

R-11-211 Committee Amendments

The attached amendments to the Volcano Trails Sector Development Plan were adopted by the Land Use, Planning and Zoning Committee on May 11, 2011 and June 15, 2011

Questions regarding the amendments can be directed to Andrew Webb at 505-768-3161 or via email at awebb@cabq.gov

**LAND USE PLANNING AND ZONING COMMITTEE
OF THE
CITY COUNCIL**

May 11, 2011

COMMITTEE AMENDMENT NO. 1 **TO** R-11-211

AMENDMENT SPONSORED BY COUNCILOR Jones

Replace attachment A, titled "Volcano Trails Sector Development Plan: July 2010 Draft" with the attachment titled "Volcano Trails Sector Development Plan: May 2011 Red-Green-Blue (RGB) Line".

Explanation: This attachment to R-11-211 reflects all proposed changes to the Volcano Trails Sector Development Plan.

**LAND USE PLANNING AND ZONING COMMITTEE
OF THE
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June 15, 2011

COMMITTEE AMENDMENT NO. 2 TO C/S R-11-211

AMENDMENT SPONSORED BY COUNCILOR Sanchez

The Volcano Trails Sector Development Plan, attachment A to C/SR-11-211 as amended by C/A(1)R-11-211 (adopted 5-11-11), is amended as follows:

1. On page iii under Chapter 3 delete “Volcano Trails Small Lot” and insert in lieu thereof “Volcano Trails Suburban Residential – Small Lot”; delete “Volcano Trails Medium Lot” and insert in lieu thereof “Volcano Trails Suburban Residential – Medium Lot”.
2. On page 1 in the first sentence delete "a 446-acre master-planned development and".
3. On page 1 in the second paragraph delete “three plan areas mentioned above” and insert in lieu thereof “Volcano Trails, Volcano Cliffs, and Volcano Heights Sector Development Plans.”
4. On page 4 in the first paragraph delete “master-planned community” and insert in lieu thereof “area held”.
5. On page 4 delete the second sentence in the second paragraph. Combine the first sentence with the previous paragraph.
6. On page 4 in the third paragraph delete “covers the 446-acre Trails subdivision” and insert in lieu thereof “is”. In the following sentence delete “the 2011 WSSP Volcano Mesa amendment” and insert in lieu thereof “an amendment to the WSSP in 2001.”
7. On page 8 at the end of the second paragraph insert “(See **Exhibit 5, Volcano Trails Parks, Open Space and Road Network**)”.
8. On page 11 in the second to last line of the first paragraph insert “and housing types” after “a mix of densities”. Delete “neighborhood-serving, mixed-use and commercial uses” and insert in lieu thereof “pedestrian-friendly commercial and mixed uses serving nearby neighborhoods.”
9. On page 21, in the 5th bullet delete “(+11,000 square feet), respecting the existing platting”.
10. On page 46, underneath Table 3, modify “Note 3” to remove Garage Type A from the list, as it is only accessed from the alley.
11. On page 47, remove all dimensions from the Garage Type Diagrams.

Explanation: *This amendment makes minor clarifications and corrections.*

**LAND USE PLANNING AND ZONING COMMITTEE
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June 15, 2011

COMMITTEE AMENDMENT NO. 3 TO C/S R-11-211

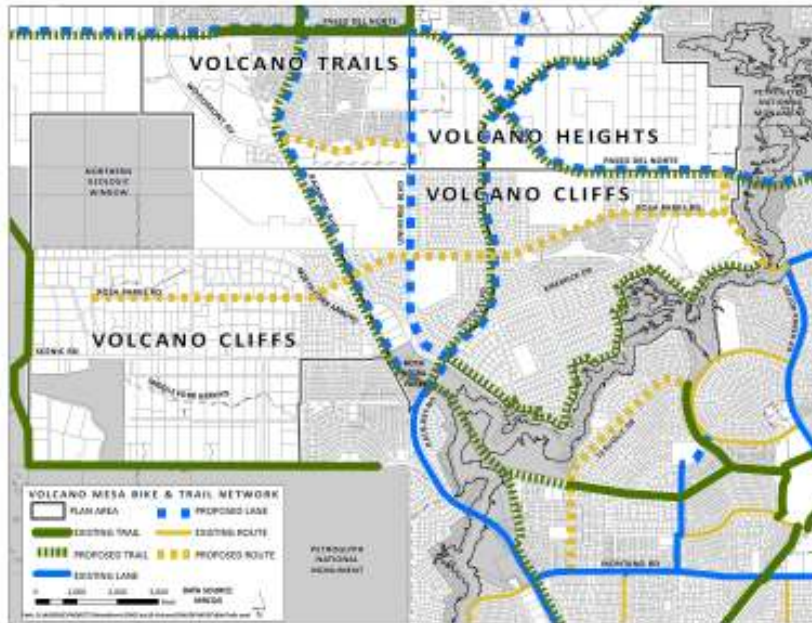
AMENDMENT SPONSORED BY COUNCILOR Sanchez

The Volcano Trails Sector Development Plan, attachment A to C/S R-11-211 as amended by C/A(1)R-11-211 (adopted 5-11-11), is amended as follows:

12. On page 8 add a new third paragraph to read: “Once platted, private parks and open space will ultimately be conveyed to a homeowner’s association, which will remain responsible for improvements, maintenance, and liability. While privately-owned, these parks and open space corridors are intended for public access. The developer shall grant a public pedestrian access easement to ensure public access in perpetuity.”
13. On page 6 delete Exhibit 5 and insert in lieu thereof the following map that includes the different parks in the area. Change the title so that it reads **“Exhibit 5, Volcano Trails Parks, Open Space, and Road Network”**. Make changes as appropriate to the table of contents.



14. On page 8 delete Exhibit 7 and insert in lieu thereof the following exhibit. Change the title so that it reads “**Exhibit 7, Volcano Mesa Bike & Trail Network**”. Make changes as appropriate to the table of contents.



15. On page 41 move subsection c to a new standard titled “**Setbacks for Preservation**”. Renumber as subsection 1. Move subsection d on page 42, related to rock outcroppings, as subsection 2 under the new standard “**Setbacks for Preservation**”. Re-title the prior standard to “Heights” in order to remove the reference to setbacks.
16. On page 52, add a new sentence to the end of “D. Usable Open Space Standards 4.” to read, “A public pedestrian access easement shall be granted for private parks, open space, and trails, as they are intended for public use.”

Explanation: This amendment moves reference to the parks in the Plan area to a different exhibit for clarification purposes. It also reorganizes the General Standard dealing with “Heights and Setbacks” to draw more attention to the required setbacks for preservation of archaeological and geological sites. Finally, it adds a standard that recognizes the developer’s intent to provide a public pedestrian access easement for the private open space corridors and parks.

**LAND USE PLANNING AND ZONING COMMITTEE
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June 15, 2011

COMMITTEE AMENDMENT NO. 4 TO C/S R-11-211

AMENDMENT SPONSORED BY COUNCILOR Sanchez

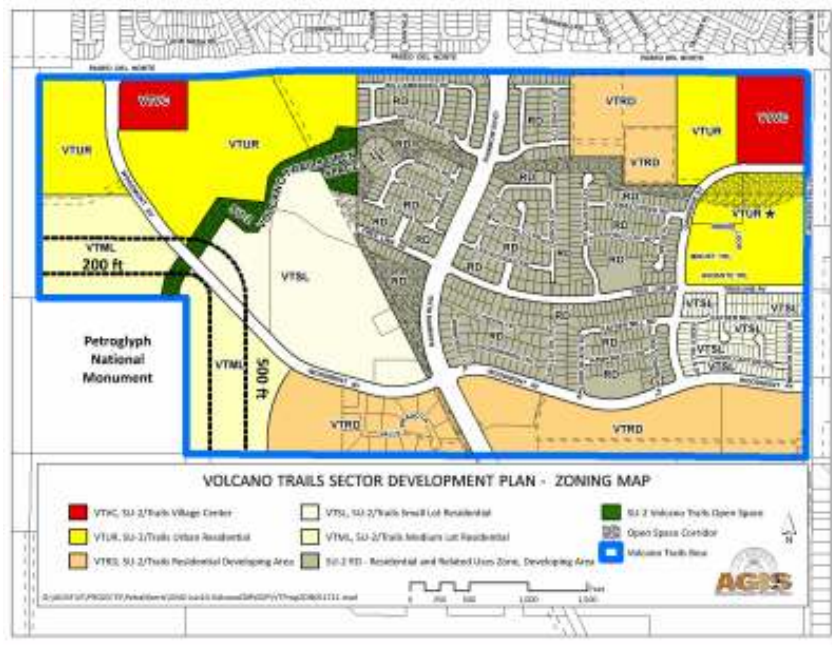
The Volcano Trails Sector Development Plan, attachment A to C/S R-11-211 as amended by C/A(1)R-11-211 (adopted 5-11-11), is amended as follows:

1. On page 5 delete Exhibit 4 and insert in lieu thereof the following:



2. On page 5 add a new note underneath Exhibit 4 that says: “* NOTE: Cantata @ the Trails is NOT exempt but does warrant specialized zoning regulation, as its site plan was approved by the Development Review Board (DRB) based on zoning from a prior planning effort. (See **Chapter 3 Section I – Zoning** Pre-existing Standards for Development.)”
3. On page 5 add a new note underneath Exhibit 4 that says: “***NOTE: Valle Vista @ the Trails Unit 2 is NOT exempt except for lot size, as it was platted prior to the latest planning effort.”
4. On page 21 in the second line of the third bullet delete “5,000 square feet” and insert in lieu thereof “3,600 square feet”.

5. On page 24 delete Exhibit 10 and insert in lieu thereof the following:



6. On page 29 (Volcano Trails Urban Residential) and page 32 (Volcano Trails Residential Developing), in the subsection “Lot Sizes” modify the first sentence so that it reads “1. The following requirements shall apply for single-family detached development.”
7. On page 29, in the section “Lot Sizes” delete “5,000” and insert in lieu thereof “3,600”.
8. On page 29, add a new subsection 2 under “Lot Sizes” to read “2. The following requirements shall apply for townhouse (R-T) development:”. Move subsection **A. Permitted Uses** 1.a beneath the new subsection 2.
9. On page 31 (Volcano Trails Urban Residential), page 35 (Volcano Trails Small Lot), and page 37 (Volcano Trails Medium Lot) under “Building Articulation” at the end of subsection “c” add “or a courtyard”.
10. On page 32, in the subsection “Lot Sizes”, delete “5,000” and insert in lieu thereof “3,600”.
11. On page 34, in the subsection “Lot Sizes”, delete “5,000” and insert in lieu thereof “3,600”.
12. On page 34, in the subsection “Setbacks and Building Frontage” 1.a. change the maximum setback “with a porch” to “15 feet” which would allow the indoor living area to be set back at 20 feet, in line with the garage.
13. On page 36, in the subsection “Setbacks and Building Frontage” 1.a. change the maximum setback “with a porch” to “15 feet” which would allow the indoor living area to be set back at 20 feet, in line with the garage.

Explanation: *This amendment makes changes to the zoning standards. It changes the Exempted Areas and Zoning Map to include a previously exempted area within the Sector Plan area. This zoning change will afford the protections of the Plan's design regulations, prohibition against gated communities, and allowance for minor second dwelling units for the area just south of Woodmont Avenue and west of Rainbow Boulevard. It also reduces the minimum lot size from 5,000 square feet in the VTRD (Volcano Trails Residential Developing) and the VTSL (Volcano Trails Small Lot) zones. This change will encourage more diverse housing options as well as meet the current market demand. It also clarifies the applicability of the "Lot Sizes" regulations.*

**LAND USE PLANNING AND ZONING COMMITTEE
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June 15, 2011

COMMITTEE AMENDMENT NO. 5 TO C/S R-11-211

AMENDMENT SPONSORED BY COUNCILOR Sanchez

The Volcano Trails Sector Development Plan, attachment A to C/SR-11-211 as amended by C/A(1)R-11-211 (adopted 5-11-11), is amended as follows:

14. On page 45, section “Entries”, subsection “Options:” delete “i” and insert in lieu thereof “A porch or a stoop at least 5 feet in depth, employing similar roof and surface treatments and designed to be architecturally integrated with the house structure”.
15. On page 46, underneath Table 3, modify “Note 4” so that it reads “Where alleys are available, residential garages must be accessed via the alley.”
16. On page 49, under subsection C.1. Walls & Fences Material Finishes & Design c. Design & Prohibited Materials, delete the second sentence, “Exposed plain block, including all colors, is not allowed for site walls.”
Add new bullets to read as follows:
 - i. Perimeter Walls. Exposed plain block, including all colors, is not allowed on walls visible from or adjacent to the public right of way; private open space; or private or public parks.
 - ii. Site Walls. Block walls not visible from or adjacent to the public right of way; private open space or Major Public Open Space; or private or public parks, must have integral color (i.e. plain, grey cement blocks are prohibited).”
17. On page 49, delete both subsections a. and b. under Standard “C.3 Sidewalk Locations” and replace with the following paragraph and bullets:

“Subject to DRB site-plan approval, a wider (6-foot minimum) sidewalk or trail with landscaping on one side of the street may be built where it complements the character of adjacent development in lieu of standard residential sidewalks on each side. This streetscape is encouraged in the following circumstances:

 - in lower-density areas;
 - to connect open space and/or parks as a ‘linear park’; and

- along streets with fewer intersections on one side in order to minimize street crossings and traffic conflicts between vehicles and pedestrians.”

Explanation: This amendment makes changes to the general standards found in the plan. It clarifies entry options and details perimeter and site wall requirements. The amendment also allows developers to construct a wider sidewalk or trail on one side of the street in lieu of having standard sidewalks on each side of the street, where it complements the character of adjacent development.

**LAND USE PLANNING AND ZONING COMMITTEE
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June 15, 2011

COMMITTEE AMENDMENT NO. 6 TO C/S R-11-211

AMENDMENT SPONSORED BY COUNCILOR Benton

The Volcano Trails Sector Development Plan, attachment A to C/SR-11-211 as amended by C/A(1)R-11-211 (adopted 5-11-11), is amended as follows:

On page 40, before subhead “**Density**” and the following new subhead “**Neighborhood Design**”:

1. Where new residential development is adjacent to a collector street, new lots and homes shall face Collector streets, except where the Planning Director or his/her designee approves exceptions related to technical reasons, such as grading and drainage requirements, existing construction, or where lots facing away from Residential Collector Streets already exist in platting.
2. The platting of new dead-end streets and cul-de-sacs is prohibited, with the exception of those necessary to reach land-locked parcels or to avoid crossing private open space. Where dead-ends cannot be avoided, pedestrian/bike connections must be provided to open space and/or road networks beyond the dead-end.

Explanation: This amendment adds two new general standards related to neighborhood design. The first aims to prevent the design of subdivisions so that rear walls of residential lots face Residential Collector Streets, where they would detract from one of the Plan’s expressed goals of pedestrian friendliness. It excludes properties where platting already exists. The second prohibits the design of cul-de-sacs and dead ends in new development within the VTSDP to encourage pedestrian and bicycle connectivity between adjacent neighborhoods and from those neighborhoods to transit services.

**LAND USE PLANNING AND ZONING COMMITTEE
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June 15, 2011

COMMITTEE AMENDMENT NO. 7 TO C/S R-11-211

AMENDMENT SPONSORED BY COUNCILOR Benton

The Volcano Trails Sector Development Plan, attachment A to C/SR-11-211 as amended by C/A(1)R-11-211 (adopted 5-11-11), is amended as follows:

On page 60, in Section C, Construction Mitigation, make the following changes:

1. Add new Standard CM-1 and renumber subsequent standards accordingly. The new Standard CM-1 is as follows:

Standard CM-1: Grading permits for commercial lot developments in the Volcano Trails Sector Development Plan Area will be issued concurrently with the respective commercial building permits. Grading permits for residential developments greater than 10 acres shall require soil stabilization, approved by the Environmental Health Department, which shall be applied to the disturbed area within three months after grading of the site commences. Grading within public rights-of-way or public drainage easements is exempt.

2. Add the following language to the end of **Standard CM-3**: "Development must comply with the joint Albuquerque and Bernalillo County Fugitive Dust Ordinance found in the New Mexico Administrative Code 20.11.20."

Explanation: This amendment addresses public concerns that grading in the Volcano Trails Sector Development Plan Area will occur long before development, creating sources of blowing dust and sand. Reference to the Fugitive Dust Ordinance has also been added.

**LAND USE PLANNING AND ZONING COMMITTEE
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June 15, 2011

COMMITTEE AMENDMENT NO. 8 TO C/S R-11-211

AMENDMENT SPONSORED BY COUNCILOR Benton

The Volcano Trails Sector Development Plan, attachment A to C/SR-11-211 as amended by C/A(1)R-11-211 (adopted 5-11-11), is amended as follows:

On page 49, in section C. Landscape Design Standards, under Section 1. Walls & Fences Material Finishes & Design, add the following new standard b., and renumber subsequent standards accordingly:

“Where existing platting orients the rear and sides of residential lots so that they face toward Residential Collector Streets, solid rear and/or side-yard walls facing the street and pedestrian realm shall not exceed a height of 48 inches. Twenty-four additional inches of transparent fence material (but not chain-link fencing) are permitted above the solid portion of the wall.”

Explanation: *This amendment seeks to prevent the construction of high rear walls along Residential Collector Streets by requiring that for existing platted development, the top two feet of rear fences must be transparent. This amendment is intended to affect lots which have been platted with rear walls facing collector streets, but which have not yet been developed.*