



Environmental Planning Commission

***Agenda Number: 16
Project Number: 1006864
Case Number: 07EPC 40065
August 21, 2008***

Supplemental Staff Report

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

Staff Recommendation

DEFERRAL of 07EPC 40065, at the applicant's request, for 120 days to the December 18, 2008 hearing.

Staff Planner

Catalina Lehner-AICP, Senior 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.

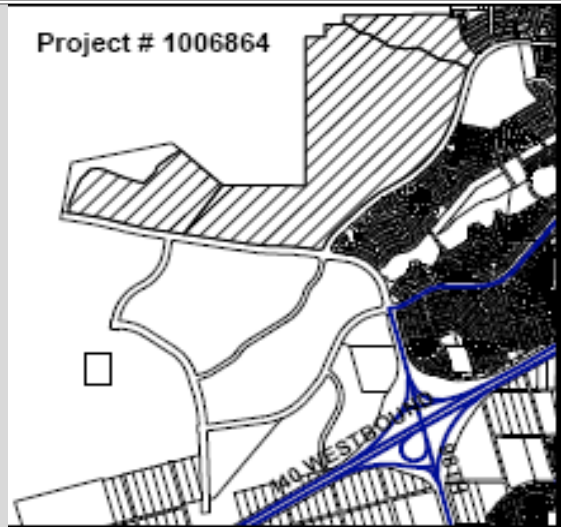
Applicable plans include the Westside Strategic Plan, the Facility Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Westland Master Plan, the Westland Sector Plan, and the Northwest Mesa Escarpment Plan.

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 120 day deferral to allow additional time to address outstanding issues and meet with interested parties.

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Note: This report should be read in conjunction with the February 2008 Staff report and the March 2008 supplemental Staff report.

