



**Environmental
Planning
Commission**

*Agenda Number: 15
Project Number: 1000570
Case #'s: 06EPC-00141/00139
September 20, 2007*

Staff Report

Agent	Moule & Polyzoides Architects and Urbanists
Applicant	Sun Cal New Mexico
Request(s)	Sector Development Plan Amendment Zone Map Amendment
Legal Description	Parcels C, D, E, F, G and H, Westland North Bulk Land Plat
Location	Arroyo Vista Boulevard NW between 118 th Street/High Mesa Drive NW, 98 th Street NW, and Interstate 40
Size	Approximately 506 acres
Existing Zoning	SU-2 RL-T, SU-2 R-2, SU-2 O-1, and SU-2 PDA for Town Center
Proposed Zoning	Same but changed locations

Staff Recommendation

DEFERRAL of 06EPC-00141 for 60-days, based on the applicant's request.

DEFERRAL of 06EPC-00139 for 60-days, based on the applicant's request.

Staff Planner

Stephanie Shumsky, Planner

Summary of Analysis

This two-part request is for review and approval of an amendment to the Westland Sector Development Plan to redistribute a portion of the existing SU-2 R-LT, SU-2 R-2, SU-2 O-1, and SU-2 PDA for Town Center zoning within an approximately 506 acre area.

These requests have been deferred several times since March 2006 at the applicant's request. In an email dated September 4, 2007, the applicant requested an additional 60-day deferral to the November 15, 2007 hearing.

The subject site was recently acquired by Sun Cal New Mexico and a planning process for the site is currently underway. The deferral is necessary in order for this process to be concluded.

There is no known neighborhood or other opposition and staff recommends a 60-day deferral.

Location Map (3" x 3")