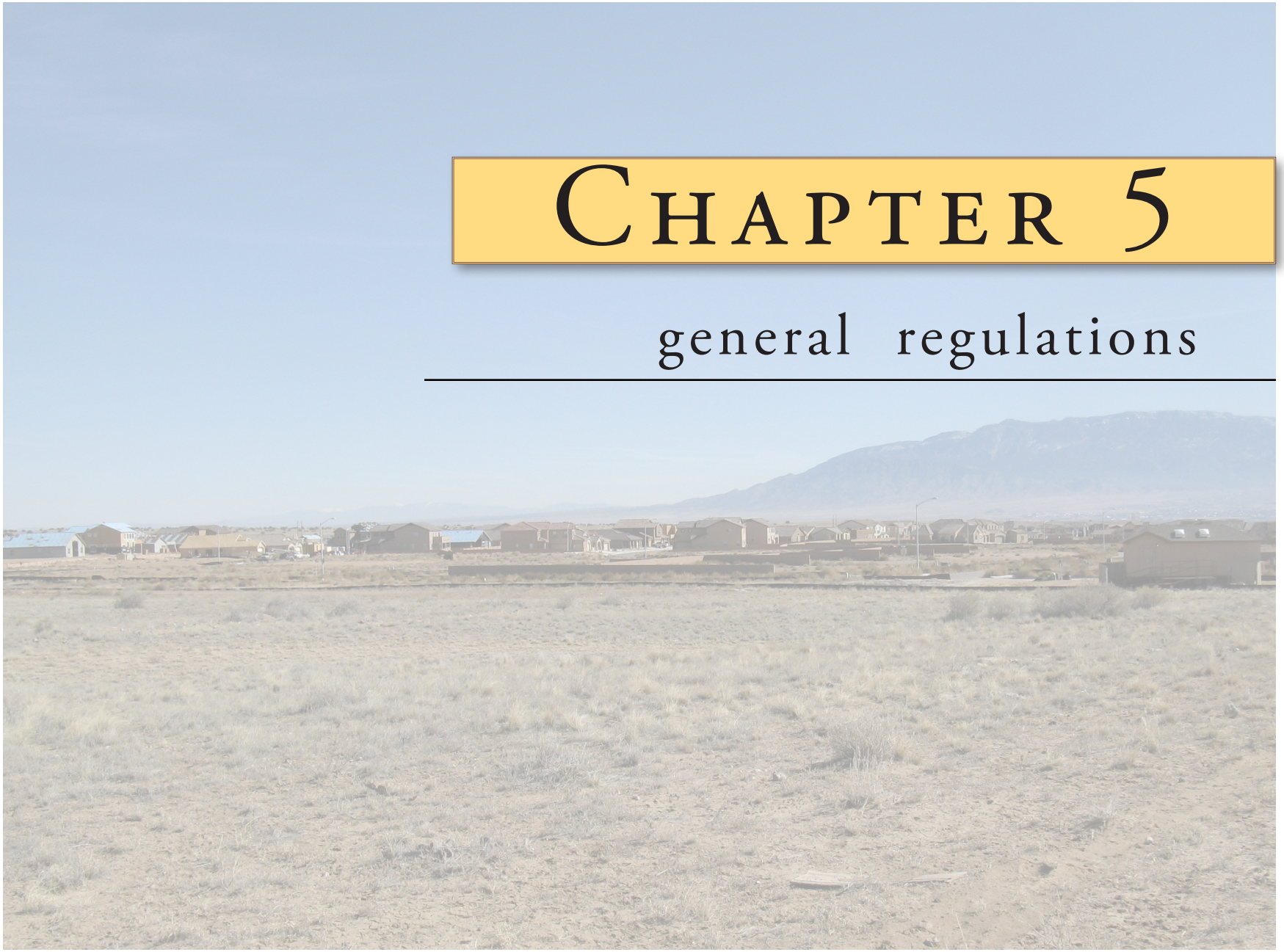
5. **Parking Location & Design**. Parking lots shall be placed to the rear or side of buildings. Where parking lots abut streets, a 5 foot landscaped setback shall be provided, which shall contain a 3 foot high hedge or screen wall.

6. **Parking Structures**. Parking structures shall contain ground-floor storefronts or residences along 80% of any street-facing frontage.

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Chapter 5

general regulations



A – DEFINITIONS

Articulated Crosswalks – A crosswalk with visual and physical features that signify the presence of pedestrians.

Building Articulation – An architectural term that refers to dividing building façades into distinct parts that reduce the appearance of the building's mass adjacent to the sidewalk, identify building entrances, and minimize uninviting blank walls.

Bulb outs – This is a traffic calming measure that will extend curbs and create parking lanes, intended to slow the speed of traffic and increase driver awareness. Bulb outs also allow pedestrians and vehicle drivers to see each other when vehicles parked in a narrow parking lane would otherwise block visibility.

Cluster Development – Cluster Development, which could include Private Commons Development (PCD) from the City Zoning Code, is a design technique that concentrates buildings on a portion of the site to allow the remaining land to be used for recreation, open space, or preservation of sensitive land areas.

Conservation Development – A dedicated component of responsible development and land use, committed to maximizing the quality of the built environment while minimizing or eliminating negative impact to the natural environment.

Development Envelope – The area in which buildings (including accessory structures), landscaping, construction activity, walls and fences, and recreational activities are permitted.

Escarpment Face – Area within the 9 percent slope of the Petroglyph National Monument.

Light Reflective Value (LRV) – A measurement that expresses the percentage of light reflected from a surface.

[Amended November 5, 2014]

Neighborhood Activity Center – These are designated to meet the daily "convenience" goods and service needs of residents in two or three immediately adjacent neighborhoods. Their size would not usually exceed 10 acres and would include a mix of small scale retail/service uses, Neighborhood Park, and perhaps small institutional uses such as elementary schools. Access is generally by local and collector streets.

Offset Intersections – A 4-leg intersection where opposing approaches do not line up with each other.

Open Space – Ground area that satisfies visual and psychological needs of the community for light and air. It is covered with vegetation, game courts, non-vehicular paths, or incidental buildings, provided that such incidental buildings do not cover more than five percent of the ground area.

Major Public Open Space – Major Public Open Space areas are purchased fee simple by the City, or they are lands dedicated to the City or other public agency. They may be jointly managed by the City and some other public agency (e.g. National Park Service, AMAFCA, etc.). These lands, primarily undeveloped, are managed to retain and enhance either their natural values or archaeological resources. They include major landforms, natural resource areas, and arroyos in the Sandia, Manzanita and Manzano Mountains; the Rio Grande Bosque; and the volcanic cinder cones.

Private Open Space – A usable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

Shared Usable Open Space – An area on the same lot with a dwelling that permanently provides light and air, as well as visual, psychological, and recreational needs for open space. Usable open space may include, but is not limited to, lawns, decorative plantings, native plants, open balconies, covered patios open on at least two sides, walkways, active and passive recreational areas, fountains, swimming pools, wooded areas, and water courses. Usable open space does not include public right-of-way, parking lots, off-street parking, driveways, other private vehicular surfaces, or buildings other than swimming pool rooms. Such space shall be available for entry and use by the residents involved.

Pedestrian-scaled Buildings – Site and building design elements that are dimensionally related to pedestrians, such as small building spaces with individual entrances (as is typical of downtowns and main street developments); larger buildings that have articulation and detailing to break up large masses; narrower streets with tree canopies; smaller parking areas or parking areas broken up into small components with landscaping; and pedestrian amenities, such as sidewalks, plazas, outdoor seating, lighting, weather protection (e.g., awnings or canopies), and similar features. These features are all generally smaller in scale than those primarily intended to accommodate automobile traffic.

Petroglyph National Monument – The Petroglyph National Monument protects a variety of cultural and natural resources including volcanoes, lava flows, geologic windows, archaeological sites, and an estimated 24,000 carved images. The Petroglyph National Monument includes lands that are federal, state, and city-owned.

A – DEFINITIONS

Private Commons Development – A residential development of at least two acres that meets the requirements of the City Zoning Code Section 14-16-3-16 for such development. It may contain houses and townhouses on any size lot; it must include a Private Commons Area.

Public Improvement Districts (PID) – A designated taxing entity that can finance, construct, or maintain public improvements.

Ranked Plan – A hierarchical system of adopted plans used by the City of Albuquerque to ensure that all plans follow the same vision and policies found in the Rank I Albuquerque/Bernalillo County Comprehensive Plan. Rank II plans set policy for large but distinct areas within the City. Rank III plans are for smaller areas and can contain both policy (i.e., guidance) and regulation (i.e., law), per City Zoning Code Section 14-13-2-1.

Right-of-Way (ROW) – The total area of land deeded, reserved by plat, or otherwise acquired by the city, the county, or the state, primarily for the use of the public for the movement of people, goods, and vehicles.

Scenic Corridors – A corridor pertaining to natural features of the landscape that is visually significant or unique.

(Building) Setbacks – The shortest distance between a building and a lot line or future street line.

Shall – When the word "shall" is used in this Plan, it is regulatory and a required standard or action.

Should – When the word "should" is used in this Plan, it is advisory and/or guidance for future planning and/or development and is not a required standard or action.

[Amended November 5, 2014]

Significant Rock Outcropping – Bedrock or other stratum a minimum of 6 feet high on its steepest side as measured from the adjacent 10% slope line and in excess of 500 square feet in surface area.

Special Assessment Districts (SAD) – An area where an Assessment or tax is imposed against properties within the area because of a public project that benefits the owners in the defined area.

Street Frontage – The boundary between a premises and a public right-of-way, whether or not direct access is allowed from the public right-of-way segment to the premises.

Stoop – A frontage with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is an exterior stair and landing and may be covered by an overhang, awning or canopy. The stair may be perpendicular or parallel to the sidewalk. This type of frontage is recommended for residential uses and when used for commercial uses shall be accompanied by a ramp. Per a City Encroachment Agreement, a stoop may encroach into the right-of-way when the façade is placed at the edge of the pedestrian realm.

Swales – Linear depression in land running downhill or having a marked change in contour direction in which sheet runoff would collect and form a temporary watercourse.

Traffic Circles – A raised island that is usually landscaped and located at the intersection of two streets used to reduce traffic speeds and accidents without diverting traffic onto adjacent residential streets.

Urban Design – The conceptualization of the built environment in response to human needs and desires.

Veranda – A roofed, open gallery or balcony extending along the outside of a building designed for outdoor living.

View Corridor – The line of sight identified as to height, width, and distance of an observer looking toward a visually sensitive area.

Wayfinding – The way in which people orient themselves and navigate from place to place.

B – APPROVED COLORS

Exterior color and reflectivity standards for buildings.
[Amended November 5, 2014]

Exterior building colors shall have a "light reflective value" (LRV) within the 20% to 50% range. Stucco and other materials with colors similar to those illustrated in **Exhibit 11** may be used, as long as they have integral color and meet the standards for reflectivity and harmony with the natural landscape. (See **Chapter 4 Section II - General Standard B.1** for more details about Exterior Finishes permitted by the Plan.)

In keeping with New Mexico tradition, accent colors on front doors, window sash, and other incidental elements up to 20% of a façade area are allowed as long as the accent color does not overwhelm the building's basic color or create a visual distraction from the adjacent streets, lots, or public areas.

The sample colors illustrated in **Exhibit 11** are stucco with integrated color as manufactured by El Rey traditional cementitious stucco in Albuquerque. El Rey Premium Stucco Finish is a compound of cement, hydrated lime, sand aggregates, and iron oxide pigments. Since the stucco is integrally colored, it will never need to be painted. Like many natural landscapes, the traditional cement stucco is breathable and appears slightly different during each season and at alternate times of the day.

APPROPRIATE COLORS FROM THE NATURAL LANDSCAPE



LIGHT REFLECTANCE VALUES

Chart Color	LRV %	Chart Color	LRV %
122 Straw	41.83	135 Sahara	34.63
106 Buckskin	34.73	116 Adobe	24.03
118 Suede	37.67	124 Coral	34.93
117 Fawn	45.48	115 Cottonwood	32.18

LRV data is from El Rey Stucco; El Rey does not guarantee the LRV data provided. Colors are illustrative from El Rey Standard Color for Premium Stucco Finish. Color reproduction in this Plan is not an exact representation of the El Rey color chart.

Exhibit 11: Sample Colors within Approved LRV Range

[Amended November 5, 2014]

TABLE 4: PLANT LIST (TREES)

Scientific Name	Common Name	Native or Xeric	Deciduous or Evergreen	Approx. Height x Width at Maturity (in ft.)
Cercocarpus ledifolius	Curlleaf mountain mahogany	Xeric	Evergreen	12 x 8
Chilopsis linearis	Desert willow	Native	Deciduous	20 x 20
Juniperus monosperma	Oneseed juniper	Native	Evergreen	15 x 15
Juniperus scopulorum	Rocket Mountain juniper, female	Xeric	Evergreen	40 x 20
Juniperus virginiana	Juniper, female	Xeric	Evergreen	20 x 10
Leucana retusa	Golden ball leadtree	Xeric	Deciduous	15 x 15
Melia azedarach	Chinaberry	Xeric	Deciduous	25 x 20
Prosopis glandulosa	Honey mesquite	Xeric	Deciduous	25 x 30
Prosopis pubescens	Screwbean mesquite	Xeric	Deciduous	20 x 20
Prosopis torreyana	Western honey mesquite	Xeric	Deciduous	18 x 20
Prosopis velutina	Velvet mesquite	Xeric	Deciduous	20 x 25
Quercus grisea	Gray oak	Xeric	Evergreen	30 x 30
Quercus suber	Cork oak	Xeric	Evergreen	30 x 30
Quercus turbinella	Shrub live oak	Xeric	Evergreen	18 x 20
Sambucus mexicana	Mexican elder	Xeric	Deciduous	20 x 25
Sapindus drummondii	Western soapberry	Xeric	Deciduous	30 x 30
Zizyphus jujuba	Jujube	Xeric	Deciduous	25 x 25

[Amended November 5, 2014]

TABLE 4: PLANT LIST (SHRUBS)

Scientific Name	Common Name	Native or Xeric	Deciduous or Evergreen	Approx. Height x Width at Maturity (in ft.)
Agave sp.	Agave	Native	Evergreen	varies
Artemisia filifolia Torr	Sand sage	Native	Evergreen	3 x 3
Atriplex canescens	Fourwing saltbrush	Native	Deciduous	5 x 5
Brickellia californica	California brickellbush	Native	Deciduous	3 x 3
Dalea sp.	Purple sage	Native	Deciduous	5 x 5
Dasylirion sp.	Sotol	Xeric	Evergreen	5 x 5
Fallugia paradoxa	Apache plume	Native	Deciduous	5 x 5
Fouquieria splendens	Ocotillo	Xeric	Deciduous	15 x 10
Krascheninnikovia lanata	Winterfat	Native	Deciduous	5 x 5
Nolina microcarpa	Beargrass	Xeric	Evergreen	5 x 6
Opuntia sp.	Prickly pear	Native	Evergreen	varies
Rhus trilobata	Skunkbush sumac	Native	Deciduous	3 x 3
Ribes sp.	Gooseberry	Native	Deciduous	5 x 3
Yucca sp.	Yucca	Native	Evergreen	varies

[Amended November 5, 2014]

TABLE 4: PLANT LIST (FORBS, GRASSES, AND GROUNDCOVERS)

Scientific Name	Common Name	Native or Xeric	Approx. Height x Width at Maturity (in inches)
Abronia villosa	Sand verbena	Native	1 x 4
Andropogon saccharoides	Silver beardgrass	Native	2.5 x 2
Aristida purpurea	Purple threeawn	Native	1 x 1
Artemisia ludoviciana	Prairie sage or white sagebrush	Native	3 x 3
Asclepias speciosa	Showy milkweeds	Native	2 x 3
Baileya multiradiata	Desert marigold	Native	varies
Bouteloua curtipendula	Sideoats grama	Native	2 x 1
Bouteloua gracilis	Blue grama	Native	1 x 1
Bouteloua eriopoda	Black grama	Native	1 x 1
Elymus elymoides	Bottlebrush squirreltail	Native	varies
Eriogonum annum	Annual buckwheat	Xeric	1-5 x 2
Gaillardia pulchella	Firewheel	Native	varies
Hilaria jamesii	Galleta	Native	2 x 1
Linum perenne lewisii	Blue flax	Xeric	2 x 2
Mirabilis sp.	Four o'clock	Native	1 x 4
Muhlenbergia porteri	Bush muhly	Native	varies
Oenothera sp.	Evening primrose	Native	1.5 x 4
Oryzopsis hymenoides	Indian ricegrass	Native	varies
Parthenium incanum	Mariola	Native	varies
Penstemon ambiguous	Beardtongue	Native	2 x 1
Phacelia integrifolia	Scorpionflower	Native	1 x 1
Philostrophe taetina *(also Psilostrophe tagetina)*	Paperflower	Native	3 x 3
Sporobolus cryptandrus	Sand dropseed	Native	varies
Zinnia grandiflora	Desert zinnia	Xeric	varies

D – CONSTRUCTION MITIGATION

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

[Amended November 5, 2014]

Standard CM-1: Due to the area's proximity to the Petroglyph National Monument and the importance of protecting petroglyphs from fugitive dust that may arise during site development and construction, development shall comply with the following standards:

a. All development ¾ acres or over must comply with the Albuquerque-Bernalillo County Control Board Fugitive Dust Control Regulation found in the New Mexico Administrative Code 20.11.20.
b. All development must comply with the City Drainage Control Ordinance and the Flood Hazard Control Ordinance, including a requirement for an approved Erosion and Sediment Control Plan prior to being issued a grading permit.
c. For all non-residential and mixed-use developments, grading permits shall only be issued concurrently with building permits.
d. For exclusively residential developments, a grading permit shall only be issued after a preliminary plat and an Erosion and Sediment Control Plan have been approved.
e. Exceptions for grading in advance of a building permit or approved preliminary plat may be allowed under the following conditions:
    (i) Requirements enumerated in items (a) and (b) above are met.
    (ii) While active grading is underway there must be water truck/s onsite and actively performing wet suppression activities.
    (iii) Once grading is complete, but prior to building permit or preliminary plat approval, the site must be stabilized using one of these four methods:
        1. A sprinkler system providing daily wet suppression must be onsite and shown to be functional.
        2. 2" of gravel mulch must be applied over all disturbed areas/stock piles.
        3. Vegetative cover consistent with the COA Specifications Section 1012 including the crimping-in of straw mulch after seed application.
        4. The application of spray-on adhesives, with reapplication per the manufacturer's recommendations. This method is only allowed if the site is adequately fenced to prevent ATV vehicles from disturbing the treated soils.
    (iv) The proposed method of stabilization must be approved by the City Engineer or his/her designee prior to any grading activity on the site. A site that has had grading activity prior to building permit/preliminary plat is not eligible for approval of such without an approved soil stabilization method in place.
e. Grading within public rights-of-way or public easements requires a fugitive dust permit and grading permit per items a and b above.

[Amended November 5, 2014]

Standard CM-2: Prior to beginning construction, the property owner shall construct a temporary silt fence at the site boundary adjacent to sensitive lands (i.e., the Escarpment Buffer, Major Open Space Area, archaeological site, or public or private conservation area to be maintained in natural desertscape) to effectively protect them from heavy equipment and vehicles. Photographs of the site in its original condition shall be submitted with the application for building permit and subdivision and/or site development plan.

Standard CM-3: Prior to beginning construction the property owner shall construct a temporary fence at the parcel boundary within the SU-2/VCLL-Large Lot and SU-2/VCRR-Rural Residential zones to protect the natural desertscape.

Standard CM-4: Public- and private-sector projects within the Conservation Area and the Impact Area facing the Escarpment and adjacent to archaeological sites must include geotechnical data and analysis that demonstrates to the satisfaction of the City Engineer that proposed trenching or blasting will not affect the face of the Escarpment, potentially causing erosion or caving of the slopes and boulders and thereby threatening the public safety or welfare or otherwise damage archaeological resources.

Standard CM-5: In the selection of alignment and in site design, grading plans shall demonstrate that cut and fill has been kept to a minimum consistent with the standards in this Plan. Generally, the overall topography of the site is not to be substantially altered.

Standard CM-6: Replacement of boulders shall approximate the original location, angle, and surface exposure. Revegetation to approximate original cover with appropriate native or naturalized plants as identified in **Chapter 5 General Regulation C** – Plant List A is required within 90 days of project completion. A deviation may be granted by the Planning Director or his/her designee if the type of vegetation or time of year make revegetation within 90 days impossible. For infrastructure projects on public lands, the construction company shall post a warranty bond effective for three years after completion of the infrastructure work to insure successful revegetation.

Standard CM-7: The City shall be responsible for restoring existing damaged areas that lie within Major Public Open Space. The property owner shall be responsible for restoring damaged areas on lands accepted by the City to meet open space requirements if that damage occurred after the adoption of the Volcano Cliffs Sector Development Plan; this shall occur prior to title transfer if the land is to be deeded to the City and shall be an ongoing responsibility of the property owner if the land remains private open space.

Standard CM-8: Existing cuts that are used as trail locations shall be stabilized and revegetated at the time of trail construction.

Standard CM-9: As Major Public Open Space is acquired by the City, damaged areas shall be protected from further abuse and reseeded.

[Amended November 5, 2014]

Standard CM-10: Significant archaeological sites shall be protected as appropriate to respect the area's unique cultural history.

a. For purposes of this section, archaeological resource and archaeological site shall be defined as set forth in the City Zoning Code §14-16-3-20 (i.e., the Albuquerque Archaeological Ordinance).

b. In addition to the applicability set out in the City Zoning Code §14-16-3-20, the Archaeological Ordinance shall apply when an applicant initiates the approval process for any of the following:
    i. A site development plan or master development plan for a project that is 2 or more acres in size on property that is zoned SU-1 Special Use or an SU-2 zone that requires site plan review; or
    ii. An archaeological resource is discovered that the City Archaeologist deems significant. In the event that a potential archaeological resource is discovered during development or land disturbance activity, the property owner shall temporarily cease all development activities and shall contact the City Archaeologist to determine whether the discovery has significant research or other value. If the site is determined to be significant, the property owner shall submit a preservation plan or data recovery and documentation plan for those resources that the City Archaeologist has determined to have significant research or other value per the requirements in the City Zoning Code §14-16-3-20. Upon approval of the plan by the City Archaeologist, the property owner may proceed with development.

c. No petroglyph shall be defaced, altered, or moved without approval of the City Archaeologist or other appropriate City staff in consultation with a National Park Service representative from the Petroglyph National Monument. To the extent possible, rock outcroppings containing petroglyphs should be protected per City Zoning Code §14-16-3-20.

d. All other significant archaeological sites shall be protected or mitigated per City Zoning Code §14-16-3-20. Site treatment shall consider preservation, avoidance, testing, and/or documentation of surface and/or subsurface remains and/or artifacts. Any buffers or setbacks included as part of the treatment plan may be counted as usable open space.

Standard CM-11: To minimize the negative impact of fugitive dust on petroglyphs, no stockpiling of rock or basalt or rock crushing shall be permitted within 1320 feet (1/4 mile) of the Petroglyph National Monument boundary.

[Amended November 5, 2014]

Improved naturalistic channel design shall retain as much undisturbed desert vegetation insofar as practicable.

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

a. Limited stabilization of natural channels, according to the policies contained in the "Facility Plan for Arroyos," unless such treatment is determined to be infeasible by the City Hydrologist or AMAFCA as appropriate.
b. Use of many small, unobtrusive structures, such as check dams or small drop structures, rather than larger, more obtrusive structures, when structural solutions are required.
c. Use of materials in treated channels that blend visually with the Escarpment and adjacent open space. Naturalistic treatments, such as rip-rap, gabions, or tinted concrete, are the preferred treatment types.
d. Protection of canyons from erosion through control of developed flows and through stabilization techniques that are consistent with the visual character of the open space.

Standard RDM-2: Developed flows shall be managed to minimize their impact on open space, North Geologic Window, archaeological sites, and the Escarpment Face. The potential impacts of water retention shall be thoroughly studied prior to use of detention areas to control flows. Rainwater detention ponds shall be fully lined. Developed flows into the Petroglyph National Monument shall not be permitted in excess of, or more concentrated than, natural flows.

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

Standard RDM-4: Proposed future detention ponds adjacent to the Petroglyph National Monument boundary shall not be constructed by removal or excavation into the basalt bedrock; any such ponding shall be evaluated for the possibility of unintended discharge seeping out of the face of the Escarpment.

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