

CITY of ALBUQUERQUE

TWENTY-FIRST COUNCIL

COUNCIL BILL NO. C/S R-15-190 ENACTMENT NO. _____

SPONSORED BY: Dan Lewis, by request

1 RESOLUTION
2 AMENDING THE VOLCANO CLIFFS SECTOR DEVELOPMENT PLAN TO
3 UPDATE RESIDENTIAL GARAGE SETBACK REQUIREMENTS

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

9 WHEREAS, the City Council adopted the amended Volcano Cliffs Sector
10 Development Plan in November 2014, for an area of approximately 2,327 acres
11 of land surrounding Unser Boulevard, bounded generally by Volcano Trails
12 and Volcano Heights to the north, the Petroglyph National Monument to the
13 west, south, and east; and

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

18 WHEREAS, amendments are needed to reconcile adjustments made to the
19 design requirements for residential garages; and

20 WHEREAS, amendments to the Volcano Cliffs Sector Development Plan
21 (VCSDP) are consistent with the applicable goals and policies of the
22 Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic
23 Plan, the Facility Plan for Major Public Open Space, the Facility Plan: Electric
24 System Generation and Transmission, the Northwest Mesa Escarpment Plan,
25 and the Comprehensive Zoning Code.

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1 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
2 ALBUQUERQUE:

3 Section 1. The City Council adopts the following findings:

4 1. The VCSDP area comprises 2,327 acres of land surrounding Unser
5 Boulevard and is bounded generally by Volcano Trails and Volcano Heights to
6 the north and the Petroglyph National Monument to the west, south, and east.

7 2. The Plan area is platted primarily into single-family residential lots
8 but remains largely undeveloped. Some roads and utilities are being
9 developed as part of the Special Assessment District (SAD) 228, managed by
10 the Volcano Cliffs Property Owners Association.

11 3. The Plan establishes the following SU-2 zones: Volcano Cliffs
12 Village Center (VCVC), Volcano Cliffs Urban Residential (VCUR), Volcano
13 Cliffs Mixed Use (VCMX), Volcano Cliffs Large Lot (VCLL), and Volcano Cliffs
14 Rural Residential (VCRR). No zone changes are involved in the amendments;
15 rather, revised design standards would only affect Private Commons
16 Developments within the VCRR zone.

17 4. The VCSDP includes areas designated as Developing Urban,
18 Established Urban, or Reserve by the Rank 1 Albuquerque/Bernalillo County
19 Comprehensive Plan (Comprehensive Plan). The VCSDP amendments further
20 the applicable Goals and Policies of the Comprehensive Plan as follows:

21 A. The vision, principles, and goals contained within
22 the VCSDP are focused on view preservation (scenic resources) to and from
23 the plan area, as well as pedestrian oriented development (resources of other
24 social concern). The proposal to amend the garage standards table from a 10
25 foot minimum setback to 2 feet still supports a residential environment in
26 which garages do not dominate the front/main building façade and supports
27 the view preservation goals of the plan (Policy II.B.5.d).

28 B. In the SU-2/VCRR zone, clustering of houses is
29 encouraged to create larger open areas and to maintain the sense of openness
30 in the area. The Montecito West Subdivision, which is platted as a PCD,
31 contains residential dwelling units that are proposed to be clustered. The
32 request to amend the garage standards table does not remove the clustering
33 of homes (Policy II.B.5.f).

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1 C. Ensuring “good quality development” and
2 preserving views to and from the plan area are key components of the vision
3 and guiding principles of the plan that are in turn supported by the goals and
4 design standards outlined in the plan. These standards include residential
5 garage standards that seek to prevent domination of the main building façade
6 by garages when viewed from the street. Amending the residential garage
7 standards from a 10 foot minimum setback to 2 feet still supports the intent of
8 the policy (Policy II.B.5.I).

9 D. The setback requirements in the residential
10 garage standards included in the VCSDP are specifically intended to enhance
11 unique vistas, create visually attractive settings and improve the overall
12 quality of the visual environment. Amending the residential garage standards
13 from a 10 foot minimum setback to 2 feet still supports the intent of the policy
14 (Policy II.B.5.m).

15 E. The Volcano Cliffs Rural Residential Zone (VCRR)
16 specifically states that the zone is surrounded on three sides by the
17 Petroglyph National Monument and that this unique location deserves
18 appropriate development standards that reflect the distinctive context. In
19 addition to encouraging clustering of homes and design standards that limit
20 building color to natural landscape shades and regulations about walls and
21 fences, residential garage standards are included that are intended to
22 minimize the visibility of structures in scenic vista area of the Petroglyph
23 National Monument. The request to amend the residential garage standards
24 from a 10 foot minimum setback to 2 feet still supports the intent of the policy
25 (Policy II.C.8.e).

26 5. The VCSDP is located within the Volcano Mesa Community as
27 designated by the Rank 2 West Side Strategic Plan. The VCSDP amendments
28 further the applicable Goals and Policies of the West Side Strategic Plan as
29 follows:

30 A. The VCSDP requires a 50-foot setback from
31 prehistoric petroglyphs to assist in implementing this Rank 2 policy. Since
32 the request does not change this requirement, it generally furthers Policy
33 3.100 and 3.104 of the West Side Strategic Plan.

6. The VCSDP is located within the boundaries of the Rank 3 Northwest Mesa Escarpment Plan (NWMESDP). The VCSDP amendments further the applicable Goals and Policies of the NWMESDP as follows:

A. Color restrictions to all development in the Volcano Cliffs area are included in the plan regulations in order to minimize the visual impact of development and clarify fence and wall regulations to preserve views into and from the Escarpment. The proposed text amendments to amend the residential garage setback standards from the plan do not specifically impact views of the Escarpment and are intended to complement open space by enhancing view corridors (Policies 9, 12 and 20 of the NWMESDP).

Section 2. The Volcano Cliffs Sector Development Table 2: Residential Garage Types, is amended as shown below:

TABLE 2: RESIDENTIAL GARAGE TYPES*

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

* See Figure 7 – Garage Type Diagrams

[+Note 1: +] Garage setbacks are minimums only. Building setbacks set by the underlying zone prevail.

[+Note 2: For Private Commons Development (PCD) within the Volcano Cliffs Rural Residential Zone (VCRR) the required minimum front garage setbacks from the main facade may be reduced to 2 feet.+]

Section 3. Item i of the Design regulations for Residential Garages (Ch. 4, Section II B.5.b.) is hereby amended as follows:

“i. When viewed from the street, garage doors shall not exceed 50% of the total front façade area, inclusive of porches, so that garage doors do not dominate the front façade. Except for Garage Type D, garages must be set back from the main façade of the dwelling unit. The main façade must share a common roof with the dwelling and/or garage.+

Section 4. Amendments to the Volcano Cliffs Sector Development Plan, attached hereto and made a part hereof, are adopted as part of this Rank 3

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1 Plan with land use control pursuant to the Comprehensive City Zoning Code
2 and as a regulatory guide to the implementation of the Rank 1
3 Albuquerque/Bernalillo County Comprehensive Plan and applicable Rank 2
4 and 3 Plans as cited above.

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

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

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

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