



**Environmental
Planning
Commission**

**Agenda Number: 2
Project Number: 1000570
Case Numbers: 06EPC 00139/00141
07EPC 40071/50069
December 20, 2007**

Supplemental Staff Report

Agent	Hartman & Majewski Design Group
Applicant	SunCal Companies, New Mexico Division
Requests	Sector Development Plan Map Amendment Westside Strategic Plan Amendment Westland Sector Plan Amendment Westland Master Plan Amendment
Legal Description	Parcels C, D, E, F, G & H -Westland North and Tracts M, N & P- Watershed Subdivision
Location	Between 98th St. and the proposed 118 th St., and North of I-40 and South of the Petroglyph National Monument
Size	Approximately 1,050 acres
Existing Zoning	SU-2/R-LT, SU-2/R-2, SU-2/O-1, SU-2/OS & SU-2/Town Center (for Parcels C, D, E, F, G & H) SU-2 for RR (Parcels M, N & P)
Proposed Zoning	SU-2 for TC & SU-2 for TCV (for Parcels C, D, E, F, G & H) No change for Parcels M, N & P

Staff Recommendation

APPROVAL of 06EPC 00139, based on the findings beginning on Page 10.

APPROVAL of 07EPC 50069, based on the findings beginning on Page 13 and subject to the conditions beginning on p. 16.

APPROVAL of 06EPC 00141, based on the findings beginning on Page 16 and subject to the conditions beginning on p. 19.

APPROVAL of 07EPC 40071, based on the findings beginning on Page 20 and subject to the conditions beginning on p. 22.

Staff Planners

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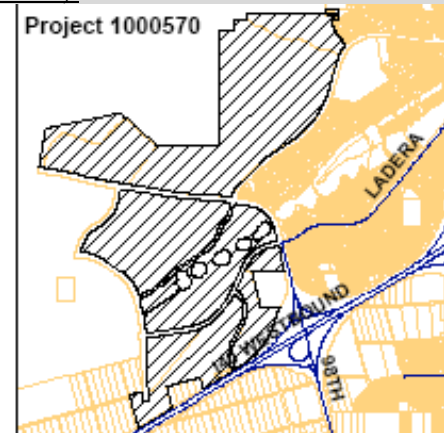
Summary of Analysis

This proposal consists of: a Westside Strategic Plan amendment, a Westland Master Plan amendment (a zone change and text amendments), and a Westland Sector Plan amendment. This proposal, required to be forwarded to City Council, was deferred at the November EPC hearing for 30 days.

The applicant made revisions during the deferral period. Staff finds that the sector development plan map amendment has now been adequately justified pursuant to R270-1980 using “more advantageous to the community” as the main reasoning.

A facilitated meeting was held in October. Generally, neighbors support the proposal but had some concerns. Staff recommends that an approval recommendation, with conditions, be forwarded to City Council.

This report should be read in conjunction with the original November 15, 2007 Staff report (see attachment).



I. BACKGROUND & TIMEFRAMES

This proposal was deferred for 30 days at the November 15, 2007 EPC hearing. The applicant was given direction to work with Staff regarding the justification for the sector development plan map amendment request. Recall that this proposal is required to be forwarded to the City Council because it includes a proposed amendment to the West Side Strategic Plan (WSSP) and, correspondingly, the Comprehensive Plan.

Staff met with the applicant on November 20, 2007 to discuss this issue and others, particularly Staff's concern that there is a disconnect between the applicant's vision for the project and the proposed framework that is intended to enable this vision to become reality. Staff received the revisions upon which this supplemental Staff report is based. Staff met with the applicant again, on December 10, 2007 to discuss remaining concerns (see Section IV of this report).

II. SCOPE of PROPOSAL

The subject site is comprised of two areas, *Section One* and *Section Two*, and consists of four requests. The requests have been bundled together to allow the agent to take all of them to City Council simultaneously.

SECTION ONE (THE FIRST THREE REQUESTS)

The first request is a proposed amendment to the Westside Strategic Plan (WSSP). The existing location of the Westland Community Activity Center designated in the WSSP (p. 144) is proposed to be moved to reflect its new proposed location near Interstate-40.

The second request, which consists of four parts, is to amend the Westland Master Plan (a Rank III plan). This includes: A) changing the zoning from SU-2/RLT, SU-2/R-2, SU-2/O-1, SU-2/OS & SU-2/Town Center to "SU-2 for Town Center (TC) and SU-2 for Town Center Village (TCV)", B) amending the Land Use/Zoning Map (p. 39) for Parcels C, D, E, F, G and H, (3) establishing minimal parameters for the new TCV zone that are consistent with the zones already included in the Westland Master Plan, and (4) adding "Hotel" as a permissive use in the SU-2/TC zone.

The third request is to change the Westland Sector Plan (a Rank III plan consisting of a stand-alone map) to match the requested zoning.

SECTION ONE LOCATION

Section one is a 550 acre site located between 98th Street and the proposed 118th Street alignment, north of Interstate 40 and south of Arroyo Vista Blvd.

SECTION TWO (THE FOURTH REQUEST)

The fourth request consists of two proposed text amendments to the Westland Master Plan with respect to Residential Resort zoning (p. 43-44). The applicant requests that the text on page 43, under B.1-Conditional uses, be changed from "Uses conditional in the C-1 and O-1 zones" to "Uses permissive in

the C-1 and O-1 zones”, which would allow C-1 and O-1 uses permissively. The applicant believes that this was an error in the drafting of the Plan. In addition, the applicant proposes to add “community neighborhood recreation center” as a permissive use in the SU-2/Residential Resort zone.

SECTION TWO LOCATION

Section two consists of the Inspiration and Watershed areas, which are slated for future residential subdivisions. This 500 acre site is located to the north of Arroyo Vista Drive and to the south of the Petroglyph National Monument.

HISTORY & BACKGROUND

⇒ Please refer to the November 15, 2007 Staff report, beginning on p. 2 (see attachment).

ZONING

⇒ Please refer to the November 15, 2007 Staff report, beginning on p. 6, for an explanation of the various zones found in the project area (see attachment). In brief, the mixture of SU-2 zones in the Westland plans includes the Town Center (TC) zone, the Resort Residential zone, the Town Center Village (TCV) zone, R-LT, R-2, and the Corporate Office (O-1) zone.

POLICY ANALYSIS UPDATE

⇒ A full policy analysis begins on the bottom of p. 7 of the original November 15, 2007 Staff report (see attachment). Minor revisions were made during the deferral period, but they are not significant enough to result in changes to the original policy analysis.

The extent to which the proposal furthers applicable policies will improve, however, given the discussions that have occurred between Staff and the applicant (see Section VI of this supplemental report). The outcome of these discussions is found in some of the proposed conditions of approval. For example, reducing the size of the Town Center and further defining it at this stage will result in improved compliance with, and furtherance of, Activity Center policies in the Comprehensive Plan and the West Side Strategic Plan.

III. SECTOR DEVELOPMENT PLAN MAP AMENDMENT

Resolution 270-1980 (Policies for Zone Map Amendments)

Requirements

⇒ Please refer to p. 16-17 of the original November 15, 2007 Staff report (see attachment).

Request (restated)

The main idea behind the proposed sector development plan map amendment is to relocate Westland’s Community Activity Center (referred to as its Town Center) from the current location to a location adjacent north of I-40. The applicant is requesting that the current zoning of SU-2 for RLT, R-2, O-1, OS

& PDA for Town Center (Parcels, C, D, E, F, G & H) be consolidated and changed to “SU-2 for PDA for Town Center (TC) and SU-2 for PDA for Town Center Village (TCV).”

The SU-2 for PDA for TC zoning, a category that already exists in the Westland Master Plan, would pertain to the land adjacent north of I-40. The SU-2 for PDA for TCV zoning, a new proposed zoning category, would pertain to the land north of the proposed new location for the TC zoning. Basically, the more intense uses of a mixed-use activity center (proposed SU-2 for PDA for TC zoning) would be located adjacent to the Interstate and the less intense residential uses (proposed SU-2 for PDA for TCV zoning) would be located north of that.

Justification

⇒ Please refer to p. 17-22 of the original November 15, 2007 report for a full review of the applicant’s justification for the proposed zone change. Staff’s original analysis begins on p. 20 (see attachment).

New Information

During the deferral period, the applicant provided additional justification in response to Staff’s concerns as described on p. 20-22 of the original Staff report (see attachment). The applicant’s letter of response (dated December 10, 2007) is also attached.

Previously, Staff had concluded that the zone change request was not adequately justified for several reasons. The main reason was that, though the applicant had established a policy-based justification, the explanation of how some policies are furthered was satisfactory in some instances but needed elaboration in others. Also, additional explanation was required to adequately address Sections B, D, E and G of R270-1980.

Here Staff revisits the zone change request in light of the new information provided, which consists of elaboration regarding applicable West Side Strategic Plan (WSSP) policies as requested by Staff, and revised responses to Sections B, D, E and G of R270-1980.

Staff Analysis Revisited:

With respect to the applicant’s revised justification and R270-1980, Staff finds the following:

- A. The applicant cited additional WSSP policies, including 3.54, 3.57, 3.59, 3.60 and 3.62 and explains how the proposal relates to each in terms of the City’s general welfare. This information was needed to strengthen the policy-based justification, which was lacking with respect to the WSSP. In sum, the applicant believes that relocating the Town Center further south and away from the future single-family homes will promote health and welfare by providing distance between the higher density uses and the single-family residential areas. EPC review will ensure enforcement of future design standards which will protect open space and the National Monument, and therefore promote the City’s general welfare.**

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- B. Stability of land use and zoning is now sufficiently addressed. The applicant states that relocating the Town Center will create a more stable arrangement of land uses, with a decrease in development intensity as one moves from the freeway and toward the National Monument.**
- C. The applicant has improved upon the previous policy based justification, which included some instances in which the explanation of how the request furthers each cited policy and goal was brief and not well-developed. Staff found that some relevant policies in the West Side Strategic Plan (WSSP), particularly those dealing with Activity Centers, were not addressed. The applicant has added a discussion of policies for the Westland North Community (policies 3.54, 3.57, 3.59, 3.60 and 3.61), but should have included relevant WSSP activity center policies here. Instead, WSSP activity center policies (policies 1.13 and 1.14) are addressed in the next section.**
- D. The applicant cites an error, changed neighborhood or community conditions and being more advantageous to the community as reasons that render the existing zoning inappropriate. Pursuant to R270-1980, an applicant is required to choose the applicable reason(s) and make the arguments. Staff points out that the “error” typically refers to a City error in listing or mapping the zoning designation (a type-O), and does not find that this type of error was created when the zoning was established in the Westland Master Plan.**

The second option is to demonstrate that there is a logical nexus between changed community conditions in the area and the request. In this case, the applicant refers to the ICE Plan, the Centers and Corridors amendments the Planned Growth Strategy (PGS) and Federal noise wall regulations. This bulleted list still does not provide sufficient explanation of how each represents a changed condition that can be linked logically to the request. The nexus needed strengthening and has not improved with the revised justification.

The third option is to show that the proposal is more advantageous to the community. In Staff’s opinion, this is the applicant’s most satisfactory argument-which is particularly important since the other two (error and changed community conditions) are insufficiently elaborated. The applicant has added WSSP policies 1.13, 1.14, 3.57, 3.60 and 4.6 to the discussion, though much of the verbiage is repeated. In sum, the applicant believes that the proposal is more advantageous to the community because relocating the Town Center will keep it farther from open space areas and better positioned to serve residents on both sides of the freeway.

Though the applicant still did not prove that an “error” or “changed community conditions” render the existing zoning inappropriate, the demonstration of the proposal being “more advantageous to the community” is now sufficient and acceptable. Only one of the three reasons must be proven and substantiated. In this case, the proposal is more advantageous to the community because relocating the Town Center will move it farther from open space areas and position it to better serve residents on both sides of the freeway.

- E. The applicant has now addressed permissive uses in the TC zone and in the proposed new TCV zone, and has provided an adequate explanation. The applicant states that none of these permissive uses is likely to be harmful to future residents. Certain potentially harmful uses**

(adult uses and commercial parking lot) have been excluded. C-2 uses are permissive in the TC zone except for adult uses and commercial parking lots. C-1 uses are permissive in the TCV zone except for antennas, radio or TV station and commercial parking lots.

- F. Staff acknowledges the applicant's statement that the proposal does not attempt to bind the City to the scheduled provision of any specific capital improvement.
- G. Staff acknowledges the applicant's statement that the "cost of land or other economic considerations" is not claimed to be the primary justification for the changes proposed. Staff found that further explanation was warranted, since a major reason for relocating the Town Center is economic-to attract future commercial uses and increase their visibility.

The applicant has now provided an explanation to substantiate the claim that that the cost of land or other economic considerations is not the primary justification for the proposed zone change. The applicant's revised justification specifically states that relocating the Town Center will take residential areas away from high voltage, overhead electric transmission lines and place more intense uses closer to the freeway and away from open space areas and the National Monument.

- H. Staff acknowledges that the applicant does not claim that location "on a collector or major street" is sufficient justification for the changes proposed.
- I. Staff agrees that the proposal is for a very large area and would create two large areas of zoning: the TC zone and the TCV zone. A "spot zone", as defined in R270-1980, refers to one small area and often one parcel or premises. The applicant points out that the entire area will remain zoned SU-2, which, though true, is not a valid argument in Staff's opinion. It is possible to have a "spot zone" under a sector development plan if the specific zoning category differed from those surrounding it.
- J. Staff agrees that this zone change request would not result in strip commercial zoning. The TC and TCV zoning areas are quite large at this stage. Strip commercial development could be considered at the site development plan for subdivision stage.

Staff Conclusion:

Overall, Staff concludes that the zone change request has been adequately justified. The applicant improved upon the previous version and has established an acceptable policy-based justification. The applicant provided additional explanation for the previous instances in which elaboration was needed to demonstrate that the proposal furthers a given policy or goal (Section A, Section C). Additional West Side Strategic Plan (WSSP) policies have been integrated into the discussion and more explanation has been provided to adequately address Sections B, D, E and G of R270-1980. The applicant has provided solid reasoning to justify the proposed zone change, which is now more complete and in better form to be considered and acted upon by the City Council.

IV. ANALYSIS OF PROPOSED AMENDMENTS TO RELEVANT PLANS

⇒ Please refer to the November 15, 2007 Staff report, beginning on p. 22, for an full explanation of the proposed amendments to the West Side Strategic Plan (WSSP), the Westland Sector Plan and the Westland Master Plan (see attachment).

Staff's analysis is based on revisions received during the 30 day deferral period. Overall few changes have occurred since the initial proposal.

A. WESTSIDE STRATEGIC PLAN

The objective of this proposal is to relocate and increase the size of the Westland Community Activity Center (the Town Center), serving the Westland North Community. Initially Staff had recommended that the applicant change the designation of the activity center from Community Activity Center to a Regional or a Major activity center, which seemed to be more in line with the proposed size of the Town Center.

However, upon further investigation into WSSP specifics, Staff has realized that only one Regional Activity Center can exist pursuant to the WSSP. Also, other Community Activity Centers referred to in the WSSP are of a similar size (ex. 98th/Gibson-150 acres, p. 106). Therefore, Staff recommends that the proposed Town Center continue to be defined as a Community Activity Center. Also, Staff has realized that the location of the Westland Community Activity Center shown in the Comprehensive Plan (see Figure 20) will also have to be modified to accommodate the proposed relocation of the Town Center.

B. WESTLAND SECTOR PLAN

The proposal will necessitate 1) a change in location of the zoning and land uses; 2) the elimination of zoning and land uses; and 3) a change in the acreage of some zones and land uses.

The applicant has submitted revised land use percentages for the TC and TCV zones. The revised land use percentages further breakdown the non-residential uses into commercial and office. This breakdown is helpful because it shows that the eliminated Corporate Office Zone is being captured in the TC zone. The existing Corporate Office acreage makes up 12.4% of the land within the Section One project area. The applicant is proposing 10% to 15% office within the TC. Staff believes that the applicant should provide more office uses, though the amount of office uses proposed is consistent with the Westland Master Plan. In addition, Staff has recommended that the applicant justify and explain the land use percentage distributions to ensure that the percentages are not arbitrary.

The applicant has amended the acreage table. As Staff recommended, the revised table shows the existing acreage, change in acreage and proposed acreage for each zone. Because there is not an Open Space zone, all open space land falls within the TC zone. Staff wants to ensure that the open space identified in the Sector Plan remains open space. In addition, Staff recommends that the location of the open space be determined at this point in the planning process instead of waiting for the site plan for subdivision phase. Doing so will ensure that open space is planned in a cohesive manner, rather than disjointedly.

C. WESTLAND MASTER PLAN

The proposal will affect the Westland Master Plan in the following ways: 1) text amendments; 2) the addition of a new zone; and 3) changes in the plan phasing.

The applicant has made two minor changes to the plan from the original submittal: (1) renaming the community center, and (2) removing three permissive uses from the TCV zone. The applicant has changed the name of the Community Recreation Center to Community/Neighborhood Recreational Center. In addition, the applicant has eliminated certain uses including antennas over 65 feet in height, radio and TV stations, and parking lots from the permissive uses in the C-1 zone.

V. OUTSTANDING ISSUES

On December 10, 2007, Staff met with the applicant to discuss the following issues (see email attachment):

1. Density and Housing
2. Setbacks
3. Open Space
4. Permissive uses in the TCV and Residential/ Resort zone.
5. Land use percentages.

Staff and the applicant reached consensus on the outstanding issues identified above during the meeting. Below is a synopsis of the issues discussed.

1. **Staff and the applicant have reached a compromise, which would result in decreasing the size of the TC from 220 acres to 161 acres. When the TC was 220 acres, the applicant proposed developing single-family homes on 5000 square foot lots on the fringe of the TC. Staff recommended decreasing the size of the TC and incorporating the TC fringe areas into the TCV, because single-family housing on 5000 square foot lots would not be consistent with the intended New Urbanist character of the TC. The applicant agreed to change the lot size for the TC from “no general limitation” to a maximum lot size of 4000 square feet within the TC. Decreasing the size of the TC and limiting the lot sizes would better ensure the applicant’s New Urbanism vision.**
2. **Staff and the applicant agreed to change the Westland Master Plan residential front-yard setbacks. In the zoning code, the front-yard setbacks for R-LT and R-2 (the housing zones proposed in the TC) are a minimum of 15 feet from the property line or a new street (see Definitions in Zoning Code 14-16-5-1). The existing minimum 15 foot front yard setbacks would be inconsistent with the New Urbanist vision for the TC, because they would require structures to be a minimum distance from the street and would not allow structures to be “right up on” the street. Staff and the applicant agreed that more appropriate setbacks would be the following: no minimum front yard setback, which would allow the building to abut the street, and a 15 foot maximum front yard setback.**

3. **Open Space Management Principles** are a key component of SunCal's environmental philosophy (see www.suncal.com/environment). However, the existing Westland Master Plan (see Exhibit 11) shows planned open space areas that are disjointed and that, instead of functioning as corridors, terminate at roadway intersections. The open space areas are not connected and are inconsistent with the applicant's philosophy, which is of concern to Staff.

Staff and the applicant agreed that Open Space corridors need to be connected to create wildlife and trail corridors within the proposed development. The existing Open Space land use designation on the Westland Sector Plan states that "Final configuration of Open Space areas to be determined by site development plan for subdivision". The applicant has assured Staff that, even though the locations of the Open Space are not "set in stone", the Open Space areas will be connected to create wildlife corridors and open space that functions in a cohesive manner.

4. Staff and the applicant agreed to eliminate parking lots (as a primary business activity) and free-standing WTFs as a permissive use in the Resort/ Residential zone. Parking lots and free-standing WTFs would not be consistent with the character of the Resort/ Residential zone.
5. The applicant agreed to provide Staff with a basic explanation regarding the justification for the land use percentages proposed. Staff was concerned that the land use percentages were not explained.

CONCERNS OF REVIEWING AGENCIES/PRE-HEARING DISCUSSION

- ⇒ For a discussion of reviewing agencies' concerns, please refer to the original November 15, 2007 Staff report, beginning on p. 25 (see attachment).

NEIGHBORHOOD CONCERNS

- ⇒ For a discussion of neighborhood concerns, please refer to the original November 15, 2007 Staff report, beginning on p. 26 (see attachment).

VI. CONCLUSION

This proposal consists of four requests: an amendment to the Westside Strategic Plan (WSSP), amendments to the Westland Master Plan (including a zone change request), an amendment to the Westland Sector Plan and text amendments to the Westland Master Plan. This proposal, which is required to be forwarded to City Council, was deferred at the November EPC hearing.

The applicant proposes to move the Westland Community Activity Center (the Town Center) to a location adjacent to Interstate 40 and change the zoning for Parcels C, D, E, F, G and H from SU-2/RLT, SU-2/R-2, SU-2/O-1, SU-2/OS & SU-2/Town Center to "SU-2 for Town Center (TC) and SU-2 for Town Center

Village (TCV)", the latter being a new zoning category. The Land Use/Zoning Map in the Westland Sector Plan would need to be revised to reflect the zone change and the Westland Master Plan would need to be updated. "Hotel" is proposed as a permissive use in the SU-2/TC zone.

The subject site lies within the boundaries of the Developing Urban area of the Comprehensive Plan. Additional applicable plans include the Westside Strategic Plan (WSSP), the Westland Master Plan, the Westland Sector Plan, the Northwest Mesa Escarpment Plan (NWMEP) and the Facility Plan for Arroyos. The Westland Community Activity Center, a WSSP designated activity center proposed for relocation, is located within the subject site. Overall, the proposal partially furthers applicable Goals and policies. Revisions are needed to improve the extent to which the proposal furthers such Goals and policies.

Staff finds that the sector development plan map amendment (zone change) request has been adequately justified. The applicant has established a policy-based justification and has provided additional information where needed. Additional West Side Strategic Plan (WSSP) policies have been added and additional explanation has been provided to adequately address Sections B, D, E and G of R270-1980. The applicant has provided solid reasoning to justify the proposed zone change, which is now more complete.

A facilitated meeting was held in October 2007. Neighborhood concerns included building height, the growing Westside population and school overcrowding. Generally, neighbors support the idea of relocating the Town Center.

Staff recommends that an approval recommendation, with conditions, be forwarded to City Council.

FINDINGS -06EPC 00139, December 20, 2007- Sector Development Plan Map Amendment

1. This request is for a sector development plan map amendment for an approximately 550 acre site located between 98th Street and proposed 118th Street, north of Interstate 40 and south of Arroyo Vista Drive. A request for an amendment to the Westside Strategic Plan (07EPC 50079), an amendment to the Westland Sector Plan (06EPC 00141) and an amendment to the Westland Master Plan (07EPC 40071) accompany this request.

2. The applicant proposes to change the subject site's zoning from SU-2/RLT, SU-2/R-2, SU-2/O-1, SU-2/OS & SU-2/Town Center (TC) for Parcels C, D, E, F, G and H to "SU-2 for Town Center (TC) and SU-2 for Town Center Village (TCV)" in order to accommodate the associated proposed relocation of the Town Center (the Westland Community Activity Center).

3. The subject site is located within the boundaries of the Westland Master Plan, a Rank II plan with text and maps, and the Westland Sector Plan, a Rank II plan consisting of two stand-alone maps. Since SU-2 zoning is used to indicate sector plan control of sites within these boundaries, a change of zoning would affect the sector plan's zoning map. Therefore, this request is referred to as a sector development plan map amendment instead of a zone map amendment.

4. The proposal generally *further*s the following relevant Comprehensive Plan Goals:
 - A. The Activity Center Goal. The proposal would facilitate development of a concentration of higher-density mixed land uses that would generally reduce auto travel needs for Westside residents.

 - B. The Economic Development Goal. The proposal would provide a variety of retail and service uses and would contribute to economic development, as well as create additional employment on the Westside to help improve the jobs/housing balance.

5. The proposal *partially further*s the following relevant Comprehensive Plan Goals:
 - A. The Open Space Goal. The proposal would establish Open Space as a land use category, but there would be no zoning designation for open space. It is uncertain how open space opportunities would become reality.

 - B. The Transportation and Transit Goal. The Town Center relocation closer to Interstate-40 could help facilitate alternative transportation opportunities, though in general the area tends to rely heavily on Interstate 40.

 - C. The Noise Goal. The Town Center relocation closer to Interstate-40 would buffer future subdivisions from the freeway and reduce noise impacts. It is unknown if new land use/noise

conflicts would arise because the location of housing within the Town Center is not defined at this time.

6. The proposal *partially furthers* the following relevant Comprehensive Plan policies:

- A. Policy II.B.5a-full range of urban land uses. A full range of urban land uses would be promoted, especially in the Town Center, though a range of land uses could have occurred without the relocation.
- B. Policy II.B.5d-neighborhood values/environment/resources. Relocating the Town Center is not likely to conflict with existing neighborhood values. Due to the proposal's general nature, impacts on the natural environment, and scenic and other resources, cannot be specifically addressed at this time.
- C. Policy II.B.5j-location of commercial development. The TCV zone would provide for small neighborhood centers, but the degree of pedestrian and bicycle access is unknown at this stage. The degree of transit integration in the Town Center, a large, area-wide shopping center is also unknown.

7. With respect to the Comprehensive Plan Housing Goal and Policy II.B.5h regarding higher density housing, it is unknown at this stage if the proposal furthers or does not further them. Though the proposal would result in more Westside housing, information about the potential for affordable housing has not been included. The proposal allows an average of 9 DU/acre for the net residential development area, which is less than the density needed to fulfill the project's New Urbanist intent.

8. With respect to the Westside Strategic Plan (WSSP), the proposal *partially furthers* the following policies:

- A. Policy 1.1- The intent is for the higher density housing to locate in the Town Center, but there is no guarantee that lower density development would not occur there.
- B. Policy 1.13- Placing the Activity Center closer to the interstate may allow a greater concentration of commercial uses compared to its existing location. However, both the existing and the proposed locations would function as the community's primary focus and both would have the community's most intense land uses.

9. If the designated Activity Center is relocated near Interstate-40 as proposed, then the Town Center would be within the boundaries of the Activity Center. Therefore, the proposed zone change would *further* Policy 1.3. However, without the adjustment of the Activity Center's location, the proposed zone change would not further Policy 1.3 because the zone change would have occurred outside of the existing Activity Center.

10. Overall, the proposal is *generally consistent* with the intents and purposes of the Westland Master Plan. The proposal partially furthers the intents and purposes in the land uses, residential resort, open space, Town Center and jobs/housing balance categories. Though in an overarching sense the Plan's intents and purposes are promoted, the proposal does not offer enough specificity to demonstrate that these intents and purposes will come to fruition.

11. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980:

- A. Section A: The applicant cited various Comprehensive Plan, and other Master Plan, goals and policies to demonstrate that the proposal is consistent with applicable Plans. Relocating the Town Center away from future single-family homes and open space will promote the City's health, safety and welfare by providing distance between the higher density uses and the single-family residential areas, as well as protect the National Monument. The proposal is consistent with the City's health, safety and general welfare.
- B. Section B: Relocating the Town Center will create a more stable arrangement of land uses, the intensity of which decreases as one moves from the freeway and toward the National Monument.
- C. Section C: The applicant cited various goals and policies. In most instances, the explanation of how the request furthers each cited goal and policy is acceptable. The applicant has established an acceptable policy-based justification.
- D. Section D: The zone change is appropriate due to a different land use category being more advantageous to the community. The proposal is more advantageous to the community because relocating the Town Center will keep it further away from open space areas and better positioned to serve residents on both sides of the freeway, as articulated by furthered elements of the City's Comprehensive Plan and other Master Plan.
- E. Section E: The applicant addressed permissive uses in the TC zone and in the proposed new TCV zone. None of the permissive uses is likely to be harmful to future neighborhoods.
- F. Section F: The proposal does not attempt to bind the City to the scheduled provision of any specific capital improvement.
- G. Section G: The applicant does not claim that the "cost of land or other economic considerations" is the primary justification for the proposed zone change. Relocating the Town Center would place residential areas away from overhead electric transmission lines and would move more intense uses closer to the Interstate and away from open space areas and the National Monument.
- H. Section H: The applicant does not claim that location "on a collector or major street" is sufficient justification for the proposed change.

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- I. Section I: A “spot zone”, as defined in R270-1980, refers to one small area and often one parcel. The proposal would create two large areas of zoning and does not meet the definition of a “spot zone.”
 - J. Section J: Staff agrees that this zone change request would not result in strip commercial zoning. The TC and TCV zoning areas are quite large at this stage. Strip commercial development could be considered at the site development plan for subdivision stage.

12. A facilitated meeting was held on October 30, 2007. The affected neighborhoods are the Tres Volcanes Neighborhood Association (NA), the Parkway NA and the Avalon NA. The neighborhoods generally support the idea of moving the Town Center closer to Interstate 40, but are concerned about building height, school overcrowding, open space and affordable housing.

RECOMMENDATION - 06EPC 00139, December 20, 2007

That a recommendation of APPROVAL of 06EPC 00139, a request for a sector development plan map amendment from SU-2/RLT, SU-2/R-2, SU-2/O-1, SU-2/OS & SU-2/Town Center (TC) to SU-2 for Town Center (TC) and SU-2 for Town Center Village (TCV) for Parcels C, D, E, F, G and H, Westland North, located between 98th St. and the proposed 118th St., north of Interstate 40 and south of Arroyo Vista Dr., be forwarded to the City Council based on the preceding Findings.

FINDINGS - 07EPC 50069, December 20, 2007- West Side Strategic Plan Amendment

1. This request for an amendment to the West Side Strategic Plan (WSSP) will require a corresponding amendment to the Comprehensive Plan. The existing location of the WSSP designated Westland Community Activity Center is proposed to be moved to a new location adjacent to Interstate-40. The approximately 550 acre subject site is located between 98th Street and proposed 118th Street, north of Interstate 40 and south of Arroyo Vista Drive.
2. A request for a sector development plan map amendment (06EPC 00139), an amendment to the Westland Sector Plan (06EPC 00141) and an amendment to the Westland Master Plan (07EPC 40071) accompany this request.
3. The proposed relocation of the WSSP designated Westland Community Activity Center constitutes an amendment to the WSSP, which is required to be forwarded to the City Council. A corresponding amendment to the Comprehensive Plan to reflect the proposed relocation is also required to be forwarded to the City Council. As the City’s zoning authority, the City Council will make the final decision.

4. The subject site lies within the boundaries of the Developing Urban area of the Comprehensive Plan. Additional applicable plans include the Westside Strategic Plan (WSSP) the Westland Master Plan and the Westland Sector Plan. The Westland Community Activity Center, the activity center proposed for relocation, is located within the subject site's boundaries.

5. The proposal generally *further*s the following relevant Comprehensive Plan Goals:

- A. The Activity Center Goal. The proposal would facilitate development of a concentration of higher-density mixed land uses that would generally reduce auto travel needs for Westside residents.
- B. The Economic Development Goal. The proposal would provide a variety of retail and service uses and would contribute to economic development, as well as create additional employment on the Westside to help improve the jobs/housing balance.

6. The proposal *partially further*s the following relevant Comprehensive Plan Goals:

- A. The Open Space Goal. The proposal would establish Open Space as a land use category, but there would be no zoning designation for open space. It is uncertain how open space opportunities would become reality.
- B. The Transportation and Transit Goal. The Town Center relocation closer to Interstate-40 could help facilitate alternative transportation opportunities, though in general the area tends to rely heavily on Interstate 40.
- C. The Noise Goal. The Town Center relocation closer to Interstate-40 would buffer future subdivisions from the freeway and reduce noise impacts. It is unknown if new land use/noise conflicts would arise because the location of housing within the Town Center is not defined at this time.

7. The proposal *partially further*s the following relevant Comprehensive Plan policies:

- A. Policy II.B.5a-full range of urban land uses. A full range of urban land uses would be promoted, especially in the Town Center, though a range of land uses could have occurred without the relocation.
- B. Policy II.B.5d-neighborhood values/environment/resources. Relocating the Town Center is not likely to conflict with existing neighborhood values. Due to the proposal's general nature, impacts on the natural environment, and scenic and other resources, cannot be specifically addressed at this time.

C. Policy II.B.5j-location of commercial development. The TCV zone would provide for small neighborhood centers, but the degree of pedestrian and bicycle access is unknown at this stage. The degree of transit integration in the Town Center, a large, area-wide shopping center is also unknown.

8. With respect to the Comprehensive Plan Housing Goal and Policy II.B.5h regarding higher density housing, it is unknown at this stage if the proposal furthers or does not further them. Though the proposal would result in more Westside housing, information about the potential for affordable housing has not been included. The proposal allows an average of 9 DU/acre for the net residential development area, which is less than the density needed to fulfill the project's New Urbanist intent.

9. With respect to the Westside Strategic Plan (WSSP), the proposal *partially furthers* the following policies:

A. Policy 1.1- The intent is for the higher density housing to locate in the Town Center, but there is no guarantee that lower density development would not occur there.

B. Policy 1.13- Placing the Activity Center closer to the interstate may allow a greater concentration of commercial uses compared to its existing location. However, both the existing and the proposed locations would function as the community's primary focus and both would have the community's most intense land uses.

10. If the designated Activity Center is relocated near Interstate-40 as proposed, then the Town Center would be within the boundaries of the Activity Center. Therefore, the proposed zone change would *further* Policy 1.3. However, without the adjustment of the Activity Center's location, the proposed zone change would not further Policy 1.3 because the zone change would have occurred outside of the existing Activity Center.

11. Overall, the proposal is *generally consistent* with the intents and purposes of the Westland Master Plan. The proposal partially furthers the intents and purposes in the land uses, residential resort, open space, Town Center and jobs/housing balance categories. Though in an overarching sense the Plan's intents and purposes are promoted, the proposal does not offer enough specificity to demonstrate that these intents and purposes will come to fruition.

12. A facilitated meeting was held on October 30, 2007. The affected neighborhoods are the Tres Volcanes Neighborhood Association (NA), the Parkway NA and the Avalon NA. The neighborhoods generally support the idea of moving the Town Center closer to Interstate 40, but are concerned about building height, school overcrowding, open space and affordable housing.

RECOMMENDATION - 07EPC 50069, December 20, 2007- West Side Strategic Plan Amendment

That a recommendation of APPROVAL of 07EPC 50069, an amendment to the West Side Strategic Plan to relocate the Westland Community Activity Center for Parcels C, D, E, F, G and H, Westland North, located between 98th St. and the proposed 118th St., north of Interstate 40 and south of Arroyo Vista Dr., be forwarded to the City Council based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 07EPC 50069, December 20, 2007- West Side Strategic Plan Amendment

1. The City Council delegates final sign-off authority of this Rank II Area Plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the area plan since the City Council hearing, including how the Plan has been modified to meet each of the Conditions.
 2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planners to ensure that all conditions of approval are met.
 3. The map of the Westland Activity Center in the West Side Strategic Plan shall be updated to correspond to the proposed new location of the Town Center.
 4. Figure 20 (Activity Centers & Transportation Corridors) in the Comprehensive Plan shall be updated to correspond to the proposed new location of the Town Center.
 5. As a designated Community Activity Center, the Town Center shall comply with the Activity Center policies found in Table 10 of the Comprehensive Plan.
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FINDINGS - 06EPC 00141, December 20, 2007- Westland Sector Development Plan Amendment

1. This request is for an amendment to the Westland Sector Development Plan. The approximately 1,050 acre subject site is located between 98th Street and proposed 118th Street, north of Interstate 40 and south of the Petroglyph National Monument.

2. A request for a sector development plan map amendment (06EPC 00139), an amendment to the Westside Strategic Plan (07EPC 50079) and an amendment to the Westland Master Plan (07EPC 40071) accompany this request.

3. The subject site lies within the boundaries of the Developing Urban area of the Comprehensive Plan. Additional applicable plans include the Westside Strategic Plan (WSSP), the Westland Master Plan, the Westland Sector Plan, the Northwest Mesa Escarpment Plan (NWMEP) and the Facility Plan for Arroyos.

4. The proposal generally *further*s the following relevant Comprehensive Plan Goals:
 - A. The Activity Center Goal. The proposal would facilitate development of a concentration of higher-density mixed land uses that would generally reduce auto travel needs for Westside residents.
 - B. The Economic Development Goal. The proposal would provide a variety of retail and service uses and would contribute to economic development, as well as create additional employment on the Westside to help improve the jobs/housing balance.

5. The proposal *partially further*s the following relevant Comprehensive Plan Goals:
 - A. The Open Space Goal. The proposal would establish Open Space as a land use category, but there would be no zoning designation for open space. It is uncertain how open space opportunities would become reality.
 - B. The Transportation and Transit Goal. The Town Center relocation closer to Interstate-40 could help facilitate alternative transportation opportunities, though in general the area tends to rely heavily on Interstate 40.
 - C. The Noise Goal. The Town Center relocation closer to Interstate-40 would buffer future subdivisions from the freeway and reduce noise impacts. It is unknown if new land use/noise conflicts would arise because the location of housing within the Town Center is not defined at this time.

6. The proposal *partially further*s the following relevant Comprehensive Plan policies:
 - A. Policy II.B.5a-full range of urban land uses. A full range of urban land uses would be promoted, especially in the Town Center, though a range of land uses could have occurred without the relocation.
 - B. Policy II.B.5d-neighborhood values/environment/resources. Relocating the Town Center is not likely to conflict with existing neighborhood values. Due to the proposal's general nature, impacts

on the natural environment, and scenic and other resources, cannot be specifically addressed at this time.

- C. Policy II.B.5j-location of commercial development. The TCV zone would provide for small neighborhood centers, but the degree of pedestrian and bicycle access is unknown at this stage. The degree of transit integration in the Town Center, a large, area-wide shopping center is also unknown.

7. With respect to the Comprehensive Plan Housing Goal and Policy II.B.5h regarding higher density housing, it is unknown at this stage how the proposal will further or not further them. Though the proposal would result in more Westside housing, information about the potential for affordable housing has not been included. The proposal allows an average of 9 DU/acre for the net residential development area, which is less than the density needed to fulfill the project's New Urbanist intent.

8. With respect to the Westside Strategic Plan (WSSP), the proposal *partially furthers* the following policies:

- A. Policy 1.1- The intent is for the higher density housing to locate in the Town Center, but there is no guarantee that lower density development would not occur there.
- B. Policy 1.13- Placing the Activity Center closer to the interstate may allow a greater concentration of commercial uses compared to its existing location. However, both the existing and the proposed locations would function as the community's primary focus and both would have the community's most intense land uses.

9. If the designated Activity Center is relocated near Interstate-40 as proposed, then the Town Center would be within the boundaries of the Activity Center. Therefore, the proposed zone change would *further* Policy 1.3. However, without the adjustment of the Activity Center's location, the proposed zone change would not further Policy 1.3 because the zone change would have occurred outside of the existing Activity Center.

10. Overall, the proposal is *generally consistent* with the intents and purposes of the Westland Master Plan. The proposal partially furthers the intents and purposes in the land uses, residential resort, open space, Town Center and jobs/housing balance categories. Though in an overarching sense the Plan's intents and purposes are promoted, the proposal does not offer enough specificity to demonstrate that these intents and purposes will come to fruition.

11. A facilitated meeting was held on October 30, 2007. The affected neighborhoods are the Tres Volcanes Neighborhood Association (NA), the Parkway NA and the Avalon NA. The neighborhoods

generally support the idea of moving the Town Center closer to Interstate 40, but are concerned about building height, school overcrowding, open space and affordable housing.

RECOMMENDATION - 06EPC 00141, December 20, 2007- Westland Sector Development Plan Amendment

That a recommendation of APPROVAL of 06EPC 00141, an amendment to the Westland Sector Development Plan for Parcels C, D, E, F, G and H, Westland North, and Tracts M, N and P, Watershed Subdivision, located between 98th St. and the proposed 118th St., north of Interstate 40 and south of the Petroglyph National Monument, be forwarded to the City Council based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 07EPC 00141, December 20, 2007 – Map Amendment to Westland Sector Development Plan

1. The City Council delegates final sign-off authority of this Rank III Sector Plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the sector development plan since the City Council hearing, including how the Plan has been modified to meet each of the Conditions.
 2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planners to ensure that all conditions of approval are met.
 3. Site Development Plans for Subdivision for the Town Center (TC) zone and the Town Center Village (TCV) zone shall be reviewed and approved by the Environmental Planning Commission (EPC).
 4. It shall be noted on the Plan that Open Space Areas shall be planned for in a cohesive manner and shall establish corridors for wildlife and recreational opportunities.
 5. Zoning designations for open space, SU-2/SU-1 for Open Space and SU-2/SU-1 for Major Public Open Space (MPOS), shall be established in the Plan for future use if and when needed.
 6. The acreage totals for existing and proposed land uses shall be corrected.
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FINDINGS - 07EPC 40071, December 20, 2007- Westland Master Plan Amendments

1. This request is for an amendment to the Westland Master Plan. The approximately 1,050 acre subject site is located between 98th Street and proposed 118th Street, north of Interstate 40 and south of the Petroglyph National Monument.

2. A request for a sector development plan map amendment (06EPC 00139), an amendment to the Westside Strategic Plan (07EPC 50079) and an amendment to the Westland Sector Plan (06EPC 00141) accompany this request.

3. The subject site lies within the boundaries of the Developing Urban area of the Comprehensive Plan. Additional applicable plans include the Westside Strategic Plan (WSSP), the Westland Master Plan, the Westland Sector Plan, the Northwest Mesa Escarpment Plan (NWMEP) and the Facility Plan for Arroyos.

4. The proposal generally *further*s the following relevant Comprehensive Plan Goals:
 - A. The Activity Center Goal. The proposal would facilitate development of a concentration of higher-density mixed land uses that would generally reduce auto travel needs for Westside residents.

 - B. The Economic Development Goal. The proposal would provide a variety of retail and service uses and would contribute to economic development, as well as create additional employment on the Westside to help improve the jobs/housing balance.

5. The proposal *partially further*s the following relevant Comprehensive Plan Goals:
 - A. The Open Space Goal. The proposal would establish Open Space as a land use category, but there would be no zoning designation for open space. It is uncertain how open space opportunities would become reality.

 - B. The Transportation and Transit Goal. The Town Center relocation closer to Interstate-40 could help facilitate alternative transportation opportunities, though in general the area tends to rely heavily on Interstate 40.

 - C. The Noise Goal. The Town Center relocation closer to Interstate-40 would buffer future subdivisions from the freeway and reduce noise impacts. It is unknown if new land use/noise conflicts would arise because the location of housing within the Town Center is not defined at this time.

6. The proposal *partially furthers* the following relevant Comprehensive Plan policies:

- A. Policy II.B.5a-full range of urban land uses. A full range of urban land uses would be promoted, especially in the Town Center, though a range of land uses could have occurred without the relocation.
- B. Policy II.B.5d-neighborhood values/environment/resources. Relocating the Town Center is not likely to conflict with existing neighborhood values. Due to the proposal's general nature, impacts on the natural environment, and scenic and other resources, cannot be specifically addressed at this time.
- C. Policy II.B.5j-location of commercial development. The TCV zone would provide for small neighborhood centers, but the degree of pedestrian and bicycle access is unknown at this stage. The degree of transit integration in the Town Center, a large, area-wide shopping center is also unknown.

7. With respect to the Comprehensive Plan Housing Goal and Policy II.B.5h regarding higher density housing, it is unknown at this stage how the proposal will further or not further them. Though the proposal would result in more Westside housing, information about the potential for affordable housing has not been included. The proposal allows an average of 9 DU/acre for the net residential development area, which is less than the density needed to fulfill the project's New Urbanist intent.

8. With respect to the Westside Strategic Plan (WSSP), the proposal *partially furthers* the following policies:

- A. Policy 1.1- The intent is for the higher density housing to locate in the Town Center, but there is no guarantee that lower density development would not occur there.
- B. Policy 1.13- Placing the Activity Center closer to the interstate may allow a greater concentration of commercial uses compared to its existing location. However, both the existing and the proposed locations would function as the community's primary focus and both would have the community's most intense land uses.

9. If the designated Activity Center is relocated near Interstate-40 as proposed, then the Town Center would be within the boundaries of the Activity Center. Therefore, the proposed zone change would *further* Policy 1.3. However, without the adjustment of the Activity Center's location, the proposed zone change would not further Policy 1.3 because the zone change would have occurred outside of the existing Activity Center.

10. Overall, the proposal is *generally consistent* with the intents and purposes of the Westland Master Plan. The proposal partially furthers the intents and purposes in the land uses, residential resort, open space, Town Center and jobs/housing balance categories. Though in an overarching sense the Plan's intents and purposes are promoted, the proposal does not offer enough specificity to demonstrate that these intents and purposes will come to fruition.

11. A facilitated meeting was held on October 30, 2007. The affected neighborhoods are the Tres Volcanes Neighborhood Association (NA), the Parkway NA and the Avalon NA. The neighborhoods generally support the idea of moving the Town Center closer to Interstate 40, but are concerned about building height, school overcrowding, open space and affordable housing.

RECOMMENDATION - 07EPC 40071, December 20, 2007- Westland Master Plan Amendment

That a recommendation of APPROVAL of 07EPC 40071, an amendment to the Westland Master Plan for Parcels C, D, E, F, G and H, Westland North, and Tracts M, N and P, Watershed Subdivision, located between 98th St. and the proposed 118th St., north of Interstate 40 and south of the Petroglyph National Monument, be forwarded to the City Council based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 07EPC 40071, December 20, 2007 – Text Amendments to Westland Master Plan

1. The City Council delegates final sign-off authority of this Rank II Area Plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the City Council hearing, including how the Plan has been modified to meet each of the Conditions.
2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planners to ensure that all conditions of approval are met.
3. Site Development Plans for Subdivision for the Town Center (TC) zone and the Town Center Village (TCV) zone shall be reviewed and approved by the Environmental Planning Commission (EPC).
4. All development areas that lie within the boundaries of the Northwest Mesa Escarpment Plan (NWMEP) shall be subject to all of the policies and regulations contained therein.

5. Town Center (TC) zone- Land use:

- A. The applicant shall explain how the entirety of the Town Center site will function as a cohesive New Urbanist area.
- B. The percentages of mixed-use, open space, commercial, office, and residential land uses shall be incorporated into the Town Center site and shall reflect the New Urbanist intent stated in the submittal.
- C. The hotel use shall comply with all applicable design regulations in the Westland Master Plan.

6. Town Center (TC) zone- Density:

- A. All non-residential uses within the Town Center shall have a density of at least 0.60 FAR with a max of 3.0 FAR.
- B. Front loaded garages shall not be allowed in the TC zone.
- C. Maximum residential lot size shall be 4,000 square feet.
- D. Variance of up to 10% above the maximum 4,000 square foot lot size is possible via an approved EPC site development plan for subdivision for limited areas provided that adherence to the following criteria can be clearly demonstrated:
 - i. Furthering the intent of applicable Goals and policies in the Comprehensive Plan, the West Side Strategic Plan, the Westland Sector Development Plan, the Westland Master Plan, the Northwest Mesa Escarpment Plan and the Facility Plan for Arroyos.
 - ii. Promoting pedestrian oriented design and function.
 - iii. Providing for connectivity and integration with the surrounding mixed-use community, and
 - iv. Functioning as a transition between the Town Center and the Town Center Village.

7. Town Center (TC) zone- Zoning:

- A. The following shall be allowed in the TC zone: uses permissive in the R-2 zone, excluding uses allowed in the R-T, R-LT and R-1 zones. However, a home occupation as regulated by the R-1 zone would be allowed in the TC zone.
- B. Maximum structure height allowed in the TC zone shall be 65 feet. Minimum structure height shall be 26 feet.
- C. No drive-thru service windows shall be allowed in the TC zone.
- D. No drive-in restaurants shall be allowed in the TC zone.

E. The maximum setback in the TC zone shall be 15 feet. There shall be no minimum setback requirement.

8. Town Center Village (TCV) zone- Housing:

A. The phrase “shall accommodate a broad socioeconomic range of future residents” (p. 37) shall be added to the description of Town Center Village.

B. R-1 regulations regarding lot size shall not apply.

C. A home occupation as regulated by the R-1 zone shall be allowed in the TCV zone.

D. The maximum setback in the TCV zone shall be 20 feet. There shall be no minimum setback requirement.

9. Town Center Village (TCV) zone- Zoning:

A. The following C-1 conditional uses shall not be allowed in the TCV zone: community residential program, auto/trailer/truck rental/service/storage, drive-up service window and outdoor storage.

B. The following shall be allowed in the TCV zone: uses permissive in the R-2, R-T and R-LT zones.

C. To be consistent with the TC zone, adult bookstores, adult photo studios or adult theaters shall not be allowed in the TCV zone.

D. Free-standing wireless telecommunication facilities (WTFs) shall be limited to clock or bell towers and flag poles. Free-standing “light poles”, crosses, and false trees shall be prohibited.

10. Resort/ Residential Zone:

A. The “hotel” use shall be removed from the Resort/ Residential zone.

B. The applicant shall update the list of permissive uses in the Resort/ Residential zone as a text amendment to the Plan.

C. The following C-1 and O-1 permissive uses shall not be allowed in the Resort/ Residential zone: temporary storage, parking lots and free-standing wireless telecommunication facilities (WTFs).

D. The Development Phasing section of the Plan shall be updated, as a text amendment to the Plan, to reflect the zone changes and overall phasing changes associated with this proposal.

11. Housing:

- A. The applicant shall address affordable housing in the TC and the TCV zones.
- B. "Twenty percent of the housing units developed within the Master Plan area shall be affordable based on federally-established affordability criteria" (WMP, p. 41).

12. Education:

- A. The applicant shall address school overcrowding by coordinating with Albuquerque Public Schools (APS) to provide school sites and/or to meet the needs of future area residents.
- B. Based on coordination with APS, the applicant shall update the text of the Westland Master Plan to reflect current plans for provision of schools.

13. Open Space:

Zoning designations for open space, SU-2/SU-1 for Open Space and SU-2/SU-1 for Major Public Open Space (MPOS), shall be established and incorporated into the Plan for future use if and when needed.

14. Transportation/Traffic:

- A. The proposed 118th interchange and Frontage Road shall be integrated into the 2030 MTP and NMDOT's transportation plans before construction of the Town Center begins.
- B. A project sponsor and funding source for the 118th interchange and the frontage road shall be identified before construction of the Town Center begins.
- C. The applicant shall provide an explanation about transportation and connecting the subject site to transit, and how this would contribute to creating a new urbanist community.

15. Any maps in the master plan that have been affected by the proposed changes shall be updated correspondingly.

16. CONDITIONS FROM CITY TRANSPORTATION PLANNING (DEPARTMENT OF MUNICIPAL DEVELOPMENT):

- A. The final results of the Supplemental Roadway Network Analysis must be received and acceptable to the City's transportation staff and the staff of the New Mexico Department of Transportation District 3 Office prior to final EPC action.

- B. The completed Supplemental Roadway Network Analysis shall include a “threshold study” to estimate the level of additional development that may reasonably be served with the existing and proposed roadway network before completion of the 118th & I-40 interchange is required.

17. CONDITIONS FROM WATER RESOURCES, WATER UTILITIES AND WASTEWATER UTILITIES (WATER AUTHORITY):

The existing Development Agreement shall be amended if changes to this Land Use Plan are approved and the number of residential units are changed.

18. CONDITIONS FROM THE MID-REGION COUNCIL OF GOVERNMENTS (MRCOG):

- A. The developer shall coordinate with the DMD to ensure that transportation infrastructure is provided as planned and included in the 2030 MTP.
- B. The applicant shall coordinate with City staff and NMDOT to ensure that the development is consistent with these projects:
- MPO project ID #373.0-visitor center, bike/ped bridge, public art and xeriscaping (FY 2010).
 - MPO project ID #449- rehabilitation and reconstruction of I-40 from the West Central interchange to the Rio Puerco. (FY 2012 and 2013).
 - MPO project #414.2- reconstruct and add auxiliary lanes and a climbing lane (FY 2008-2013).

19. CONDITIONS FROM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

The applicant shall coordinate with PNM, which will have to evaluate whether PNM has enough electric capacity in the area to serve the projected electric load.

Catalina Lehner, AICP- Senior Planner
&
Jennifer Donofrio, Associate Planner

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