



**Environmental
Planning
Commission**

Staff Report

Agenda Number: 1
Project #: 2018-001843
Case #: RZ-2023-00044
Hearing Date: December 14, 2023

Applicant City of Albuquerque Council Services

Agent City of Albuquerque Planning Department

Request Amendment to the Integrated Development Ordinance (IDO) Text – Small Areas for the 2022 Annual Update

Location Volcano Heights Urban Center, as designated in the Comprehensive Plan

Summary of Analysis

The request is for a text amendment to the Integrated Development Ordinance (IDO) pertaining to a Small Area designated as the Volcano Heights Urban Center (VHUC) in the Comp Plan. The proposed change was submitted in tandem with the Annual Update process and would remove the prohibition on drive-throughs in Mixed-use zone districts within the VHUC, pursuant to IDO 14-16-4-3(F)(5)(f)10. The VHUC is within the Volcano Mesa Character Protection overlay zone (CPO-13) and the Northwest Mesa Escarpment (VPO-2).

The applicant requests a month deferral to allow time to properly notify property owners within the Volcano Heights Urban Center that the applicant unintentionally excluded in the mailed notice sent on October 25, 2023. Staff agrees with the request for deferral.

Staff Recommendation

**DEFERRAL of 2018-001843,
RZ-2023-00044 for a month to the
January 11, 2024 special EPC hearing.**

Staff Planner
Mikaela Renz-Whitmore,
UD&D Division Manager



From: [Schultz, Shanna M.](#)
To: [City of Albuquerque Planning Department](#); [Renz-Whitmore, Mikaela J.](#)
Subject: Deferral of Volcano Heights Urban Center Request
Date: Friday, December 1, 2023 3:55:58 PM
Attachments: [image001.png](#)

Good afternoon,

I would like to request a one-month deferral of the 2023 IDO Annual Update case regarding the Volcano Heights Urban Center. An issue related to property owner notice was discovered – I will provide mailed notice to the additional property owners in the next week to correct this error. I will provide proof of the additional notice once it has been sent.

Thank you,
Shanna



Shanna Schultz, AICP | Council Planning Manager

Albuquerque City Council Services

Office: (505) 768-3185