



**Environmental  
Planning  
Commission**

**Agenda Number: 11  
Project Number: 1004905  
Case #'s: 07EPC 40014  
20 September 2007**

**Supplemental Staff Report**

<b>Applicant</b>	City of Albuquerque Planning Department
<b>Request</b>	<b>Text Amendment to the Volcano Heights Sector Development Plan</b>
<b>Size</b>	Approximately 3,532 acres
<b>Existing Zoning</b>	Suburban Residential – Large Lot
<b>Proposed Zoning</b>	Suburban Residential – Medium Lot

**Staff Recommendation**

**DEFERRAL of 07EPC-40014 for three weeks to 11 October 2007.**

**Staff Planner**

**Russell Brito, Division Manager**

The EPC deferred this request at the 16 August 2007 public hearing, as comments from Council Services staff on the proposed text amendment had not yet been received. Lou Colombo of Council Services, the Plan’s author, has since replied to the EPC’s request for comment with a response that clearly acknowledges the issue and proposes a logical and acceptable remedy.

The developers of La Cuentista subdivision relied upon La Cuentista’s omission from the City Council’s 2004 – 2006 development moratorium for the area (Bill NO. F/S R-04-145) to plan for and make investments in a new, 20-acre, residential community with sixty (60), approximately 9,000 sq. ft. lots. Their actions included: designing the community as a transition between adjacent parcels with higher and lower densities; planning and engineering for drainage and open space; sketch plat review with dedication of 30% of the property to open space. Unfortunately, due to an oversight, the VHSDP was then adopted and the 20-acre area was zoned *SU-2 for Suburban Residential – Large Lot (SU-2/SR-LL)* with no acknowledgement of the investment and work already done in La Cuentista. Because approval of a preliminary plat had not yet been obtained, the new *SU-2/SR-LL* zoning regulations took effect (11,000 sq. ft. lot size minimum) and the developers were unable to pursue further platting action at the DRB (Proj. 1005540).

The Planning Department’s proposal was to adjust the lot size ranges for the *SU-2/SR-LL* and the *SU-2 for Suburban Residential – Small Lot (SU-2/SR-SL)* zones to allow for the pre-planned La Cuentista subdivision without a change in zone. The comments and guidance from Lou Colombo, the author of the plan, speak against this approach as it would have unintended consequences for the intent of the plan and recommend a different approach. His preferred modification is to create a new zone category, *SU-2 for Suburban Residential – Medium Lot (SU-2/SR-ML)*, with regulations that are a hybrid of the Small Lot and Large Lot regulations. This would be accompanied by a map amendment for only the 20-acre subject site from *SU-2/SR-LL* to *SU-2/SR-ML*. This approach, as proposed by the Plan’s author, is acceptable to both Planning staff and the owner of the 20-acre subject area.

This agreed upon course of action necessitates readvertisement of the request to include a Sector Development Plan Map Amendment with an accurate legal description of the 20-acre area. The owner of the site is preparing an exhibit that can be used as a legal description in time for readvertisement of the case. The Planning Department requests a three-week deferral to October 11, 2007 for notification and advertisement of a supplemental, 20-acre map amendment.

