

CITY of ALBUQUERQUE

SEVENTEENTH COUNCIL

COUNCIL BILL NO. R-06-86 ENACTMENT NO. _____

SPONSORED BY: Michael Cadigan

1 RESOLUTION

2 ADOPTING THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN AS A
3 RANK 3 SECTOR DEVELOPMENT PLAN; AMENDING THE ZONE MAP AS
4 SPECIFIED IN THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN;
5 APPROVING CHANGES TO IDENTIFIED PLANS; AND PROVIDING GUIDANCE,
6 A WORK PROGRAM, AND POTENTIAL FUNDING SOURCES TO CARRY OUT
7 THESE AND OTHER ACTIONS.

8 WHEREAS, the Volcanic Escarpment of the Northwest Mesa has long been
9 considered a unique landscape that requires special protection; and

10 WHEREAS, the City Council adopted Bill No. F/S R-04-145 on October 4,
11 2004 that stated that “the City should amend the Northwest Mesa Escarpment
12 Plan or commission a new sector development and/or redevelopment plan for
13 the area that addresses issues that include, but are not limited to,
14 transportation, drainage, water and wastewater, land uses, view corridors,
15 building height, massing and orientation, walls, parks, trails and open space,
16 phasing and timing of growth”; and

17 WHEREAS, in the same legislation, the City Council indicated “a planning
18 study for use as the basis for an amendment to the existing plan or a sector
19 development and/or redevelopment plan can be completed in approximately
20 six months”; and

21 WHEREAS, a consulting team was selected to carry out the planning study;
22 and

23 WHEREAS, a significant effort has been made to meet with stakeholders in
24 the Planning Area on the Northwest Mesa, identify options for future
25 development in the Area, conduct a community Design Workshop, summarize
26 and refine the input received at the Workshop, write the *Volcano Heights*

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1 ***Planning Study Report*** describing a Concept Plan for the future of the area,
2 and place the *Report* on the City Council’s web site to obtain reactions from
3 the public; and

4 WHEREAS, the *Volcano Heights Planning Study Report* found that
5 “Subdivisions are being approved piecemeal without the guidance of an
6 overall plan that could improve sustainability”, implying that the adopted
7 policies have been generally ineffective in guiding growth there; and

8 WHEREAS, the City Council adopted Bill No. R-05-263 (Enactment R-2005-
9 052) on April 4, 2005 that received the *Volcano Heights Planning Study Report*;
10 and

11 WHEREAS, key findings of the *Volcano Heights Planning Study Report*
12 included the following:

13 (1) “Build-out exclusively with single-family residential subdivisions
14 [in Volcano Heights] will exacerbate jobs/housing imbalances on the west
15 side, adding to traffic demands and increasing the burden on west side and
16 east-west transportation systems. Without adequate provision of
17 employment, greater trip internalization, and more emphasis on transit-
18 supportive nodes on the west side, traffic congestion and demand for
19 expanded river crossings will only increase,

20 (2) The Albuquerque Metropolitan Planning Area’s Long Range High
21 Capacity Transit System map does not yet recognize the need to extend high-
22 capacity transit facilities into the [Volcano Heights] Plan Area or other new
23 growth areas. Transit-supportive densities and design in the Plan Area would
24 justify such consideration,

25 (3) The open space that exists within and adjacent to the [Volcano
26 Heights] Plan Area is not consolidated into an overall connected and
27 consolidated network. Drainage channels are not being used to their potential
28 as walking and biking trails that could link the natural open areas. And
29 subdivisions in some cases are not following the City’s requirement per EC-35
30 for dedicating 30% permanent common open space,

31 (4) The Monument has miles of edge and adjacent private lands are
32 in a natural state. Currently, people access the open space anywhere along
33 the edge and can take in exceptional views of the volcanoes, the Rio Grande

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1 valley, and the Sandia mountains. New development could block this physical
2 access and the views, greatly reducing the value of the open space amenity to
3 the public at-large”; and

4 WHEREAS, Bill No. R-05-263 stated: “The City finds that the Volcano
5 Heights area, due to its location, size, geology, and cultural history, currently
6 is poised in a delicate balance between either making a impressive
7 contribution to Albuquerque’s quality of life or adding problems of urban
8 sprawl, monotonous subdivision development, and west side traffic
9 congestion. The threat to the community’s quality is due to shortcomings that
10 affect Albuquerque in a more general way. These include the absence of
11 effective plans and policies to guide growth, lack of community building
12 development regulations, constraints on achieving mixed use development
13 and jobs/housing balance, fragmentation of governmental land use controls
14 and utility provision, piece-meal approval of development, and weakly
15 integrated local government and school district planning”; and

16 WHEREAS, Bill No. R-05-263 directed the City to continue planning efforts,
17 established a work program, and appropriated funds for these efforts, which
18 legislation stated that, beginning with findings of the *Volcano Heights*
19 *Planning Study Report*, Council Services should direct an effort to “draft
20 amendments to the West Side Strategic Plan (a Rank 2 Area Plan)” and “[d]raft
21 amendments and coordinate review and adoption of the amendments to the
22 Zoning Code, Subdivision Regulations, Development Process Manual, and
23 others as needed that provide for new mixed use land use zones, design
24 standards, and development standards such as for roadways and storm water
25 facilities, and so on”, and “[c]reate growth management regulatory tools that
26 are consistent with the Volcano Heights Guidance Policy and the West Side
27 Strategic Plan amendments”; and

28 WHEREAS, contracts were executed near the beginning of June 2005 with
29 the Plan Team to carry out these efforts; and

30 WHEREAS, a number of meetings were held subsequently with
31 governmental departments and divisions including City Transit, Municipal
32 Development, Parks and Recreation, Open Space, Planning, Hydrology; City of
33 Rio Rancho transportation; Mid Region Council of Governments, Albuquerque

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1 Metropolitan Area Flood Control Authority, Albuquerque Bernalillo County
2 Water Utility Authority; Albuquerque Public Schools, the State Land Office, the
3 State Department of Transportation; and others; and

4 WHEREAS, based on these meetings a contract was executed with a
5 national transportation engineering firm to model the Volcano Heights
6 transportation network and, if appropriate, help design an Urban Boulevard
7 along Unser and Paseo del Norte at the Volcano Heights Town Center; and

8 WHEREAS, a number of meetings were held with property owners in the
9 Volcano Heights area, other stakeholders such as neighborhood associations
10 and coalitions, and pedestrian, bicycle, and transit advisory groups; and

11 WHEREAS, the planning efforts led to the *Volcano Heights Sector*
12 *Development Plan*, which draft plan was made available for review and placed
13 on the City Council's web site in mid-May 2006, and nearly 1,500 public
14 notices were mailed to registered property owners in Volcano Heights; and

15 WHEREAS, by producing this sector development plan in less than one
16 year, the Plan Team has condensed considerably the time needed for planning
17 efforts and cut expected costs substantially; and

18 WHEREAS, under the Trend forecast of growth in the Volcano Heights
19 Planning Area and in adjoining areas on the Northwest Mesa (e.g. Ventana
20 Ranch, Quail Ranch), there may be 105,000 additional residents there; and

21 WHEREAS, there are a large number of already adopted City policies that
22 are intended to direct development in the Volcano Heights Area in the
23 Comprehensive Plan, Planned Growth Strategy (PGS), West Side Strategic
24 Plan, the Northwest Mesa Escarpment Plan, and EC-35; and

25 WHEREAS, some of these key City policies include building "community"
26 where citizens can live, work, shop, play, and learn together; allowing a full
27 range of urban land uses; organizing the land uses within mixed-use and
28 higher density (height, mass, and volume) Activity Centers, Community
29 Centers and Neighborhood Centers; Centers are to include shopping, schools,
30 employment, entertainment, civic uses, parks / plazas; providing for a wide
31 variety of housing choice including multi-unit housing and affordability,
32 clustering housing to provide more open space; providing significant public
33 open space; implementing a system of neighborhood parks; providing

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1 opportunities for large-scale employment, concentrated in Activity Centers, so
2 that cross river trips are minimized; establishing development design
3 guidelines including muted colors and low reflectivity; balancing land use and
4 transportation systems so that transit is supported, especially in Centers and
5 Corridors; increasing attractive transportation mode choice including walking,
6 biking, transit, HOV; preserving the basalt flows and escarpment; preserving
7 and protecting the Petroglyph National Monument; considering as an entire
8 unit the escarpment, volcanoes, the mesa top, and the arroyos; prohibiting
9 continuous perimeter walls; connecting open space features; creating a multi-
10 purpose network of open space area and trails along arroyos; treating arroyos
11 in a naturalistic way; protecting and enhancing unique vistas; utilizing native
12 vegetation; creating planning links associating development with
13 transportation and new school facilities; and

14 WHEREAS, the proposed *Volcano Heights Sector Development Plan* is
15 consistent with the policies contained in the Comprehensive Plan, Planned
16 Growth Strategy (PGS), West Side Strategic Plan, and the Northwest Mesa
17 Escarpment Plan; and

18 WHEREAS, the existing zoning in the Volcano Heights area (almost entirely
19 R1, RD, RO20, and A1) will result in development that will fail to meet the
20 policies contained in Comprehensive Plan, Planned Growth Strategy (PGS),
21 West Side Strategic Plan, and the Northwest Mesa Escarpment Plan.

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

24 Section 1. The City Council and the Environmental Planning Commission
25 met in joint sessions on June 5 and June 15, 2006 to review and act upon the
26 *Volcano Heights Sector Development Plan*. The Environmental Planning
27 Commission held two additional hearings on the Sector Plan on July 20 and
28 August 3, 2006 and deferred final action on the Sector Plan for 60 days. At
29 these meetings, both bodies obtained public comments and protests and
30 determined appropriate findings pursuant to the adoption of the Sector
31 Development Plan and related zone changes.

32 Section 2.

33 A. The Council accepts the following Findings:

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1. This is a request for approval of a Rank III Sector Development Plan located on the City’s west side, for an approximately 3,532-acre area known as Volcano Heights, located to the north, west and immediately adjacent to the Petroglyph National Monument.

2. The Plan Area is zoned almost entirely for single-family development (R1 and RD) and is made up of approximately 1,700 small lots in a 1960s subdivision known as “Volcano Cliffs.” These lots were sold to individual investors during the 1960s and ‘70s according to a 1967 master plan, and in 1981 the City annexed the Volcano Cliffs subdivision. Approximately 1,400 of these lots are less than 1 acre in size.

3. Under the current zoning, it is certain that a desirable jobs/housing balance will not be achieved. Changing the existing zoning pattern to allow for a mix of other uses which could make neighborhoods more walkable and convenient is possible by requiring an extra step in the city approval process—preparation of a sector plan for land uses other than suburban residential development.

4. The Volcano Heights Sector Development Plan (VHSDP) submittal furthers the preponderance of Comprehensive Plan Goals and Policies. The submittal demonstrates substantial consistency with the West Side Strategic Plan (WSSP) and the Northwest Mesa Escarpment Plan (NWMEP).

5. Comprehensive Plan, Open Space Network Goal and Policies:
a. The VHSDP contains a number of elements that meet the Comprehensive Plan requirements related to Open Space. It provides for visual relief from urbanization and will offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside open space, parks, trail corridors, and open areas throughout the Plan area (Goal and Policies a and d).

b. A network of open space spines, trails and multi-use areas are proposed that will create interconnectivity, scenic corridors and preservation of the escarpment (Policies f, g, h, i and j).

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1 c. Development Standards, Standards for public
2 Conservation Easements and “Development envelopes,” will assure that
3 Development in or adjacent to the proposed Open Space network shall be
4 compatible with open space purposes (Policy c).

5 6. Comprehensive Plan, Reserve Area Goal and Policies:

6 a. The VHSDP submittal furthers the Goal by proposing a
7 plan that will allow for future development in adjacent areas that will be mixed-
8 use, partly self-sufficient and bounded by open space. The submittal is
9 sufficiently detailed to guide future development by designating activity
10 centers for commercial, employment and mixed uses and separate, but
11 connected, areas for residential development.

12 b. The Reserve Area in the VHSDP is owned by the State of
13 N.M. as well as property in the North Geologic Window within the Petroglyph
14 National Monument. The Albuquerque Public Schools has purchased the
15 eastern 1/3rd of the State Lands (except for the Paleo-Indian sites) for a future
16 high school. The Sector Plan proposes acquiring the remainder of the
17 Reserve Area to be maintained largely as open space and park land. (Policy
18 b).

19 7. Comprehensive Plan, Developing and Established Urban
20 Areas Goal and Policies:

21 a. The VHSDP will allow for a full range of uses, in mixed
22 use settings, and residential types throughout the plan area. The intent of the
23 plan is to create more interesting, diverse, and active places especially in the
24 Town Center, Village Centers and along the Neighborhood Mixed Use
25 corridors by creating urban places. The Plan also creates less dense and
26 more natural environments in the lower density residential areas. The intent is
27 to create distinct places that are high quality environments of their own
28 particular natures (Goal and Policies a, b, h, i, j and n)

29 b. Phasing of development, design standards, clustering,
30 and Traditional Neighborhood Development principles will help new
31 development to respect existing built and natural conditions, maintain
32 neighborhood integrity and provide larger shared open areas (Policies d, e, f
33 and g).

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1 c. The Plan outlines Acceptable Building Types and design
2 standards to minimize adverse effects of development, to encourage quality
3 and innovation in design and to maintain, enhance and improve vistas and the
4 visual environment (Policies k, l and m).

5 8. Comprehensive Plan, Activity Centers Goal and Policies:

6 a. The submitted VHSDP is organized around Village
7 Centers and a regional Town Center and proposes concentrations of moderate
8 and high-density mixed land use and social/economic activities. They are
9 arranged and connected to each other in such a way as to help reduce urban
10 sprawl and auto travel needs and will enhance the identity of this unique
11 community (Activity Center Goal and Policies a, b, c, d, f, g, i and j).

12 b. The Volcano Heights Town Center will need to be
13 identified in the Comprehensive Plan (Policy e). More detailed planning for the
14 Town Center, to be reviewed by the EPC, will be necessary in the future.

15 9. Comprehensive Plan, Air Quality, Goal and Policies:

16 a. The submitted VHSDP intends to address the issue of
17 air quality through land use policies, including mixed uses, higher density
18 along transit centers and corridors, and pedestrian/bicycle orientation (Goal).

19 b. Enforcement of air quality standards to safeguard public
20 health and welfare is and will be possible because the VHSDP area is already
21 within the enforcement jurisdiction of the City of Albuquerque, which has
22 control over particulates and toxic air emissions (Policy a).

23 c. The Volcano Heights land use plan includes the
24 potential for creation of 18,000 jobs based on the pressing need for a better
25 jobs-housing balance on the west side (Policy b).

26 d. Dedicated Transit / HOV lanes are included in the street
27 design for Unser and Paseo del Norte. It is proposed that the Unser design
28 regulations be modified to allow for these dedicated lanes (Policy d).

29 e. The submittal's land use plan shows that air quality/land
30 use conflicts were considered when developing their relative intensities,
31 locations and sizes (Policy i).

32 10. Comprehensive Plan, Water Quality, Goal and Policies:

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- 1 a. The VHSDP supports extension of urban water and
2 sewer services instead of wells and septic systems. The potential for multiple
3 septic systems was an environmental threat entailed by the scattered
4 development on the prematurely platted lands of Volcano Cliffs (Water Quality
5 Goal and Policies a, b, d and e).
- 6 b. Urban solid waste collection will be available for the
7 Plan area (Policy c).
- 8 c. The landscaping and Development envelope regulations
9 will significantly reduce water use (Policy e).
- 10 11. Comprehensive Plan, Solid Waste, Goal and Policies:
- 11 a. Solid waste collection services will be provided by the
12 City of Albuquerque to remove refuse from the area to the regional landfill on
13 the far west mesa (Goal and Policies a and b).
- 14 b. Development of the VHSDP area will place new
15 residential and commercial neighborhoods in positions of passive
16 surveillance, which is a proven deterrent to illegal dumping (Policy c).
- 17 12. Comprehensive Plan, Noise, Goal and Policies:
- 18 a. The internal land use arrangement is such that
19 residential uses, especially lower density, are located away from the Activity
20 Centers where noise-generating activities are more prevalent. Noise
21 considerations appear to have been integrated into the planning process in
22 order to minimize noise/land use conflicts. The Plan outlines Acceptable
23 Building Types and design standards to minimize adverse effects of
24 development (Goal and Policies a and b).
- 25 b. The VHSDP land use plan does not contain industrial
26 uses that might represent point sources of noise pollution (Goal).
- 27 13. Comprehensive Plan, Archaeological Resources, Goal and
28 Policies:
- 29 a. The VHSDP submittal furthers the Archaeological
30 Resources Goal and Policies a, b and c by establishing design standards for
31 the distances between trails and archeologically significant sites and also for
32 interpretive signs and fences related to these sites. Petroglyph National

1 Monument staff have endorsed the Plan with minor suggested changes that
2 have been incorporated into the VHSDP.

3 b. The Plan has incorporated a concern and appreciation
4 for Native American and Hispanic history of the site's use and meaning in the
5 subsection, "The Meaning of Place: Natural and Cultural Features."

6 14. Comprehensive Plan, Developed Landscape, Goal and
7 Policies:

8 a. The submitted VHSDP creates a land use arrangement
9 and open space network that preserves and highlights unique views.
10 Establishing corridors creates a workable framework to respect and maintain
11 the visual environment (Goal and Policy a).

12 b. Design standards, clustering and Traditional
13 Neighborhood Development principles will help new development to realize
14 opportunities for beautification, minimize visual intrusion of incidental
15 structures and create a pleasing visual environment (Policies b, c and d).

16 c. The proposed plant list, open space areas and
17 development envelopes will help further Policy e.

18 15. Comprehensive Plan, Community Identity and Urban Design,
19 Goal and Policies:

20 a. The submitted VHSDP proposes to create a distinct
21 community with collections of identifiable neighborhoods through
22 development that will preserve and enhance the natural characteristics of the
23 area (Goal). The Plan intends to respect the unique character of the area by
24 creating the framework for new neighborhoods (Policy a).

25 b. The submittal is a strategic document that outlines the
26 intent of future development and its relationship to and effect on the natural
27 environment and surrounding areas of existing development and use (Policy
28 b).

29 c. The Plan's layout of land uses, including the natural
30 environment, activity centers, as well as roadway, transit and pedestrian
31 corridors, creates a sense of connectivity and cohesiveness that should
32 continue through future development processes (Policy c).

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1 d. The Plan’s streetscape design plans, parking
2 regulations, and urban and land use design standards demonstrate that future
3 development projects will be required to meet a high standard for
4 pedestrianism, community identity, connectivity (Policy d).

5 e. The submittal proposes streetscape design plans that
6 will connect the community’s Activity Centers with designs that will reinforce
7 the community’s unique identity. The Plan’s proposed plant list, together with
8 the streetscape design plans, will help to minimize water use, screen parking
9 areas and facilitate pedestrianism (Policy e).

10 16. Comprehensive Plan, Service Provision, Goal and Policies:

11 a. The VHSDP area is outside of the adopted Water Service
12 Area and is largely unserved by existing and funded transportation
13 infrastructure. Past and recent approvals of roadways, residential
14 subdivisions and a special assessment district (SAD 227) within the Plan area
15 in conjunction with development regulations for schools have “opened” the
16 area for further development. The development impact fee system will provide
17 substantial revenues to provide the infrastructure called for in the plan (Goal).

18 b. New capital projects in the community should be
19 coordinated with impact fee collection in order to be consistent with the
20 VHSDP (Policies b and c).

21 c. A funding source for acquisition and construction of
22 public service lands and facilities should be explored and identified in
23 advance of impact fee collections (Policy d).

24 17. Comprehensive Plan, Water Management, Goal and Policies:

25 a. The VHSDP submittal indicates a high standard for
26 development. An appropriate plant list and water conservation and
27 management will help to discourage wasteful water use (Water Management
28 Goal and Policy a).

29 b. The City’s Water Conservation Ordinance includes
30 requirements for water run-off that will apply to the subject area (Policy b).

31 18. Comprehensive Plan, Energy Management, Goal and Policies:

32 a. In general, the land use layout for the VHSDP is based
33 on a design that is intended to maximize the efficient use of alternative and

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1 renewable energy sources. The VHSDP encourages building designs adapted
2 to the southwestern climate and passive energy management techniques
3 (Goal and Policies a and b).

4 b. The land use plans emphasize balanced, pedestrian,
5 bicycle and transit oriented, and mixed use development that will significantly
6 reduce SOV trips and hence conserve energy (Policies c and d).

7 19. Comprehensive Plan, Transportation and Transit, Goal and
8 Policies:

9 a. The VHSDP proposes changing the classification of
10 Unser and Paseo del Norte from proposed Transit Express Corridors to Major
11 Transit Corridors. This is believed to be more compatible with the mixed use
12 and pedestrian oriented nature of the plan. This will require modification of
13 the Long Range High Capacity Transit Plan, as called for in the submittal (Goal
14 and Policies a, b, and c).

15 b. Development standards effectively reduce the number
16 of curb cuts along principal and minor arterial streets (Policy d).

17 c. Extensive work was carried out during the development
18 of the plan to coordinate with the City Metropolitan Development Department,
19 the State Department of Transportation, MRCOG, transportation planners from
20 the City of Rio Rancho, and the Transit Department (Policy f).

21 d. The design standards for Unser and Paseo del Norte
22 combine limited access arterial designs with an Urban Boulevard
23 configuration. Traffic modeling results indicate that this more pedestrian and
24 urban design can be accomplished with little or no degradation of traffic flow
25 (Policies g, j, l, n, p, and q).

26 e. The Bicycle Trail Network was extended into the plan
27 area as shown in Exhibit 21. This will require a modification of the Trails and
28 Bikeways Plan, as called for in the Volcano Heights plan. (Policies h, and i).

29 20. Comprehensive Plan, Housing, Goal and Policies:

30 a. The affordable housing, diversity, and non-
31 discrimination policies are addressed through the variety of housing types
32 provided for in the plan. These include single family detached, apartments,
33 condominiums, townhouses, duplexes and triplexes, and large lot “executive”

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1 and “rural estate” type housing. Accessory Units / Carriage Houses are
2 allowed in a number of residential categories. This will result in a number of
3 housing “price points” that supports housing affordability and other
4 objectives (Goal and Policies a, b and d).

5 b. Efficiencies in the development review process are
6 provided, as identified in the Implementation Section (see Development
7 Approvals), by allowing review by the Planning Director for a number of
8 Volcano Heights Sector Plan areas based on their consistency with the plan
9 (Policy e).

10 21. Comprehensive Plan, Economic Development, Goal and
11 Policies:

12 a. This VHSDP assumes that 18,000 new jobs will be
13 located in the plan area. Diversity of employment opportunities will be based
14 on the development types included such as regional headquarters office
15 complexes, the Town Center, Village Centers, Neighborhood Mixed Use areas,
16 schools, etc. (Goal and Policies a and g).

17 b. The consultant to the Albuquerque Visitors and
18 Convention Center (ACVB) strongly encouraged the promotion of cultural
19 tourism. The Volcano Heights plan is believed to strengthen the Petroglyph
20 National Monument, preserve exceptional view corridors, and supports the re-
21 establishment of trail corridors from the former pueblo sites near the Rio
22 Grande through the petroglyph sites on the Escarpment and to the North
23 Geologic Window and the volcanic cones. The Volcano Heights area contains
24 a critical cultural message for all of Albuquerque and the nation (Policies b
25 and d).

26 22. Comprehensive Plan, Education, Goal and Policies

27 a. The VHSDP will provide for a wide variety of education
28 and recreation opportunities available to citizens from all cultural, age and
29 education groups based on the proposed land use plan, land use regulations
30 and building design standards (Goal).

31 b. Extensive coordination took place between the Plan
32 Team and Albuquerque Public Schools facility planners (Policy b).

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1 c. Public facilities such as libraries are directed to the
2 Town Center, Village Centers, and Neighborhood Mixed Use Zones (Policy c).

3 d. Schools are co-located within parks, often adjacent to
4 arroyo corridors. These link the schools with pedestrian and bike trails and
5 also with interpretive features related to the cultural history of the area (Policy
6 d).

7 e. Joint use of facilities is supported as described above
8 and also through proposed siting of schools adjacent to Village centers
9 (Policy e).

10 23. Comprehensive Plan, Human Services, Goal and Policies:

11 a. The proposed land use plan and land use regulations
12 will guide human and public service facility locations to activity centers to
13 assure easy access to services (Goal and Policy a).

14 b. Community-based residential care facilities will be
15 allowed in the mixed-use areas, which are conveniently located for walkability
16 and transit access (Policy b).

17 c. The proposed land use plan and land use regulations
18 will help to minimize development's negative effects upon individuals and new
19 neighborhoods (Policy c).

20 24. Comprehensive Plan, Public Safety, Goal and Policies:

21 Additional planning and detail is necessary to ensure that the VHSDP will
22 develop a safe and secure community in cooperation with the public and
23 governmental agencies. Capital projects for fire and police protection
24 facilities to be funded by impact fees should be planned for and detailed as
25 part of the subject submittal (Goal and Policies a and e).

26 25. The Volcano Heights Sector Development Plan is consistent
27 with the Comprehensive Plan requirement that areas such as Volcano Cliffs
28 "should be reassembled or sector planned before . . . service extension is
29 assured" and West Side Strategic Plan Policy 7.24 that provision of urban
30 infrastructure to Volcano Cliffs prior to 2015 to 2035 should be conditional on
31 cluster housing, xeriscape landscaping, water conservation regulations, and
32 possibly necessary assembly of multiple owners' lots.

33 26. West Side Strategic Plan (WSSP) - Goals:

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1 a. The VHSDP provides details on how development can
2 be tied to infrastructure and funding considerations, including a system for
3 growth phasing and timing within subareas linked to elementary school
4 boundary areas, Adequate Public Facilities requirements to link development
5 to transportation infrastructure and timely new school facilities, a program for
6 open space, park, and drainage acquisition and funding (Goals 4, 5, and 6).

7 b. The VHSDP planning effort was conducted over an
8 approximately 18 month period including a number of meetings with property
9 owners, developers and their agents, architects and planners, City, State,
10 Federal, regional (MRCOG, AMAFCA) agencies, the Albuquerque Public
11 Schools, neighborhood associations and coalitions on the West Side and
12 elsewhere (Goal 7).

13 c. The Plan Team met on several occasions with planners
14 and administrators at the Petroglyph National Monument and they participated
15 in the planning efforts (Goal 9).

16 d. A three day planning and design charrette took place
17 early in the process that resulted in a “preferred alternative” land use plan that
18 is consistent with the final VHSDP land use plan and zoning. A day long
19 workshop also was held to explore issues related to transportation, transit,
20 pedestrian, and bicycle access. The Volcano Heights Planning Study (a
21 preliminary product) was completed at the end of Phase I of the process and
22 was posted on the City Council’s web site for review and comment (Goals 10
23 and 12).

24 27. WSSP - Objectives:

25 a. The VHSDP proposes a mix of land uses, including
26 opportunities for employment (Objective 1).

27 b. The submittal provides the opportunity for solutions to
28 housing, utility and transportation problems with design requirement and
29 incentives and deterrents to ensure development that is geared toward the
30 west side environment (Objectives 2 and 5).

31 c. The Petroglyph National Monument and other west side
32 resources are included in the planning and preservation aspects of the VHSDP

1 to help preserve a sense of community and maintain an adequate quality of
2 life (Objectives 3, 4 and 6).

3 d. The VHSDP planning process included input from APS,
4 the private sector and from local, regional and federal government agencies
5 (Objectives 7 and 8).

6 e. The proposed land uses plan, transportation plan,
7 infrastructure plan and design requirement elements will promote public
8 sector accountability, community building and a multi-modal transportation
9 system within and around the plan area (Objectives 9, 10 and 11).

10 **28. WSSP - Neighborhoods and Centers:**

11 a. The VHSDP area is within the Volcano Cliffs Community
12 as identified in the West Side Strategic Plan, but it does not include the
13 Petroglyph National Monument and the City's Open Space. The Volcano
14 Heights Plan is integrated into the Monument and Open Space. Joint planning
15 has occurred with Monument and Open Space planners and administrators
16 (Policy 1.1).

17 b. The Volcano Heights Sector Development Plan does not
18 include "strip commercial" development. It does have a Neighborhood Mixed
19 Use zone that may function similarly to a "Main Street" (Policies 1.3 and 1.5).

20 c. The hierarchy of WSSP centers "map" to the Sector Plan
21 centers as described below. The Volcano Heights Town Center is considered
22 to be a regional center that has a greater service area than Volcano Heights.
23 As noted above, it may be necessary to amend the City / County
24 Comprehensive Plan to designate the Town Center as a Major Activity Center
25 as defined in the Comp Plan (Policy 1.9). What is called the "Volcano Cliffs
26 Village Center" (See Land Use Section) is a Community Center in the definition
27 of the WSSP. The other Village Centers in the Volcano Heights Plan are
28 compatible with WSSP Neighborhood Centers (Policies 1.14 and 1.15).

29 d. Village (neighborhood) Centers are located on Principal
30 Arterials, Minor Arterials and Collector Streets. Special design standards are
31 provided for Village Centers to slow traffic and create an environment
32 conducive to pedestrian and bicycle movement (Policy 1.16).

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1 29. The VHSDP addresses this Adequate Public Facilities
2 requirement for school facilities and specifies how it might be carried out.
3 Coordination with the Albuquerque Public Schools will be necessary (WSSP
4 Policy 2.5).

5 30. WSSP - Petroglyph National Monument:

6 a. The planners and administrators of the Petroglyph
7 National Monument participated throughout the Volcano Heights Sector Plan
8 process and the Plan is conditionally supported by them (Policy 3.79).

9 b. Section IV Urban Design contains a special provision for
10 neighborhood permit parking for areas adjacent to more intense-use areas
11 such as the Town Center, Village Centers, high school, Neighborhood Mixed
12 Use zone, and Office Campus (Policies 3.81 and 3.82).

13 31. WSSP - Design Guidelines;

14 a. The guidelines contained in the Volcano Heights Sector
15 Plan are consistent with the policies contained in the Comp Plan and the
16 WSSP and will be reviewed by the EPC and the City Council. Specific design
17 standards are provided for the facilities as called for in Policy 4.6.

18 b. The Volcano Heights Sector Plan provides for
19 development design standards compatible with the particular environment of
20 the volcanic area (Policies 4.8, 4.9, 4.10 and 4.11).

21 c. The development impact fees already adopted by the
22 City in a manner consistent with the Planned Growth Strategy do provide
23 incentives for efficient urban growth and disincentives for “sprawl” (Policy
24 4.14).

25 32. WSSP - Street and Roads:

26 a. The Volcano Heights Plan Team worked with MRCOG to
27 conduct a regional transportation analysis for the area, which is summarized
28 in the Plan. It should be noted that “grid based” transportation systems have
29 been reported to be more efficient and pedestrian oriented than 1970s-type
30 subdivision roadway configurations (Policy 6.1).

31 b. The Bicycle Trail Network is contained on in Exhibit 21
32 and appears to comport with the WSSP requirements with regard to spacing
33 (Policy 6.23).

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1 c. The Volcano Heights Plan proposes amending the
2 existing Trails and Bikeways Facility Plan to be consistent with bike network
3 indicated in the Plan. (See Section II Transportation) Finer grained plan for
4 new development should address internal bicycle trails (Policies 6.24, 6.25 and
5 6.26).

6 d. “Scenic facilities”(called “Scenic Corridors” in the Plan)
7 are incorporated into the Volcano Heights Sector Plan in Section VI Open
8 Space (Policy 6.28).

9 33. WSSP - Arroyos, Open Space and Parks:

10 a. The planners and administrators of the Petroglyph
11 National Monument participated throughout the Volcano Heights Sector Plan
12 process and the Plan is conditionally supported by them (Policy 7.4).

13 b. The Volcano Heights Plan Team reviewed the Facilities
14 Plan for Arroyos as a source document and incorporated its objectives into
15 the Sector Plan (Policies 7.6, 7.7, 7.10 and 7.12).

16 c. The Volcano Heights Plan’s recommendations for
17 arroyo design, flood control/drainage measures, maintenance, and mixed use
18 were reviewed on several occasions with AMAFCA, the City Hydrology
19 Division, and with the staff at the Petroglyph National Monument. The plan’s
20 approach has been approved by AMAFCA (Policy 7.8).

21 d. The Volcano Heights Sector Development Plan’s design
22 treatment of parks varies according to adjoining land use. Within the Village
23 and Town Centers, the design is consistent with the higher density and more
24 urban character of the place (Policy 7.14).

25 e. Section VII Implementation of the VHSDP addresses the
26 fact that Special Assessment Districts / Public Improvement Districts will be
27 needed within “prematurely” subdivided areas without local infrastructure in
28 order to design and finance these facilities. The Volcano Heights Plan
29 contains a provision for integrating finer-grained land use planning efforts into
30 the SAD / PID planning process in order to implement the plan’s regulations
31 consistent with its objectives (Policies 7.18, 7.19, 7.20 and 7.23).

32 f. WSSP Policy 7.22 recognizes that providing
33 development approvals and infrastructure earlier than contained in the WSSP

1 phasing program (slated for 2015 to 2035) is on the basis of “no net cost. It is
2 anticipated that these requirements will be met in the course of development
3 approval. This may particularly affect the provision of water and wastewater
4 service by the Albuquerque Bernalillo County Water Authority. While Water
5 Authority staff has been kept informed of this planning effort, it is suggested
6 that this provision of the WSSP be brought to their attention.

7 g. Consistent with WSSP Policy 7.24, the Volcano Heights
8 Sector Development Plan implicitly associates the provision of urban
9 infrastructure prior to 2015 to 2035 per the WSSP with the Plan’s standards
10 concerning the possible need in some locations (e.g. Village Centers, Town
11 Center, Office Campus) for the assembly of multiple owners’ lots, cluster
12 housing, xeriscape landscaping, and other water conservation techniques.

13 34. WSSP – Co-location and Community Services:

14 a. Many WSSP policies address co-locating City and
15 County facilities and actions that the City and County governments should
16 take to produce this result. These actions are outside of the scope of a Sector
17 Plan but would apply to the facility decisions of the governments that adopted
18 the WSSP (Policies 8.1, 8.3 and 8.4).

19 b. Section III Land Use of the VHSDP calls for Civic,
20 Cultural, and Community Buildings only with the Town Center, Village Center,
21 and Neighborhood Mixed Use zone. The Volcano Heights Plan does not
22 consider it appropriate to locate these uses within more low density and less
23 mixed-use Employment Centers (i.e. Campus Zone) (Policies 8.2 and 8.3).

24 c. The VHSDP supports WSSP policies that recommend
25 locating police, fire, and library facilities within Regional Centers, Community
26 Centers, Employment Centers, or Neighborhood Centers, with the exception of
27 Employment Centers. However, the Volcano Heights Plan was not conducted
28 at a level of detail to site these facilities. It is assumed that more specific site
29 planning needs to occur within the Town Center, Village Centers, etc. that
30 would address the location of such facilities (Policies 8.2, 8.8, 8.10, 8.12 and
31 8.13).

32 d. WSSP Policy 8.16 supports locating school facilities
33 within Community Centers, Employment Centers, and Neighborhood Centers.

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1 The Volcano Heights Sector Development Plan identifies school sites at these
2 locations but also along open space corridors (Policies 8.5 and 8.20).

3 35. WSSP – Water Conservation and Supply:

4 a. The Volcano Heights Sector Development Plan
5 addresses xeriscape standards, water recycling/harvesting techniques, and
6 other measure to achieve water conservation goals. Water conserving fixtures
7 are addressed in City Ordinance as adopted by the Water Authority (Policy
8 9.3).

9 b. The Planning Team coordinated with the Albuquerque
10 Bernalillo County Water Authority in terms of the provision of water /
11 wastewater service by pressure zone. The Sector Plan is consistent with the
12 Authority’s approach to service delivery (Policy 9.4).

13 36. WSSP – Drainage:

14 a. The VHSDP is consistent with WSSP policies and
15 directions for drainage as noted in previous findings. It should be noted that
16 prior to this planning effort, some subdivisions were permitted to use concrete
17 lined channels and not treat arroyos in a “more naturalistic manner.” (Policies
18 10.1, 10.3)

19 b. The planners and administrators of the Petroglyph
20 National Monument participated throughout the Volcano Heights Sector Plan
21 process and the Plan is conditionally supported by them (Policy 10.7).

22 37. Three significant arroyos cross the Volcano Heights planning
23 area. The Volcano Heights Plan Team reviewed the Facilities Plan for Arroyos
24 as a source document and incorporated its objectives into the Sector Plan.

25 38. The Volcano Heights Sector Development plan is consistent
26 and compatible with relevant policies contained in the Northwest Mesa
27 Escarpment Plan. The NWMEP focuses on preserving the Escarpment and
28 how development of land immediately adjacent to its top and base should
29 preserve the Escarpment and it’s setting. The Volcano Heights Plan
30 essentially completes the planning work for the mesa top that is envisioned in
31 the NWMEP.

32 39. NWMEP – Policy #1, Nine governing concepts:

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1 a. The Plan preserves views and paths that connect the
2 escarpment to the arroyos and volcanoes to the west AND to the arroyos and
3 Rio Grande Valley to the east.

4 b. The Volcano Height Plan advances the NWMEP policy
5 intent to preserve the ecology and fragile lava by widening the setback area on
6 the mesa top. In addition, the Volcano Heights Plan creates a mostly street
7 interface between open space and private development.

8 c. The VHSDP accomplishes this policy by acquiring the
9 Boca Negra arroyos, portions of the State Land parcel, and purchasing the
10 north 1/3rd of the North Geologic Window for open space. These features
11 connect the escarpment to the volcanoes and the arroyos, making the
12 important ecological and cultural linkages through the Volcano Heights area.

13 d. The VHSDP increases the setback from the Escarpment,
14 by creating an open space buffer next to the Escarpment that will preserve
15 views of the mesa top virtually with no structures visible on top of it. The
16 VHSDP repeats policies from the NWMEP to minimize the visual impact of
17 development through building color and reflectivity and details to a greater
18 degree how structure height can be controlled to preserve views.

19 e. The VHSDP addresses Paleo-Indian sites on the State
20 Land parcel, identified subsequent to the NWMEP. The Plan preserves these
21 sites as part of the open space network.

22 f. The VHSDP open space network completes preservation
23 of historic natural resources; their preservation as a network provides many
24 recreational and educational opportunities for the community. The VHSDP
25 outlines the important roles that City and public agencies, in addition to
26 neighborhood associations, will have to manage and maintain open space
27 lands.

28 g. The VHSDP addresses preservation of views and visual
29 experiences related to the volcanic cones, the geologic window, the buffer
30 edge of the Escarpment, Rio Grande, and Sandia Mountains. The Plan seeks
31 to provide amenities to visitors to this area in the form of trails and
32 commercial enterprises--such as a future resort--that ties the area to the City's
33 tourism efforts.

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1 h. The VHSDP requires new site plans to identify
2 petroglyphs and larger rock outcroppings. All rock outcroppings with
3 petroglyphs must be preserved, as must all larger rock outcropping in lower
4 density residential areas. Larger rock outcroppings in higher density areas
5 must also be preserved to the degree practicable.

6 i. The Plan balances interests to preserve the
7 archeological/historical features, while also integrating them into the lifestyle
8 and economy of the Volcano Heights area. Building a Town Center, with their
9 corresponding variety of services, will amplify opportunities for a wider group
10 of people to visit the area.

11 40. NWMEP – Policy #9, Design overlay:

12 a. The VHSDP proposes setting aside additional open
13 space and parks that will help make the existing open space into a complete
14 network.

15 b. Wall design regulations in the VHSDP will ensure that
16 linear appearances and high walls will be avoided.

17 c. The VHSDP proposes a multi-use trail network that is
18 similar to the NWMEP Conceptual Trail Map, yet it further develops east-west
19 connections.

20 d. The VHSDP plant list--Plant List A Native--is introduced
21 which supersedes the NWMEP plant list in Volcano Heights. This plant list
22 was derived from a survey of the Monument in 1994 and was amended to
23 eliminate non-native species and most allergenic species.

24 41. NWMEP – Policy #10, Conservation and Impact Areas:

25 a. NWMEP regulations have been largely incorporated into
26 the Volcano Heights Sector Development Plan.

27 b. Archeological sites have been discovered subsequent
28 to the adoption of the NWMEP. The VHSDP proposes conserving these sites
29 and requires site plans to survey petroglyphs and larger rock outcroppings to
30 identify areas of archeological value.

31 42. NWMEP – Policies #11 and 12:

32 a. VHSDP development regulations are consistent with the
33 design criteria of Policies #11 and #12.

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1 b. The VHSDP recognizes that Open Space is a network
2 tying the entire Plan Area with the large tracts of existing open space. To
3 preserve the character of open space throughout the area, regulations are
4 provided across the Plan area to control colors, reflectivity, and screening of
5 equipment on roofs.

6 43. NWMEP – Policy #13, Parking, Landscaping, Signs and
7 Lighting and Policy #14:

8 a. This NWMEP Parking criteria would apply to parking lots
9 of these facilities planned to be in the Impact Area: the Kimmick Elementary
10 School/Park, the Resort at the Piedras Marcadas, the Village Center at the
11 southwest corner of Paseo & 'B' Street, the Village Center and Urban
12 Residential at Aguilar and Cuervo, the Park east of Vista del Prado, and the
13 Village Center at the northwest corner of Unser and SW Parkway (Vista Vieja).

14 b. Volcano Heights Plan requires native plants or xeric
15 plants in all areas.

16 c. The VHSDP does not address signage for nonresidential
17 uses. The NWMEP policies on signage should be considered for adoption in
18 these areas by inclusion in the Volcano Heights Plan.

19 d. The Volcano Heights Plan requirements will supersede
20 NWMEP Policy 13-4 in order to further enhance views of the sky and city, to
21 reduce the impact of Volcano Heights on views from other parts of the City,
22 and to support desert wildlife.

23 e. The VHSDP adds a buffer area along the Escarpment
24 that increases the setback of homes. This change should preserve the view of
25 the top edge of the Escarpment clear of any structures.

26 44. NWMEP – Policy #15: The VHSDP reduces the acceptable
27 height for an arterial and collector light pole to 20 feet and the acceptable
28 height to 16 for local streets. Fixtures must also provide 'cut-off' angles and
29 be positioned to avoid glare into residential units.

30 45. NWMEP – Policy #18: The VHSDP establishes both a Bicycle
31 Trail Network and a Multi-Use Trail Network consistent with this NWMEP
32 policy.

33 46. NWMEP – Policy #19, Drainage:

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- 1 a. The Boca Negra-Mariposa Arroyo Drainage Management
2 Plan of April 2005 provides for a regional detention basin at Unser and
3 Universe, but allows future planning documents to detail stormwater facilities.
- 4 b. AMAFCA concurs with the proposal in the VHSDP to
5 maintain the natural drainage function of the North and Middle Forks of the
6 Boca Negra Arroyos.
- 7 c. The Plan proposes that new development shall maintain
8 at least a 300-foot drainage corridor that provides for a 100-year flood plain
9 plus a 30-year erosion line.
- 10 d. The Volcano Heights Plan proposes streets as the
11 preferred edge between open space and private development. This policy will
12 benefit efforts to drain developed flows away from the Monument.
- 13 e. Other drainage facilities will need to be designed as
14 areas within Volcano Heights develop. Hydrological study and design shall be
15 required of new development to determine what, if any, stormwater detention
16 and energy dissipation features are needed.
- 17 47. NWMEP – Policy #20, Colors: The Volcano Heights Plan
18 complies with the NWMEP intent to make development on the lands leading to
19 the volcanoes as unobtrusive as possible in order to preserve a view valued
20 by the entire community. The Volcano Heights Plan is compatible with
21 NWMEP, in the regulation of building color, reflectivity, mechanical devices on
22 roofs, and fence/wall colors.
- 23 48. NWMEP – Policy #21, Views and Structure Heights: The
24 VHSDP proposes specific detail on building heights with a general concept for
25 building heights throughout the Plan Area diagrammed on the Volcano
26 Heights Plan Building Height Concept Map (Exhibit 26).
- 27 49. The zone map changes proposed in the Volcano Heights
28 Sector Development Plan comply with the policies and criteria of Resolution
29 270-1980:
- 30 a. The proposed zone changes will allow for coordinated
31 and planned development in the VHSDP area and are consistent with the
32 health, safety, morals and general welfare if the City.

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- 1 b. The applicant has provided a sound justification for the
2 overall change, which will lead to stability of land use and zoning.
- 3 c. The proposed changes of the VHSDP have been shown
4 to not be in conflict with adopted elements of the Comprehensive Plan, West
5 Side Strategic Plan, Facility Plan for Arroyos, Facility Plan for Open Space and
6 the Northwest Mesa Escarpment Plan (see previous findings). Minor changes
7 and amendments to the VHSDP, the Comprehensive Plan, West Side Strategic
8 Plan and the NWMEP will ensure that all plans are consistent and up to date.
- 9 d. The applicant has demonstrated that the existing zoning
10 is inappropriate because:
- 11 i. Changed community conditions justify the
12 changes. The WSSP schedules the Volcano Heights area for development in
13 the 2015 to 2035 time period. However, 2,700 dwelling units are already “in the
14 pipeline” with vested development rights. Consequently, adopted growth
15 policy frameworks were not effective in controlling development approvals.
16 The City is pursuing completion of Paseo del Norte and Unser Boulevard by
17 2010, which will increase the development pressure on the area. The zone
18 changes resulting from the VHSDP are timely in terms of insuring a high
19 quality and functional development pattern.
- 20 ii. The different use categories are more
21 advantageous to the community, as articulated in the Comprehensive Plan,
22 West Side Strategic Plan, Facility Plan for Arroyos, Facility Plan for Open
23 Space and the Northwest Mesa Escarpment Plan (see previous findings). The
24 policies of these Plans are realized through the new zones and design
25 standards contained in the VHSDP.
- 26 e. The proposed list of permissive uses in the new zones
27 is the result of years of planning to ensure compatibility of uses for adjacent
28 properties and throughout the community.
- 29 f. The proposed change will require major capital
30 expenditures that will be addressed as development occurs via impact fee
31 assessments and establishment of special assessment districts (SAD’s).
- 32 g. The cost of land or other economic considerations are a
33 factor for the change, but are not the determining factor for the change.

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1 h. The justification of apartment, office or commercial
2 zoning is varied and extensive.

3 i. Any instances of spot or strip zoning are justified
4 because the changes will clearly facilitate realization of the Comprehensive
5 Plan, West Side Strategic Plan, Facility Plan for Arroyos, Facility Plan for Open
6 Space and the Northwest Mesa Escarpment Plan (see previous findings).

7 50. Several governmental plans, policies, and program will need to
8 be amended, supplemented, or otherwise modified in order to implement the
9 Volcano Heights Sector Development Plan. These are addressed in the
10 VHSDP and the adopting legislation. It is especially important that the City of
11 Albuquerque act in a rapid fashion to carry out recommendations to acquire
12 lands for parks, open space, storm drainage, and roadways.

13 51. Dedicated transit and HOV lanes for the Paseo del Norte and
14 Unser, major west side arterials, are necessary to obtain consumer
15 acceptance of a commuter transit / high capacity transportation system and
16 avoid grid lock especially at the Rio Grande crossings.

17 52. The Council acknowledges the outlined process to link
18 residential development with the availability of new school facilities. This
19 system addresses a long-standing problem of urban growth on the west side.
20 The EPC encourages APS to adopt this approach.

21 53. The City should review Comprehensive Plan Policy 5.i to
22 provide for flexibility and choice in the built environment that may involve
23 varying degrees of consumer tolerance for noise, lighting, traffic, and so on. It
24 should be recognized that some individuals are willing to accept higher levels
25 of these environmental qualities in order to live in more dense and active
26 mixed-use places.

27 54. The City is encouraged to develop financing methods so that
28 funds can be expended for land acquisition needed for open space, parks,
29 transportation, storm drainage, and so on as called for in the VHSDP in
30 advance of the collection of impact fees for these purposes.

31 55. The City should amend the WSSP policies to support or allow:
32 (a) Main Street designs; (b) more flexibility to locate Neighborhood Centers on
33 Principal Arterials under pedestrian oriented design standards; (c) recognizing

1 that a “grid” transportation may be preferred for system design; (d) locating
2 civic, cultural, and community building within Community Centers,
3 Neighborhood Centers, and Main Streets and removing the recommendation
4 that they be located in Employment Centers; (e) providing greater flexibility for
5 locating schools in parks adjacent to open space corridors.

6 Section 3. The *Volcano Heights Sector Development Plan*, Attachment A
7 hereto and made a part hereof, is adopted as a Rank Three Plan, as a
8 regulatory guide to the implementation of the Albuquerque / Bernalillo County
9 Comprehensive Plan, the West Side Strategic Plan, and the Northwest Mesa
10 Escarpment Plan. The policy requirements of Executive Communication 35
11 with regard to development in the Volcano Heights area are superceded by the
12 provisions of the *Volcano Heights Sector Development Plan*.

13 Section 4. All development and redevelopment activities within the area
14 shall be guided and regulated by the provisions of the *Volcano Heights Sector*
15 *Development Plan*.

16 Section 5. The Zone Map, adopted by Article 14-16-4-9 ROA 1994, is hereby
17 amended to reflect the rezoning in the map shown in Attachment B hereto.

18 Section 6. Changes to Associated Plan and Programs; Land Acquisitions
19 Efforts.

20 A. Council supports amendments and modifications to the following
21 plans consistent with the adopted *Volcano Heights Sector Development Plan*:
22 Long Range Roadway System, Long Range High Capacity Transit System,
23 Trails and Bikeways Plan, and No. F/S R-455 containing the Unser Boulevard
24 Design Standards. Some of these changes will require changes to regional
25 plans. In those cases, appropriate City staff are charged with incorporating
26 these changes into the plans. In addition, current City policies restricting
27 truck traffic on routes serving the Volcano Heights Town Center and Village
28 Centers shall be reviewed for compatibility with the adopted land uses in the
29 Sector Plan. Staff shall make recommendations on possible changes to these
30 policies to the City Council through the Director of City Council Services.

31 B. Council also authorizes staff action to coordinate with the
32 Albuquerque Public Schools pursuant to recommendation in the Sector Plan
33 and to make changes to the PGS Land Use Assumptions, Impact Fee

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1 Component Capital Improvement, City of Albuquerque Capital Improvement
2 Program, service area boundaries and capital plan of the Albuquerque/
3 Bernalillo County Water Utility Authority, Albuquerque/Bernalillo County
4 Comprehensive Plan, and other plan and policies consistent with the adopted
5 *Volcano Heights Sector Development Plan*.

6 C. The Council directs City staff to rapidly acquire lands identified in
7 the plan for public uses such as for street rights-of-way, parks, open space,
8 hydrology, and other uses. This includes acquiring the northern 1/3rd of the
9 North Geologic Window, the western two-thirds of the State of New Mexico
10 land, and the Paleo-Indian sites on the eastern one-third of this property

11 Section 7. Funding Mechanisms. The Council recognizes that the
12 provisions of the adopted *Volcano Heights Sector Development Plan* will
13 require additional planning and funding. The following mechanisms, among
14 others as needed, shall be used to implement the *Volcano Heights Sector*
15 *Development Plan*.

16 A. A major source of funding will be development impact fees
17 collected for open space; storm drainage; and transportation. These dollar
18 resources are largely unavailable at present. Impact fees are collected as
19 building permits are issued, relatively late in the development process. The
20 City will develop financing methods so that funds can be expended for land
21 acquisition needed in advance of the collection of impact fees for these
22 purposes and then reimbursed from these revenues.

- 23 B. State of New Mexico Grants
- 24 C. Grants from the Federal Government
- 25 D. City Open Space Trade Lands
- 26 E. City Capital Improvement Program
- 27 F. Special Assessment Districts
- 28 G. Public Improvement Districts
- 29 H. Normal dedications as provided in the City's development
30 regulations

31 I. Tax Increment for Development Districts

32 Section 8. Economic Development. A critical element of the Volcano
33 Heights Sector Development Plan is the Town Center located near the

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1 intersection of Unser and Paseo del Norte Boulevards. The establishment of
2 the Town Center will address many adopted policies contained in the
3 Albuquerque/Bernalillo County Comprehensive Plan, Planned Growth
4 Strategy, and the West Side Strategic Plan. Furthermore, the Town Center will
5 mitigate traffic congestion on the Northwest Mesa. The absence of unitary
6 ownership of the Town Center properties presents the need for City
7 assistance in promoting the vision for this site to business owners and
8 developers. The Office of Economic Development of the Mayor is requested to
9 assist in this effort and to bring economic development tools and incentives to
10 the task of realizing the vision of the Town Center.

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