

# III

## Land Use

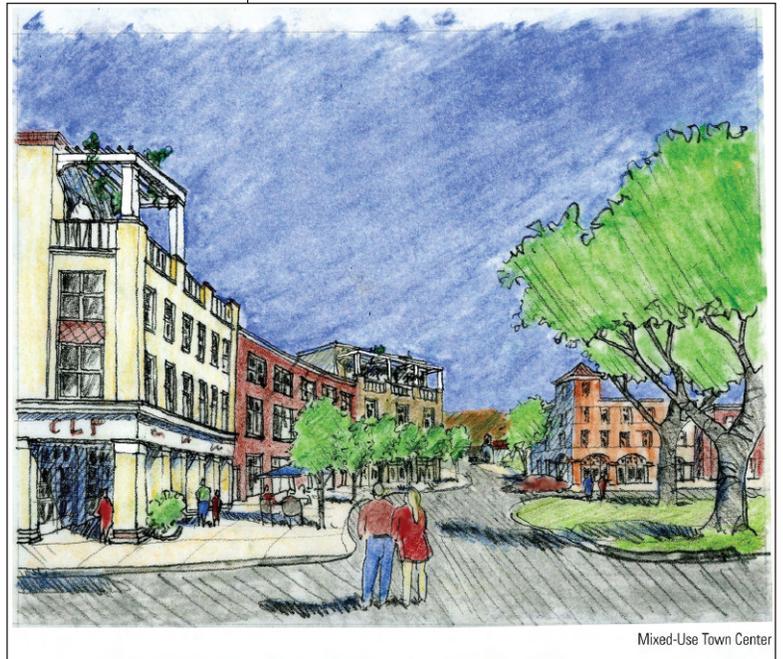
### 1. INTENT

**Mixed-Use Districts.** The Volcano Heights Plan locates most homes and jobs within walking distance of retail, commercial and community services. Within a comfortable walking distance, village and town centers are surrounded by residential and office uses at urban intensities. While complementary urban uses are critical to encourage walking for many trips, it is also critical to make comfortable and inviting walking environments as described in the Urban Design Element.

**Diagram 8, *Mixing Retail, Housing, and Employment*** shows ways to organize a mix of retail, housing, and employment to achieve diversity and balance in a town center.

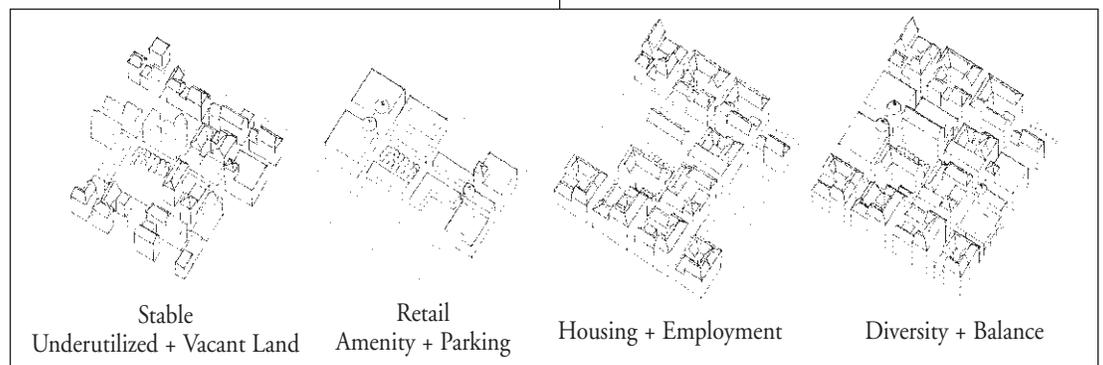
**Residential Diversity.** The Volcano Heights Area Plan encourages a range of housing opportunities for various ages and incomes. Apartments, townhouses and small-lot single-family will occur within and immediately adjacent to Village Centers and the Town Center. Single-family homes on larger lots are permitted farther from Village and Town Centers, where greater reliance on the car is expected. Along the western edge of Volcano Heights, rural lots will be maintained and create a natural edge to the public open space.

**Neighborhood and Regional Retail Centers.** Convenience stores and other neighborhood retail, like a grocery store, drugstore and hardware store, will be located within Village Centers, although not every Village Center may have all of these uses. Commercial and entertainment uses, such as department stores, bookstores, cinemas, restaurants, office buildings, and business services (uses that serve a broader area) will be concentrated within the Town Center. Locations where retail is permitted are limited to ensure that retail convenience is attained for these Village and Town Centers. Some entertainment and retail uses are reserved solely for the Town Center to assure the creation of a downtown-like environment that can support transit and attract office campuses to Albuquerque's West Side. To make more livable and transit-supportive centers, retail destinations must be paired with housing, employment, and pedestrian-supportive design.



Mixed Use Town Center

**Diagram 8**  
Mixing retail, housing,  
and employment



**Westside Employment Center.** Office areas are designated to attain a better balance of jobs and housing on the Westside. While office uses have not been built along Albuquerque’s western edge, a sufficient level of developer interest is expected because of the Town Center’s superior regional access (Bus Rapid Transit and arterial boulevards), and because of exceptional urban amenities, recreational features, and housing opportunities in the area.

## 2. LAND USE PLAN

**Exhibit 25, *Land Use Plan*** establishes a framework for future growth that encourages walkable, transit-supportive districts, while also maintaining many of the Plan Area’s scenic qualities and conserving the Area’s unique ecological and archeological assets. The Land Use Plan plays a vital role in realizing the broad vision for the Volcano Heights summarized in the Fundamental Goals.

SU-2 zoning is established for each land use category. Portions of developments that had received preliminary plat approval at the plan’s inception received final plat approval during the planning process. These areas (SAD 227, portions of Longford and Vista Vieja) retain their existing zoning at the time of platting.

A general description of each land use designation is provided here. Specific requirements are contained in the standards that follow.

**Town Center.** The Town Center will create a major urban center that will bring employment, comparison shopping, and entertainment to the West Side. Housing, civic facilities (like a library), and attractive streets and plazas will provide lifestyle options especially well suited to “empty nesters” and young professionals. Access to both Unser and Paseo del Norte will help attract a range of retail and entertainment uses, while future Bus Rapid Transit service will support the higher employment and housing intensities anticipated.

**Office.** Office campuses will bring new job opportunities to the West Side. Because many workers will travel in a “reverse commute direction,” office development in Volcano Heights will reduce projected congestion on bridges crossing the Rio Grande. Paseo del Norte offers a visible address.

**Village Centers.** Village Centers will put local retail, conveniences, schools and a “sense of place” within walking distance of most homes. Besides shops, each Village Center will include housing, a small park, and civic uses, such as day care and community facilities.

**Neighborhood Mixed-Use.** Mixed-use areas at the neighborhood scale extend a sense of neighborhood center to locations that may not be able to support major retail, but might support small offices, shops, community facilities, or townhouses with ground-floor home occupations including office, retail, and service activities.

**Urban Residential.** A variety of urban housing types are permitted 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.

**Suburban Residential–Small Lot.** Typical modern suburban lot sizes but with rear access alleys, houses moved up to the sidewalk, and front porches and other features to create a more pedestrian-friendly environment.



Mixed-Use Village Center

### Mixed-Use Village Center

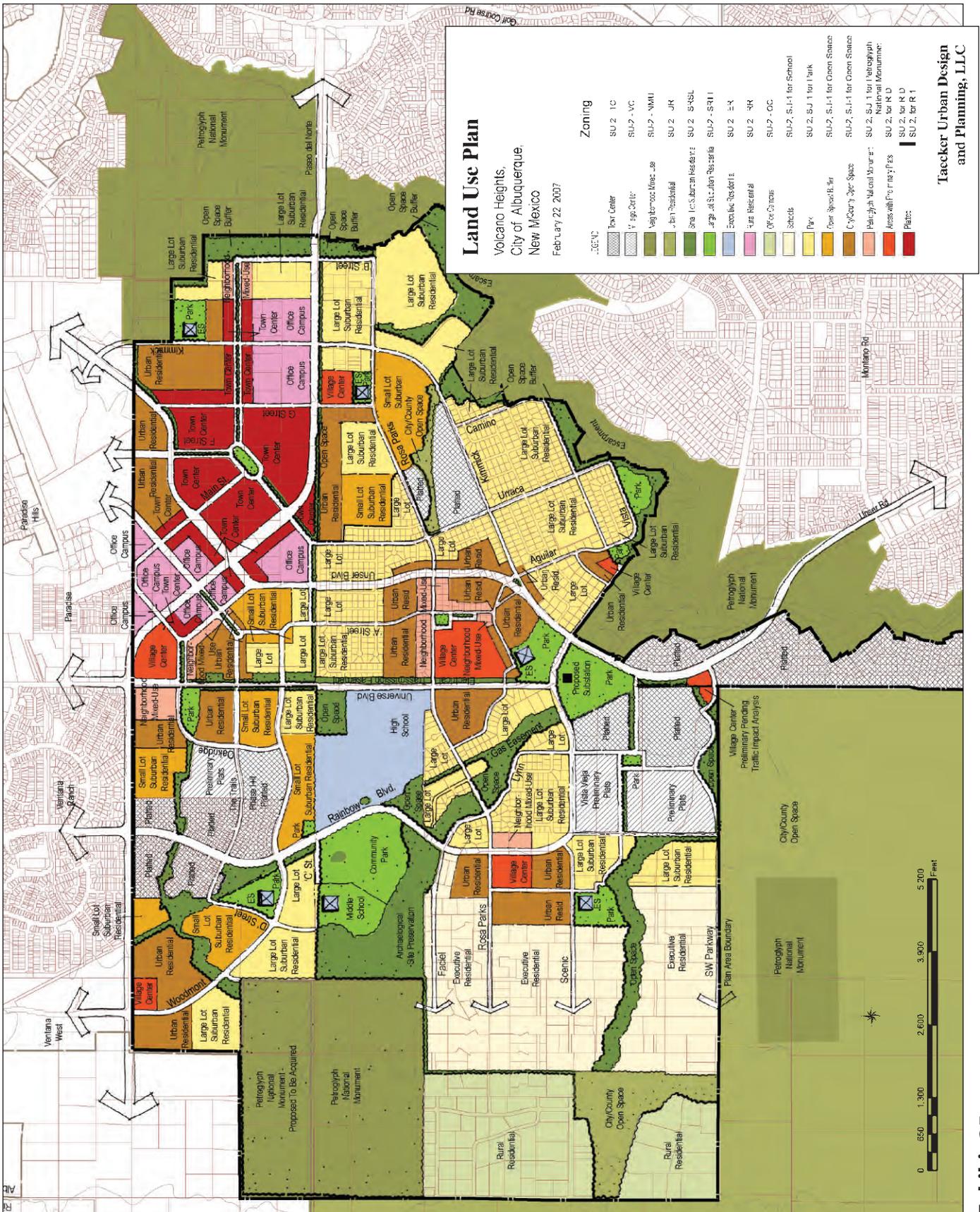


Exhibit 25

**Suburban Residential–Large Lot.** Homes on larger lots (+11,000 sq. ft.), respecting the existing Volcano Cliffs residential platting, built in a way that protects the natural environment, preserves significant view corridors, and contains visible private open space.

**Executive Residential.** Bigger homes on larger lots will be provided as an amenity to help recruit skilled professionals to Volcano Heights, which will encourage employers to locate to the Town Center and the greater West Side. Clustered housing is encouraged to conserve the area’s natural terrain and beauty.

**Rural Residential.** Rural uses and open space will form a backdrop to Volcano Heights, where limited urban services also suggest very large lots, when consistent with current platting.

**Schools and Parks.** Park and school locations are recommended in anticipation of the Area’s population. Elementary schools will share facilities with parks, and in order to encourage walking, will be located adjacent to the Village Centers, trail systems or open space.

**Open Space / Buffer.** Land will be set aside to protect arroyos and sensitive lands abutting Petroglyph National Monument. These open spaces will include hiking trails, and will help conserve important ecological and archeological features.

### 3. REQUIRED USES IN MIXED-USE AREAS

To function well, mixed-use centers need to offer walk-to destinations including civic, retail and entertainment—along centrally-located housing; in the Town Center office uses help meet regional employment and transportation goals. While the extent of major retail will be determined by market forces, walk-to commercial should accompany all mixed-use centers, as provided in the minimum use requirements in **Table 4, Required Uses in Mixed-use Areas**. Note that the mixed-use designations provide marketplace flexibility.

**Table 4  
Required Uses in Mixed-use Areas**

|                                                                            | Town Center | Village Center<br>Volcano Cliffs<br>V.C. (VCVC) | Village Center<br>All Others | Neighborhood Mixed-Use                                                                    |
|----------------------------------------------------------------------------|-------------|-------------------------------------------------|------------------------------|-------------------------------------------------------------------------------------------|
| Civic Uses                                                                 | 10% min.    |                                                 | 10% min.                     | 20% min. Civic, Retail, Service, and/or Enter (with/without upper-story uses), Live-work. |
| Retail, Service, Entertainment (with/without upper-story uses), Live-work. | 20% min.    | 40% min.                                        | 20%                          | See above                                                                                 |
| Residential Uses (with/without ground-floor comm'l)                        | 20% min.    | 20% min.                                        | 20%                          | 20% min.                                                                                  |
| Office w/in Town Center (with/without uses on other floors)                | 30% min.    | no min.                                         | no. min.                     | no min.                                                                                   |

*Percentages apply to gross developable area, i.e. exclusive of site constraints such as undevelopable land and parks, and inclusive of streets and parking. Compliance to be demonstrated by Master Development Plans submitted for each discrete Town Center, Village Center and Neighborhood Mixed Use areas, including those areas containing multiple property owners. The Planning Director may grant exceptions to property owners with parcels that are a half-acre or smaller.*

## 4. DEVELOPMENT DENSITIES AND INTENSITIES

Minimum densities and intensities are needed to support transit and to provide market support for local retail and conveniences; maximum densities and intensities are needed to maintain an appropriate scale for development and to assure that roadways and other infrastructure have adequate capacity. Note that 3.0 FAR will be difficult to attain unless parking is provided off-site or in structures.

**Table 5  
Development Densities and Intensities**

| Mixed-Use & Office Intensities     | Town Center | Village Center | Neighborhood Mixed-Use | Office Campus |
|------------------------------------|-------------|----------------|------------------------|---------------|
| Minimum Average Floor Area Ratio   | 0.60        | 0.30           | 0.30                   | 0.80          |
| Maximum Allowable Floor Area Ratio | 3.00        | 1.50           | 1.00                   | 2.00          |

*Floor Area Ratio shall be defined as the gross floor area of all buildings at all levels, divided by the total site area of a project, minus undevelopable areas. Parking structures shall not be counted toward the gross floor area calculation.*

“Average densities” are used to encourage higher density near centers and lower density away from centers, while permitting a range of housing types and lots sizes; doing so broadens housing options, adds visual variety, and allows responsive site plans that concentrate housing near local destinations and locate urban activity away from ecological and archeological assets.

**Table 6  
Residential Densities**

| Residential Densities                                    | Town Center | Village Center | Neighborhood Mixed-Use | Urban Resid. | Suburb. Resid. Small Lot | Suburb. Resid. Large Lot | Exec. Resid. | Rural Resid. (3) |
|----------------------------------------------------------|-------------|----------------|------------------------|--------------|--------------------------|--------------------------|--------------|------------------|
| Minimum Average (1, 2)                                   | 25 du/ac    | 20 du/ac       | 15 du/ac               | 10 du/ac     | 1.5                      | 1.5 du/ac                | no min.      | no min.          |
| Maximum Average (1, 2) without Conservation Development  | 50 du/ac    | 40 du/ac       | 30 du/ac               | 20 du/ac     | 7                        | 3 du/ac                  | .7 du/ac     | 0.1 du/ac        |
| Maximum Average (1, 2) with Conservation Development (3) | n/a         | n/a            | n/a                    | n/a          | n/a                      | n/a                      | 1 du/ac      | .4 du/ac         |

(1) *Densities apply to gross developable area for residential uses, exclusive of site constraints such as undevelopable land and parks, and inclusive of streets & parking.*

(2) *A range of housing types may be used to meet this requirement (see below).*

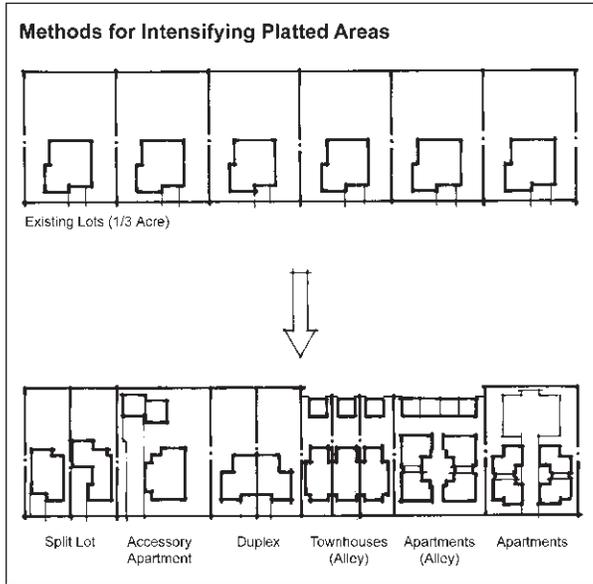
(3) *Requirements for Conservation Development, and illustrations, are shown below.*

The average residential density is calculated for each site plan for two or more parcels and the average calculated must fall within the range of “Minimum Average” and “Maximum Average” contained in the Residential Densities table above. For an individual parcel (or a lot without subdivision) the Minimum Average is the Minimum density and the Maximum Average is the Maximum density allowed.

Within the range of residential and non-residential densities provided as indicated in **Table 5, Development Densities and Intensities** and **Table 6, Residential Densities**, the lower densities of the range and less intense uses shall border the open space.

**Average Density—Urban Residential (Diagram 9)**

Standards for average densities permit a greater variety of housing types, as has been depicted for Urban Residential areas. Minimum average densities help ensure that the overall amount of development will support retail conveniences and frequent transit service. Maximum average densities assure that development will not exceed the capacity of planned infrastructure. Standards for average density also encourage housing diversity in Suburban Residential areas, because a range of single-family lot sizes are permitted.



**Diagram 10**

**Intensifying Platted Lots (Diagram 10)**

Permitted average densities sometimes exceed the density of previously platted areas. While intensification is not required, it can occur in a variety of ways: by splitting lots, by adding accessory units, and by combining lots so that higher density housing types can be accommodated.

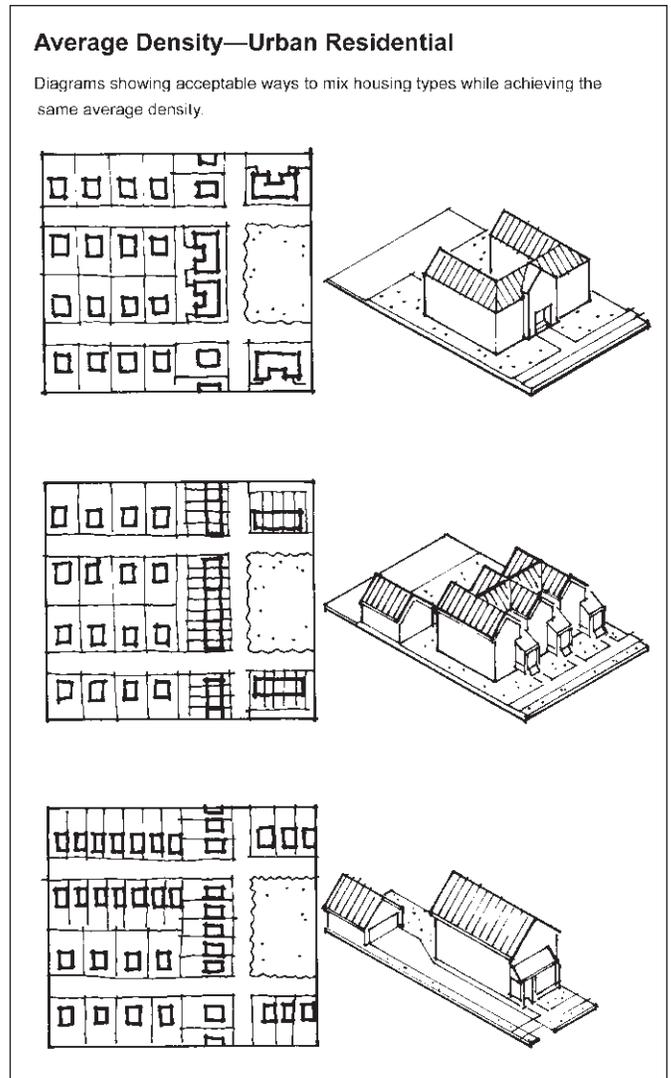
**Open Space Requirements for Urban and Mixed-Use Residential (Table 7)**

Requirements are placed on higher density residential development to provide both private and shared open space. Shared 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 setting.

**Table 7  
Urban and Mixed Use Residential Open Space Requirements**

|                                     | Town Center | Village Center | Neighborhood Mixed-Use | Urban Resid. |
|-------------------------------------|-------------|----------------|------------------------|--------------|
| Private Open Space per Dwelling (1) |             |                | 60 square feet         |              |
| Shared Open Space per Dwelling (2)  |             |                | 80 square feet         |              |

- (1) Must be for private use. May be yard, deck, balcony, porch, or patio. Must have unobstructed dimensions of at least 6 feet.
  - (2) Must be accessible to all project residents, and have unobstructed dimensions of at least 40 feet. May be park, courtyard, plaza, play area, community facility, roof garden, natural open space, or some combination.
- Note: Private and Shared Open Space as provided herein shall be privately maintained.



**Diagram 9**

## 5. ACCEPTABLE RESIDENTIAL BUILDING TYPES

The following table describes which residential building types are acceptable within each land use designation. The illustrations on **Exhibit 26, Illustrations of Higher Density Building Types** and **Exhibit 27, Illustrations of Lower Density Building Types** are not meant to be an exhaustive list but rather to help clarify what is meant by the type categories below.

**Table 8  
Residential Building Types**

P = Permitted

|                                                                                                              | Town Center | Village Center | Neighborhood Mixed-Use | Urban Resid. | Suburb. Resid. |           | Exec. Resid. | Rural Resid. |
|--------------------------------------------------------------------------------------------------------------|-------------|----------------|------------------------|--------------|----------------|-----------|--------------|--------------|
|                                                                                                              |             |                |                        |              | Small Lot      | Large Lot |              |              |
| Apartments/Condos (4+ stories) over Storefronts                                                              | P           |                |                        |              |                |           |              |              |
| Apartments/Condos (2-3 stories) over Storefronts                                                             | P           | P              | P                      |              |                |           |              |              |
| Apartments & Condos (2-3 stories), attached & stacked, street- & courtyard-facing                            | P           | P              |                        | P            |                |           |              |              |
| Small Apartments 4-8 Units                                                                                   | P           | P              | P                      | P            |                |           |              |              |
| “Live-Work” Townhouses/ duplex over storefronts                                                              | P           | P              | P                      |              |                |           |              |              |
| Townhouses, (attached single-family, street- & courtyard-facing)                                             | P           | P              | P                      | P            |                |           |              |              |
| Duplex, Triplex, Fourplex                                                                                    | P           | P              |                        | P            |                |           |              |              |
| Single-Family Detached – Small Lot (side drive or alley-fed; street- & courtyard-facing, 6500 sq ft or less) |             |                |                        | P            | P              |           |              |              |
| Single-Family Detached –Large Lot (recessed garage, side drive, lot 11000 sq ft to ½ acre)                   |             |                |                        |              |                | P         |              |              |
| Accessory Unit / Carriage House* (to count as half of a unit in density calculations)                        | P           | P              | P                      | P            | P              | P         | P            | P            |
| Single Family Detached – Executive Res. (43,000 sq ft or greater)                                            |             |                |                        |              |                |           | P            |              |
| Single Family Detached - Rural Res (87,000 sq ft or greater)                                                 |             |                |                        |              |                |           |              | P            |
| Conservation Cluster                                                                                         |             |                |                        |              |                | P         | P            | P            |

\*Accessory Unit/Carriage Houses are allowed with residential building types indicated in the illustrations on the following pages. Accessory Units are limited to 650 sq. ft. within the Town Center, Village Centers, Neighborhood Mixed Use, Urban Residential, and Suburban Residential Zones. Accessory Units are limited to 800 sq. ft. within the Executive Residential and Rural Residential Zones.

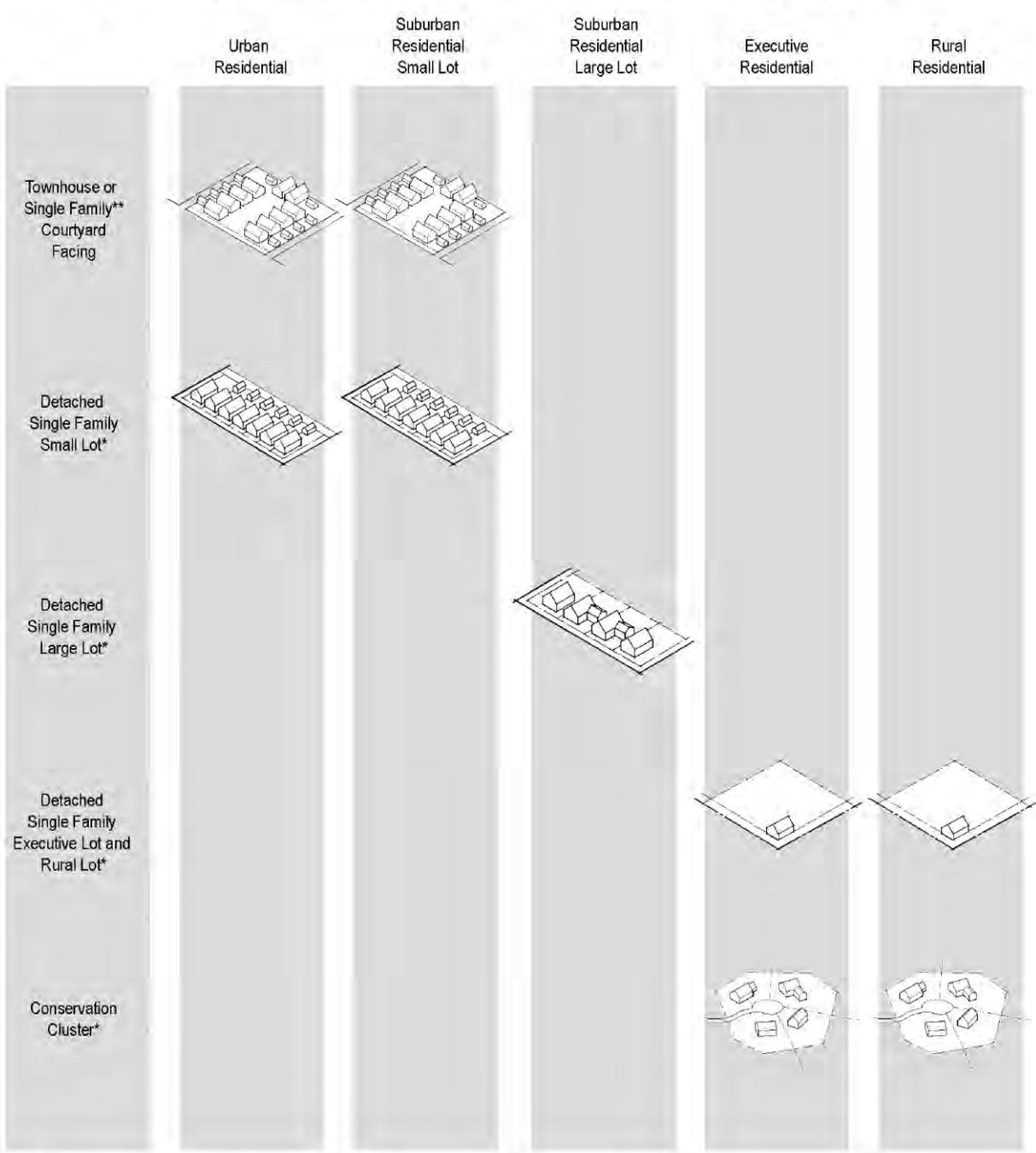
# Illustrations of Higher Density Residential Building Types

|                                                     | Town Center | Village Center | Neighborhood Mixed-Use | Urban Residential |
|-----------------------------------------------------|-------------|----------------|------------------------|-------------------|
| Apartments/Condos Over Storefronts                  |             |                |                        |                   |
| Apartments/Condos Streetfacing                      |             |                |                        |                   |
| Apartments/Condos Over Storefronts                  |             |                |                        |                   |
| Apartments/Condos Courtyard                         |             |                |                        |                   |
| Duplex, Triplex, Fourplexes and Attached Townhouses |             |                |                        |                   |
| Streetfacing Townhouses                             |             |                |                        |                   |
| Streetfacing Townhouse w/ Detached Garage*          |             |                |                        |                   |

\*Accessory Unit/ Carriage House Allowed.

Exhibit 26

# Illustrations of Lower Density Residential Building Types



\*Accessory Unit/ Carriage House Allowed.

\*\*Only Single Family Courtyard Housing allowed in Suburban Residential Small-Lot zones. (See Table 8.)

Exhibit 27

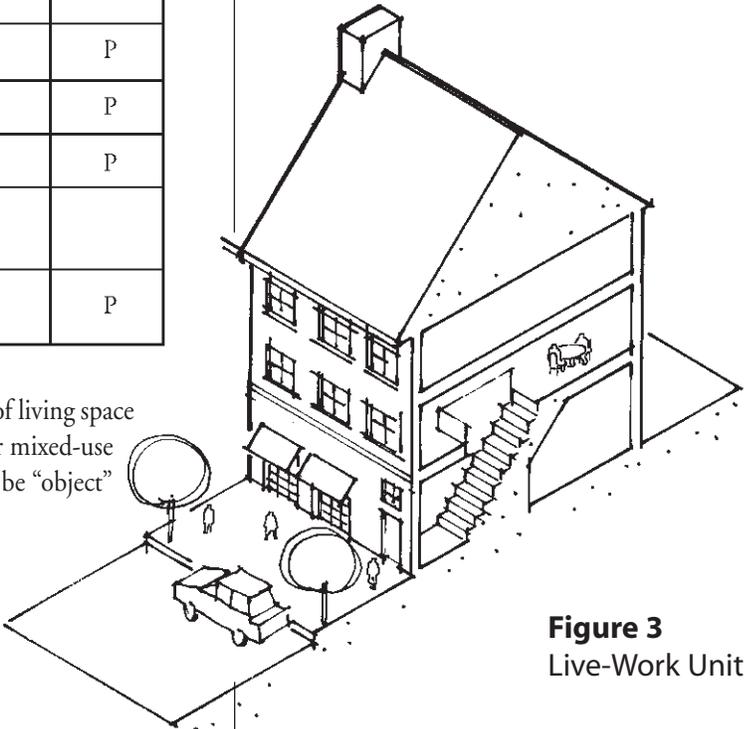
The following table describes which non-residential building types are acceptable within each land use designation; these building types are derived from standards described in “IV. Urban Design”; see illustrations provided on the following page.

**Table 9**  
**Acceptable Non-Residential Building Types**  
 (See Exhibit 28)

P = Permitted

|                                                     | Town Center | Village Center | Neighborhood Mixed-Use | Office |
|-----------------------------------------------------|-------------|----------------|------------------------|--------|
| Mixed Use (Office Over Storefronts)                 | P           | P              | P                      |        |
| Large Office Building                               | P           |                |                        | P      |
| Small Office Building                               | P           | P              | P                      | P      |
| Research and Development                            |             |                |                        | P      |
| Civic, Cultural, Community and Religious Buildings* | P           | P              | P                      |        |
| Parking Garages with Active Uses                    | P           | P              |                        | P      |

To the right is an illustration of a building that provides two stories of living space above work or retail space. Other illustrations of non-residential or mixed-use buildings are found on the following page. Civic buildings tend to be “object” rather than “fabric” buildings.



**Figure 3**  
 Live-Work Unit

# Illustrations of Non-Residential Building Types

|                                                    | Town Center | Village Center | Neighborhood Mixed Use | Office |
|----------------------------------------------------|-------------|----------------|------------------------|--------|
| Mixed Use (Office Over Storefronts)                |             |                |                        |        |
| Large Office Building                              |             |                |                        |        |
| Small Office Building                              |             |                |                        |        |
| Research and Development                           |             |                |                        |        |
| Civic, Cultural, Community and Religious Buildings |             |                |                        |        |
| Parking Garages with Storefronts                   |             |                |                        |        |

Exhibit 28



| Office Uses                                                                                                             | Town Center | Village Center | Neighborhood Mixed Use | Office | Urban Resid. | Suburb. Resid. |           | Exec. Resid. | Rural Est. |
|-------------------------------------------------------------------------------------------------------------------------|-------------|----------------|------------------------|--------|--------------|----------------|-----------|--------------|------------|
|                                                                                                                         |             |                |                        |        |              | Small Lot      | Large Lot |              |            |
| Health care facilities, including hospitals and laboratories, medical offices & clinics.                                | L<br>(6)    | L<br>(6, 3)    | x                      | P      | x            | x              | x         | x            | x          |
| Large office buildings, with building footprints exceeding 10,000 sq. ft.                                               | P           | x              | x                      | P      | x            | x              | x         | x            | x          |
| Office uses, including corporate, law, engineering, design, real estate, etc.                                           | P           | L<br>(3)       | L<br>(4)               | P      | x            | x              | x         | x            | x          |
| Research & Development, incl. light industrial activities combined with office, administrative, or research facilities. | L<br>(6)    | x              | x                      | P      | x            | x              | x         | x            | x          |

| Residential Uses                                                                           | Town Center | Village Center | Neighborhood Mixed Use | Office | Urban Resid. | Suburb. Resid. |           | Exec. Resid. | Rural Est. |
|--------------------------------------------------------------------------------------------|-------------|----------------|------------------------|--------|--------------|----------------|-----------|--------------|------------|
|                                                                                            |             |                |                        |        |              | Small Lot      | Large Lot |              |            |
| Large apartment & con dominium buildings, with building footprints exceeding 4,000 sq. ft. | P           | P R            | x                      | x      | P            | x              | x         | x            | x          |
| Small apartment & condominium buildings, with building footprints 4,000 sq. ft. or less    | P           | P              | P                      | x      | P            | x              | x         | x            | x          |
| Townhouses (single-family attached, street or courtyard facing).                           | P           | P              | P                      | x      | P            | x              | x         | x            | x          |
| Detached Single-Family – Small Lot 6,500 sq. ft. or less                                   | x           | x              | x                      | x      | P            | P              | x         | x            | x          |
| Detached Single-Family – Large Lot 11,000 sq. ft. to ½ acre                                | x           | x              | x                      | x      | x            | x              | L<br>(8)  | x            | x          |
| Detached Single-Family – Exec. Res. 43,000 sq. ft. or greater                              | x           | x              | x                      | x      | x            | x              | x         | L<br>(5)     | x          |
| Detached Single-Family – Rural Res 87,000 sq. ft. or greater                               | x           | x              | x                      | x      | x            | x              | x         | x            | L<br>(5)   |
| Walled and Gated Communities                                                               | x           | x              | x                      | x      | x            | x              | x         | x            | x          |

| Civic Uses                                                                                                          | Town Center | Village Center | Neighborhood Mixed Use | Office | Urban Resid. | Suburb. Resid. |           | Exec. Resid. | Rural Est. |
|---------------------------------------------------------------------------------------------------------------------|-------------|----------------|------------------------|--------|--------------|----------------|-----------|--------------|------------|
|                                                                                                                     |             |                |                        |        |              | Small Lot      | Large Lot |              |            |
| Cultural facilities, incl. libraries, art galleries, and museums.                                                   | P           | P              | L<br>(7)               | x      | x            | x              | x         | x            | x          |
| Churches and other religious places of worship.                                                                     | P           | P              | P                      | P      | P            | P              | P         | P            | P          |
| Community services, incl. community centers, daycare, senior, teen & rec. centers; police, fire, & private schools. | P           | P              | L<br>(7)               | x      | x            | x              | x         | x            | x          |
| Public Schools (applies to locations other than those designated in the Land Use Plan)                              | x           | x              | x                      | x      | x            | x              | P         | x            | x          |
| Parks or Plazas (public or private)                                                                                 | P           | P              | P                      | P      | P            | P              | P         | P            | P          |

| Public Utility Structure | Town Center | Village Center | Neighborhood Mixed Use | Office   | Urban Resid. | Suburb. Resid. |           | Exec. Resid. | Rural Est. |
|--------------------------|-------------|----------------|------------------------|----------|--------------|----------------|-----------|--------------|------------|
|                          |             |                |                        |          |              | Small Lot      | Large Lot |              |            |
|                          | L<br>(9)    | L<br>(9)       | L<br>(9)               | L<br>(9) | L<br>(9)     | L<br>(9)       | L<br>(9)  | L<br>(9)     | L<br>(9)   |

*Note: VCVC – Volcano Cliffs Village Center*

- (1) Use shall be at least 100 feet from residential use and mitigate exterior noise level to less than 60 dB.*
- (2) Use shall be at least 200 feet from school.*
- (3) In Village Centers, to distribute desirable uses among multiple Village Centers and to maintain their neighborhood scale: food stores shall not exceed 80,000 square feet in the Volcano Cliffs Village Center and 50,000 square feet other Village Centers; and other facilities including retail stores shall not exceed 25,000 square feet per store or facility.*
- (4) Business or facility shall not exceed 10,000 square feet and be incidental to surrounding uses.*
- (5) Lot size range for Conservation Lotting (see below).*
- (6) Uses serving and accessible to the public shall occupy at least 50% of the street-facing building frontage*
- (7) Business or facility shall not exceed 2,000 square feet and be incidental to surrounding uses.*
- (8) Development Envelope Clustering Required*
- (9) Provided its location is in accordance with an adopted Rank II Facility Plan and a site development plan for building permit has been approved by the Planning Commission*

## 7. RURAL RESIDENTIAL— PRIVATE COMMONS DEVELOPMENT

A “Private Commons Development (PCD)” is a permitted use in the SU-2 Rural Residential Zone in order to achieve a greater amount of private open space, private commons, clustering of homes, and smaller Building Envelopes.

A Private Commons Development may be established on a lot 4 acres or more in size within the Rural Residential Zone. The use is limited to single family residential with no accessory unit. The Public Trail / Linear Park Dedication shall be 3%. The private open space in the Conservation Easement shall be 65% of parcel size after the Trail / Linear Park Dedication. The Minimum Lot Size / Development Envelope shall be no larger than 15,000 sq. ft. and no smaller than 14,000 sq. ft. with 50% maximum impermeable surface.

Building Envelopes shall be clustered on two sides if possible. The area outside the Development Envelopes is the Conservation Easement, as provided in “6. Conservation Development and Development Envelopes” in “IV Urban Design” section, and shall be a private commons and shall not be fenced internally except at the periphery of the parcel. The maximum building heights, setbacks, architectural design standards, placement of mechanical units, grading and drainage plan, landscape design standards, parking, lighting, design of walls and fences, and other design standards shall be as provided for the Rural Residential Zone in this Sector Plan.

A PCD is created through a Site Development Plan utilizing the approval process provided in Section 14-16-2-22 ROA 1994 SU-1 Special Use Zone and specifically for Planned Residential Development (PRD).

## 8. UTILITY EASEMENTS AND FACILITIES

The adopted Rank II *Facility Plan Electric Service Transmission and Subtransmission Facilities 1995-2005* (as amended 2000) sets standards for locations and design of electric facilities. These standards are referenced for location of future electric facilities (EFP).

In Suburban Residential–Large Lot, Rural Residential and Executive Residential zones, 10 foot utility easements for electric, gas, telephone and cable shall be dedicated in street-facing setbacks behind the curb on private property. In other zones, 10 foot utility easements shall be dedicated in alleys. Easements in parkways and open space areas will be used where practical and street easements will be used when the above referenced corridors are not feasible or practical.

**Exhibit 2, *Built or Approved Projects*** and **Exhibit 25, *Land Use Plan*** show the locations of utility easements in the Plan Area. PNM has a 115kV electric transmission line along Universe Blvd and plans a new substation on the west side of Universe adjacent to the Vista Vieja subdivision to support growth in the area through electric feeder lines from the substation. The existing 115kV major transmission line on Universe can serve future development within an approximately three-mile radius with additional substations.

## 9. AREAS PREVIOUSLY OMITTED FROM THE VOLCANO HEIGHTS DEVELOPMENT MORATORIUM

These are the locations as identified in Bill No. R-06-44, Enactment No. R-2006-025 where development approvals had been received and relied upon to such an extent that the Planning Director determines that a right has been created to a particular development element.

In specific instances below, the regulatory provisions of this subsection shall apply to these areas that have not received Final Plat approval by the City of Albuquerque. Areas that have received Final Plat approval are exempt from the *Volcano Heights Sector Development Plan*.

**A. La Cuentista.** For the portions of La Cuentista outside of the area with Final Plat Approval, the owners / developers have agreed to accept the zoning contained in the *Volcano Heights Sector Development Plan*.

### **B. Vista Vieja—Tracts with Approved Preliminary Plats.**

Given the advanced states of projects with approved preliminary plats, only the requirements of this subsection affect the Vista Vieja subdivision. No other portions of the *Volcano Heights Sector Development Plan* can be imposed on the property owners of these parcels.

- In Phase 3 of the Vista Vieja subdivision, all 45 foot frontage lots shall have no front garages.
- In Phase 3, no less than 10% of the 50 foot and 60 foot frontage lots shall have a maximum of one car garage visible on front façade.

- Within Vista Vieja Phases 1-3, on the 50 foot and 60 foot frontage lots, there shall be no required sideyard setback for any side-facing garage.
- In Phase 4, on the 70 foot lots, a minimum of 80% of the lots shall have no more than 2 car garages visible from the street.
- In Phases 3 & 4, the Planning Director shall review the wall and landscaping treatment of the north and west edges of the Vista Vieja subdivision for conformance with the approved Vista Vieja Preliminary Plat (wall) and Site Development Plan for Subdivision (Conceptual Landscape Plan) as approved by the Development Review Board. Additionally, in Phases 3 & 4, the exterior wall of the subdivision shall be the approved style with wrought iron panels as indicated on the approved Vista Vieja Preliminary Plat. There shall be at least one pedestrian / bicycle gate on each of the north and west edge subdivision perimeter walls which would provide for connection to the open space, bicycle trails, and multi-use trails systems proposed in the Volcano Heights Plan, which access points either are indicated or will be indicated on the approved Vista Vieja Site Development Plan for Subdivision.

### C. The Trails.

The following *Volcano Heights Sector Development Plan* regulations shall apply to all Tracts within the Trails properties.

- The design provisions of the Volcano Heights Sector Development Plan as contained in the “Grading” subsection of “4. Landscape Design Standards” of section “V. Architectural and Landscape Design” of the Plan shall apply except in situations where the City Engineer and the City Planning Director determine that infrastructure properly approved by the City (design and construction) make the design provisions contained in the “Grading” subsection impractical. In these situations, the City Engineer and Planning Director shall negotiate with agents of The Trails to achieve the intent of the Volcano Heights Plan to the extent practical. This approach applies to only some parts of Units 3 and 4 that are materially impacted by drainage improvements such that they only can be changed at great cost. In Units 3 and 4, waivers from the “Grading” subsection requirements should be provided only in a limited way. Where the natural vegetation has been disturbed in the development process, property must be revegetated according to the design standards in the Plan. Areas within Conservation Easements must be revegetated with plants contained in “Native Plant List A”.
- Unit 3-Tract 2 shall be zoned Village Center.
- Unit 2-Tract 3 shall be zoned Neighborhood Mixed Use.
- Unit 2-Tract 2, Unit 2-Tract 5, Unit 3-Tract 4, Unit 3-Tract 1, and Unit 3-Tract 3 shall be zoned Urban Residential.
- Unit 2-Tract 1, Unit 2-Tract 7, Unit 2-Tract 10, Unit 2-Tract 9 (except for the eastern 150’), Unit 3-Tract 3, Unit 3-Tract 6 shall be zoned Suburban Residential–Small Lot.

- In all Suburban Residential–Small Lot zoned parcels in Units 1 and 2, garages may be either off alleys or accessed via a side drive where one of the garage sides abuts the back yard setback or is attached to the back of the house. For Suburban Residential–Small Lot zoned parcels in Units 1 and 2, lots may have a zero foot (0') side yard set-back on one side.
- Unit 2-Tract 4 shall be exempt from the *Volcano Heights Sector Development Plan* except that approximately every third house shall be access via a side drive where one of the garage sides abuts the back yard setback or is attached to the back of the house.
- A 30 foot dedicated and landscaped trail and open space area, measured from the curb, shall be provided along the west side of Universe within Unit 2-Tract 5, Unit 2-Tract 7, and Unit 2-Tract 8.
- Unit 2-Tract 9 shall be zoned Suburban Residential–Small Lot. The backs of the parcels facing the High School site shall use the perimeter wall design approved by the City.
- Unit 2-Tract 8, shall be zoned Suburban Residential–Large Lot. The backs of houses shall not face the City Open Space to the immediate south as shown in the Sector Plan. In addition, on lots to the north of the City Open Space, walls facing the open space shall be view walls.
- Unit 2-Tract 11, Unit 3-Tract 7, and Unit 3-Tract 8 shall be zoned Suburban Residential–Large Lot.
- The OS-4 park in the open space area may be amended so as to accommodate a 3 acre park area without decreasing the amount of open space dedicated.
- Street C, now on the south boundary of Unit 2-Tract 11, shall be moved to the proposed City Open Space area and connect from Rainbow to the middle school site. Street C shall be removed to the west of this point.
- The ultimate location of Street D may be changed based on the size and location of park / school site in Unit 2-Tract 12 and Unit 3-Tract 6.
- A new street connection shall be shown from Woodmont to the North Geologic Window adjacent to the open space shown in the land use plan.

## 10. ILLUSTRATIVE PLANS FOR ACTIVITY CENTERS

### *Illustrative Plans*

Illustrative Plans depict ways that mixed-use Town Center and Village Centers can be created by taking advantage of specific conditions and features unique to each setting. They explore important design relationships for each of the major mixed-use centers within the Plan Area. Important considerations include:

- allowable arterial intersection spacing;
- available existing street rights-of-way;
- street and trail network connectivity standards;
- permitted land uses;
- property ownership patterns;
- open space dedication and acquisition priorities;
- potential retail access and visibility;
- Bus Rapid Transit routing and station spacing;
- taking advantage of view-lines to the volcanoes and Sandia Mountains; and
- using buildings to frame streets and open spaces to encourage urban vitality and a sense of place.

### *Urban Form Diagrams*

Essential urban form attributes are depicted in the Illustrative Plans for each Center.

**Street Network.** Each Diagram shows a network of major streets, which will distribute traffic adequately. Each Diagram recognizes arterial intersection spacing needs and takes advantage of existing rights-of-way where available. Street alignments may be altered, but must conform to network and block size standards in “II. Transportation”.

**Required Storefronts.** The Diagram also shows locations where buildings must be built within 5 feet of the public sidewalk, and where storefronts are strongly encouraged. Defined in “IV. Urban Design”, storefronts include retail shops as well as other active ground-floor uses. The “Build-to” locations offer good access and visibility from major roads—a prerequisite for most retail.

**Village Greens & Town Squares.** Small urban parks should be created near the center of Villages and the Town Center. The Diagrams suggest the location of small urban parks. These locations acknowledge likely street alignments. Land dedication requirements as part of Special Assessment Districts (SAD), Public Improvement Districts (PID), Tax Increment for Development Districts (TIDD), or other vehicles are presumed to implement greens and squares. Plazas and Parks under 2 acres are to be maintained privately or through TIDD resources, unless otherwise established.

**Architectural Focal Points.** Building height should be increased at important arrival points and at the end of prominent views. Open space and generous setbacks should be avoided where architectural focal points are called for. Building designers should give special attention to the place-making potential of these locations.

## *Town Center*

The intersection of Paseo del Norte (PdN) and Unser will bring together two of the region's most-traveled roadways. The Town Center takes advantage of this exceptional access to bring a new regional center to the West Side, which offers a unique mix of regional retail, entertainment, employment, cultural facilities, and housing. The eastern "corner" of the Paseo del Norte—Unser, where the Town Center is located, has the most favorable access ("right in" and "right out" in the PM commute direction), a less fragmented ownership pattern, and exceptional views.

While the mixed-use Town Center designation offers flexibility, the Illustrative Plan shows how smaller stores and retail anchors might be arranged around a town square. Importantly, two Bus Rapid Transit routes (running north-south on Unser and east-west on PdN) would converge at the heart of the Town Center and enliven the town square. As envisioned in the "Transportation" element, the Town Center's transit station would offer exceptional transit access and would provide the primary point of transfer between the two BRT routes.

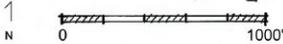
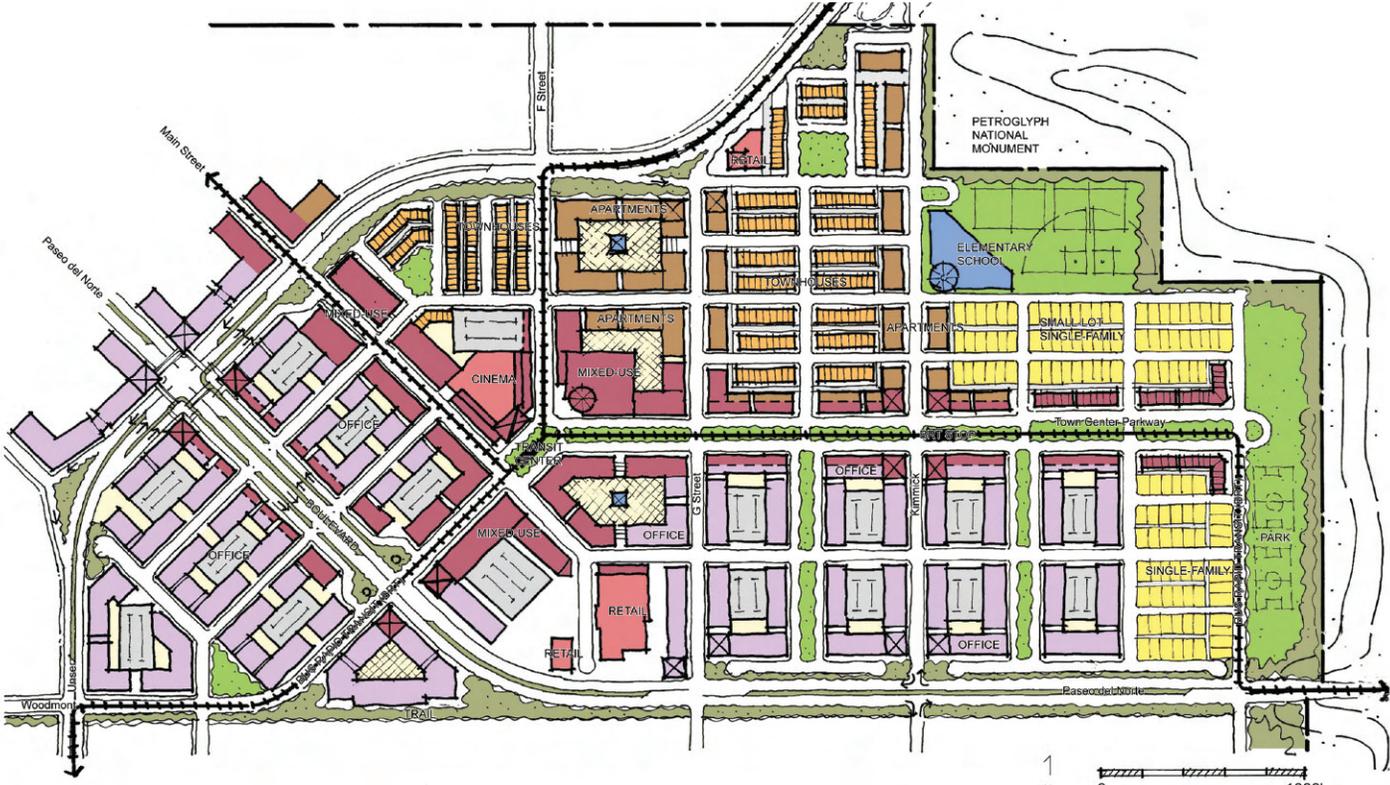
To help balance jobs and housing and reduce traffic congestion on the West Side, the Plan encourages employment within the Town Center and in Office areas along PdN. The Illustrative Plan shows office buildings facing streets with mid-block parking. To establish a major job center, office development must rely on multi-level parking garages to meet minimum intensity requirements.

Buildings should face PdN to the extent possible. Access lanes with on-street parking will create a boulevard and a unique urban place near its intersection with Unser. Local streets might also be used to accommodate street-facing office buildings farther east.

Housing is another important ingredient for making a vibrant Town Center with round-the-clock activity. A variety of housing types are illustrated, including larger apartment / condominium projects with mid-block courtyards that have parking below. Also shown are attached townhouses. East of the Town Center, single-family homes would be built and could deliver up-scale housing for executives within walking distance of new corporate offices. An elementary school will serve the area with educational and recreational facilities.

A linear park extends between housing (to the north) and employment (to the south). The park will offer passive recreation to the abutting neighborhoods, and BRT will run along the linear park with a station that offers convenient transit access to many residents and workers. Importantly, the linear park will maintain views of the Sandia Mountains, which have scenic and cultural importance. Trails and a new park near PdN will provide public access and avoid the visual intrusion of development along the edge of PNM. A small resort is permitted where the linear park meets the Monument, and should possess exceptionally high design quality because of its visual prominence. Land may be acquired through one or more of the following mechanisms: private owner contributions, as part of Special Assessment Districts (SAD), Public Improvement Districts (PID), Tax Increment for Development Districts (TIDD), the City's Capital program, Federal and State grants, or other vehicles.

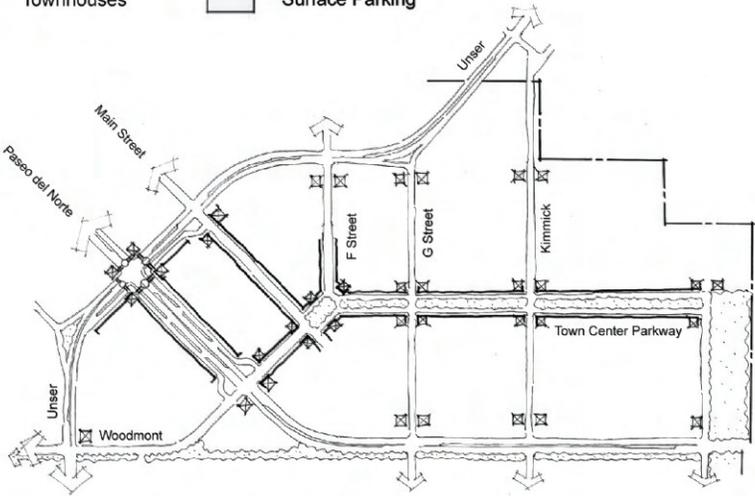
# Illustrative Plan



- |           |               |            |                 |
|-----------|---------------|------------|-----------------|
| Retail    | Single-Family | Public     | Open Space      |
| Office    | Plaza         | Apartments | Parking Garage  |
| Mixed-Use | Park          | Townhouses | Surface Parking |

## Urban Form Diagram

- Required Street (Flexible Alignment)
- Building Build-To Line
- Gateway (Architectural Accent)
- Required Park
- Pedestrian Bridge/Undercrossing



## Town Center

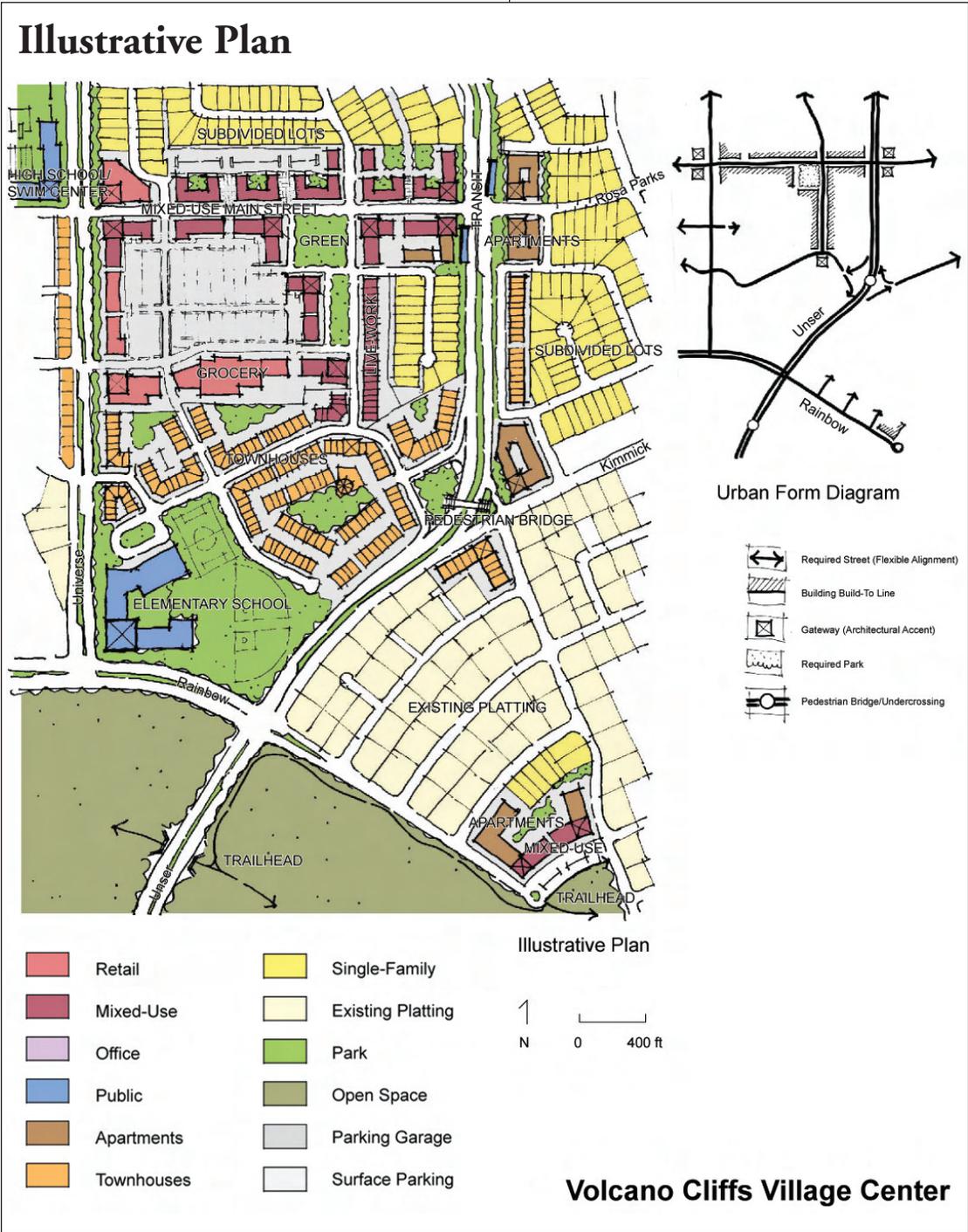
**Volcano Cliffs Village Center**

In the Volcano Cliffs area, a mixed-use main street is called for along Rosa Parks (formerly Squaw Road) because of this street’s direct access to Unser Parkway and Universe Road, and because a larger parcel just south of Rosa Parks can offer larger anchor retail to support the small shops along Rosa Parks. A village green is shown on the larger parcel. At the main street’s western edge, a recreation center associated with the high school and community uses associated with an elementary school will also provide anchor stores. Bus Rapid Transit will help anchor uses at the main street’s eastern end.

It is expected that property owners will assemble some smaller parcels along Rosa Parks’ Main Street and throughout the Volcano Cliffs area, where higher-density housing like townhouses and apartments can be built. As the extent of lot assemblage cannot be predicted, the Illustrative Plan also shows areas where the existing lot pattern is retained—but with lot “splits” where two homes are built on the existing one-third acre lots.

Kimmick is expected to have a limited “right-in / right-out” intersection with Unser. A pedestrian overpass is proposed at this intersection to provide reasonably direct access to retail in the Village Center. Residents east of Unser might also be served by a small convenience store or café where Rainbow meets the Monument. Services in this exceptional location might also serve visitors attracted by views and trails, and a small bed & breakfast might also be possible.

**Illustrative Plan**  
Volcano Cliffs Village Center



**Universe Village Center**

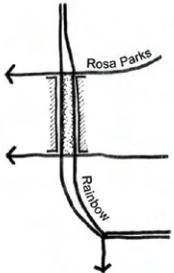
The corner of PdN and Universe may support neighborhood retail. While anchor retail, like a grocery store, might face a parking lot, small shops should face the street and a proposed village green. Anchor retail might also be placed at the eastern end of the village green, which has a “Town Center” designation and a high-intensity mixed-use building is permitted. Farther east, high-intensity office development is shown, with exceptional visibility from PdN. High-density housing, like townhouses and apartments, are encouraged within walking distance of retail and the village green. “Live-work” housing with at-home businesses are encouraged where housing faces the village green or office uses. An ideal Bus Rapid Transit station location is shown near retail uses and the center of Universe Village.



**Rainbow Village Center**

Rainbow Village will bring retail and civic uses to the southwestern portion of the Area Plan. The future alignment of Rainbow will bring drive-by traffic volumes necessary to support neighborhood retail. While a retail anchor, like a grocery, may face parking, retail shops should face streets. Retail frontage along Rainbow is especially advantageous. Rainbow is slated to have six travel lanes. Pedestrians will be able to cross Rainbow more easily if a narrow linear park is used in lieu of a median. The park might contain urban features and amenities that support street-facing retail. Street-facing retail also relies on on-street parking. High-density housing, like townhouses and apartments, are encouraged within walking distance of retail and the village green.

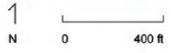
**Illustrative Plan**



Urban Form Diagram

- Required Street (Flexible Alignment)
- Building Build-To Line
- Gateway (Architectural Accent)
- Required Park

Illustrative Plan



**Rainbow Village**

|           |                  |            |                 |
|-----------|------------------|------------|-----------------|
| Retail    | Single-Family    | Public     | Open Space      |
| Mixed-Use | Existing Plating | Apartments | Parking Garage  |
| Office    | Park             | Townhouses | Surface Parking |

**Illustrative Plan**  
Rainbow Village