



**Environmental
Planning
Commission**

**Agenda Number: 9
Project Number: 1006864
Case Number: 07EPC 40065
May 15, 2008**

Supplemental Staff Report

Agent	Hartman & Majewski Design Group
Applicant	SunCal Companies, New Mexico Division
Request	Site Development Plan for Subdivision
Legal Description	Tracts M, N & P- Watershed and Inspiration Subdivisions
Location	Located north of Arroyo Vista Blvd., west of Tierra Pintada Dr., south of the Petroglyph National Monument, and east of the Atrisco Terrace.
Size	Approximately 500 acres
Existing Zoning	Residential Resort (RR)
Proposed Zoning	Residential Resort (RR)

Staff Recommendation

DEFERRAL of 07EPC 40065, at the applicant's request, for 90 days to the August 21, 2008 hearing.

Staff Planners

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

Summary of Analysis

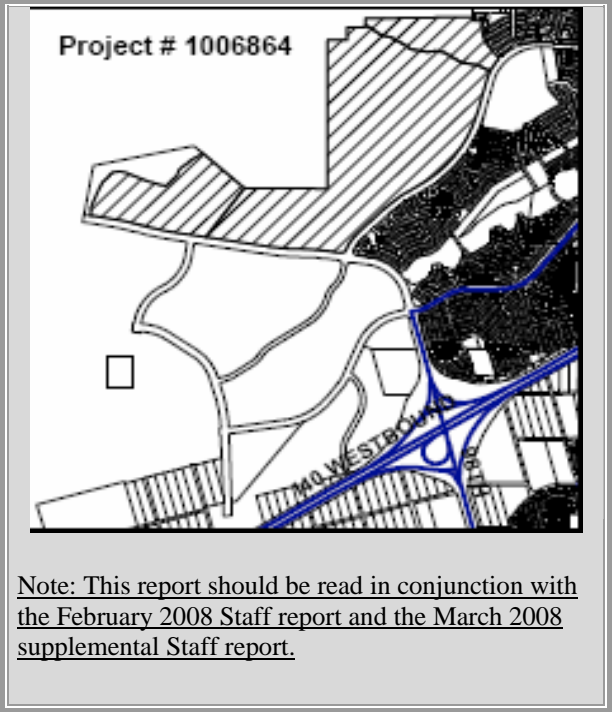
This proposal is for a site development plan for subdivision with design standards for an approx. 500 acre portion of the Westland property.

Applicable plans include the Westside Strategic Plan, the Facility Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Westland Master Plan, the Westland Sector Plan, and the Northwest Mesa Escarpment Plan.

At the March hearing, the EPC deferred this proposal for 60 days to allow time to improve policy compliance, especially with respect to the Northwest Mesa Escarpment Plan (NWMEP).

Outstanding issues are topography, open space and setbacks, and the design standards' lack of sufficient clarity for future reviewers.

The applicant is requesting a 90 day deferral to allow additional time to address outstanding issues and meet with interested parties.



City Departments and other interested agencies reviewed this application from 1/7/08 to 1/18/08.

