



1           **A. The Volcano Trails Sector Development Plan covers an area of approximately**  
2 **446 acres. The Plan boundaries are Universe Boulevard to the east; State land, APS school**  
3 **sites and the North Geologic Window to the south; vacant Bernalillo County land to the**  
4 **west; and Paseo del Norte to the north.**

5           **B. This plan is one of three distinct but related sector development plans intended**  
6 **to guide future development in the larger Volcano Mesa Community. The other two plans**  
7 **are the Volcano Heights and Volcano Cliffs Sector Development Plans. The three plans**  
8 **share similar policy underpinnings that are included in a companion amendment to the**  
9 **Rank II, West Side Strategic Plan (WSSP). At the November 4, 2010 hearing, the EPC**  
10 **voted to send the WSSP amendment to the City Council with a recommendation of**  
11 **approval. On February 23, 2011, the City Council voted to adopt the WSSP amendment.**

12           **C. Volcano Trails Sector Development Plan currently contains RD zoning and**  
13 **proposes SU-2 VT Village Center (VTVC), SU-2 VT Residential Developing area (VTRD),**  
14 **SU-2 VT Urban Residential (VTUR), SU-2 VT Small Lot Residential (VTSL), SU-2 VT**  
15 **Medium Lot Residential (VTML), SU-2/SU-1 for Open Space (privately owned), as well as**  
16 **General Design Standards and General regulations that are associated to varying degrees**  
17 **with all properties within the Volcano Trails SDP boundary.**

18           **D. The Volcano Trails Sector Development Plan supports the following goals and**  
19 **policies in the Albuquerque/Bernalillo County Comprehensive Plan:**

20           **1. Policies II.B.5.a, c, d, h, i, k, m: through the proposed Neighborhood Activity**  
21 **Center for the Village Center, the mix of uses proposed in order to provide**  
22 **neighborhood services, retail, and higher-density housing in specific locations in the**  
23 **Volcano Trails area, the proposed treatment for the arroyos, and zoning regulations**  
24 **that ensure development will not be visually intrusive (i.e. restrictions on height,**  
25 **color, and reflectivity);**

26           **2. Policies II.B.1.c, f, j: through the location of the least intense zoning adjacent**  
27 **to Major Public Open Space, the General Standards that address colors, heights,**  
28 **reflectivity and fencing adjacent to the Petroglyph National Monument, the General**  
29 **Standards that address arroyo treatment, and the recognition of the developer's**  
30 **proposals for open space corridors, parks, and trails;**

31           **3. Policy II.C.6.c: through the language in General Standards that address**  
32 **petroglyphs and archeological sites;**

1           **4. Policies II.C.8.a, b, d, e: through the General Standards protecting rock**  
2           **outcroppings; development buffers and low-intensity zoning nearest to the**  
3           **Petroglyph National Monument, arroyos, and Major Public Open Space; the**  
4           **proposed naturalistic arroyo treatment; General Standards requiring street trees**  
5           **and native and xeric plants for landscaping; and zoning regulations that ensure**  
6           **development will not be visually intrusive (i.e. restrictions on height, color, and**  
7           **reflectivity);**

8           **5. Policies II.C.9.b, e: through the proposed zoning, the proposed naturalistic**  
9           **arroyo treatment, and the proposed road network, and through the employment**  
10           **opportunities provided by the Village Centers;**

11           **6. Policies II.D.6. a, g: through the small business and employment**  
12           **opportunities provided by the mixed use areas and the Village Centers.**

13           **E. The Volcano Trails Sector Development Plan supports the following policies in**  
14           **the West Side Strategic Plan:**

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

17           **2. Policies 7.7, 10.1, and 10.3 through the General Standards for naturalistic**  
18           **arroyo treatment; and**

19           **3. The applicable text amendment to the West Side Strategic Plan for the**  
20           **Volcano Mesa Community was not provided to the EPC as it was not yet effective in**  
21           **time for the March 03, 2011 public hearing. Planning staff will be preparing and**  
22           **forwarding appropriate, additional WSSP findings for the City Council’s**  
23           **consideration.**

24           **F. The Volcano Trails Sector Development Plan supports Policies 20, 21 and 23 in**  
25           **the Northwest Mesa Escarpment Plan through the Zoning and General Standards in the**  
26           **Volcano Trails SDP, written to avoid visually intrusive development and the recognition of**  
27           **the developer’s proposed open space and scenic corridors for the Volcano Trails area.**

28           **G. The Volcano Trails Sector Development Plan supports the Proposed Trails Map**  
29           **on page 22 and the intent of the Rank II Trails and Bikeways Facility Plan through the**  
30           **expansion of the trail network in this area.**

31           **H. The Volcano Trails Sector Development Plan supports the Rank II Facility Plan**  
32           **for Electric Service Transmission and Subtransmission Facilities, through the addition of**

1 language provided by PNM to address the address utility easements, landscaping, and  
2 access to public utility facilities.

3 I. The Volcano Trails Sector Development Plan supports the Rank II City of  
4 Albuquerque Major Public Open Space Facility Plan policies B2-G, B2-K, C-3 and Figure  
5 4-1 through policies that address the environment and open space and design and zoning  
6 regulations that ensure appropriate transitions from developed areas to open space.

7 J. The Volcano Trails Sector Development Plan supports the Rank II Facility Plan  
8 for Arroyos: Multiple Use of Albuquerque's Arroyos and their Floodplains policies II.B.  
9 Drainage 1, II.B. Multiple Use 1, II.C.2, II.C.3, II.D.2, II.F.4 through the proposed  
10 naturalistic treatment for arroyos and General Design Standards protecting the  
11 opportunity for trails along arroyos.

12 K. The Volcano Trails Sector Development Plan is justified per Resolution 270-  
13 1980. The proposed zoning is more advantageous to the community because it furthers  
14 applicable goals and policies in the Comprehensive Plan, the WSSP, and the NWMEP. The  
15 Plan meets the public need for a sector-wide map amendment to ensure an adequate mix of  
16 residential, commercial, and service uses that encourage and allow residents to live, work,  
17 shop, and recreate all in close proximity. The proposed zoning is designed to create a  
18 healthy community that contains a mix of uses, is transit accessible and bicycle friendly,  
19 and encourages pedestrian activity, which will help decrease the demand on local streets  
20 and decrease vehicle miles traveled. Furthermore, this public need is best served by  
21 rezoning this particular sector in this particular manner as compared with other available  
22 properties, which do not exist in the amount or configuration necessary to meet the public  
23 need. The proposed zoning meets R270-1980 criteria as follows:

24 1. The zone changes proposed by the Volcano Trails SDP are consistent with  
25 furthering the health, safety, morals and general welfare of the city. The purpose of  
26 the SDP is to ensure that the area develops in such a way as to further the goals and  
27 policies of the Comprehensive Plan and other applicable plans – in this case the  
28 WSSP and the NWMEP. The plan proposes residential, commercial, office, and  
29 neighborhood service uses in a pattern designed to support transit.

30 2. The proposed zoning changes will provide the area with stability. The  
31 Volcano Trails SDP area is currently zoned RD, which allows a range of densities,  
32 intensities, and uses with no requirement for coordination and/or planning. The  
33 proposed zoning for the SDP is designed to reflect the platting, the unique location

1 of the area, and the road network and conditions while encouraging neighborhood  
2 services and retail in designated areas to serve Volcano Trails residents and  
3 surrounding neighbors. The proposed zoning is designed to ensure that non-  
4 residential uses, mixed uses, multifamily residential development, townhouses, and  
5 single-family uses all develop in a pattern and location that encourage and support a  
6 stable built environment.

7 3. The proposed Volcano Trails SDP supports applicable goals and policies in  
8 the Comprehensive Plan, West Side Strategic Plan, the Northwest Mesa Escarpment  
9 Plan, the Trails and Bikeways Facility Plan, the Facility Plan for Electric Service,  
10 and the Facility Plan for Arroyos as outlined in previous findings D-J.

11 4. The existing zoning is inappropriate because:

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

16 b. The proposed zoning would be more advantageous to the community  
17 because it furthers applicable goals and policies in the Comprehensive Plan, the  
18 WSSP and the NWMEP. The proposed zoning is designed to create a healthy  
19 community that contains a mix of uses, is transit accessible and bicycle friendly,  
20 and encourages pedestrian activity, as described in the preceding analysis.

21 5. The proposed zoning does not contain uses that would be harmful to  
22 adjacent properties, neighbors, or the community. Per the Zone Code, non-  
23 residential properties are required to buffer residential properties when they meet.

24 6. None of the Plan's zone changes require major capital expenditures.

25 7. The cost of land is not discussed in the Plan.

26 8. The location of mixed-use and higher-density residential zoning is related to  
27 the vision proposed for the whole Volcano Mesa area.

28 9. The proposed zone changes will not create spot zones or strip zones.

29 L. The Environmental Planning Commission has reviewed the Volcano Trails  
30 Sector Development Plan and received presentations and testimony from Planning staff,  
31 commenting City departments and other agencies, property owners, interested parties, and  
32 the general public at three separate public hearings on 02 September 2010, 04 November  
33 2010, and 03 March 2011.

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**Section 4. CONDITIONS OF APPROVAL ADOPTED.** The City Council adopts the conditions of approval as recommended by the Environmental Planning Commission attached in Exhibit A.

**Section 5. EFFECTIVE DATE.** This resolution shall take effect five days after publication by title and general summary.

**Section 6. SEVERABILITY CLAUSE.** If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.