

# Westland Sector Plan

## LAND USE

- R-LT** Residential 5.5 du/ac average / SU-2 for R-LT
- R-2** Residential 15 du/ac average / SU-2 for R-2
- RR** Residential/Resort – 50% at 5 du/ac average / SU-2 for PDA
- TC** Town Center – 20% at 24 du/ac average / SU-2 for PDA
- CO** Corporate Office / SU-2 for O-1
- OS** Trails / Drainage Corridors / Open Space

Z-99-8 AX 99-2 SPR 96-2  
 Project # 1000570  
 Application # 00410-0000-00847

*PRW 100570*

### APPROVALS

THIS SITE PLAN IS GENERALLY CONSISTANT WITH THE ANNEXATION, ESTABLISHMENT OF ZONING AND THE SECTOR PLAN APPROVED BY THE CITY COUNCIL ON MAY 18, 1999 AND CONDITIONS OF APPROVAL HAVE BEEN MET.

Planning Department	7/20/00
Transportation Development	7-12-00
City Engineer	7-13-00
Utility Development	7-12-00
Design & Development	7/12/00
Parks & Recreation Department	

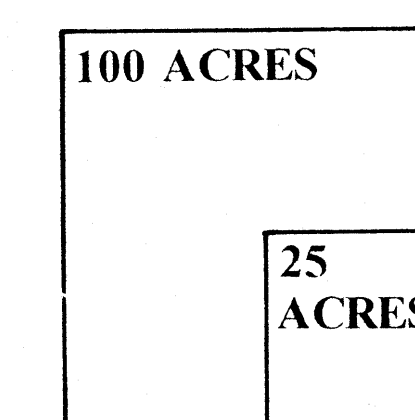
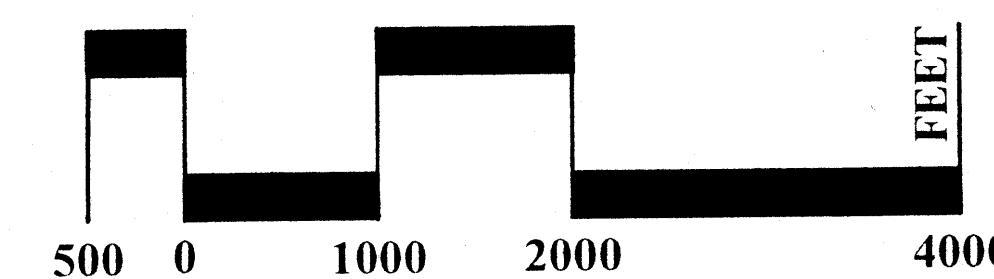
### Notes

- As a part of this Sector Development Plan the following future approvals shall be required:
  - Development projects within the SU-2 for R-LT and SU-2 for R-2 shall be delegated to the DRB.
  - Development projects within the SU-2 for Residential Resort/PDA and SU-2 for O-1 shall require an overall Site Development Plan for Subdivision, upon which future building plans shall be delegated to the DRB. If no Site Plan for Subdivision exists, individual building plans shall be reviewed and approved by the EPC.
  - All developments within the Town Center shall require EPC review and approval.
- The area contained within this Sector Plan is governed by the policies and design guidelines in the Westland Master Plan. The Westland Master Plan was adopted by the City of Albuquerque as a Rank 3 Plan, per City Council Bill R-20, May, 1998.
- Site plans for property in the area zoned SU-2/Residential Resort are further restricted where the Conservation Area of the Northwest Mesa Escarpment Plan overlaps it; overall density is limited to 1 dwelling unit per net acre in this overlap area.
- Phasing for this Sector Plan shall adhere to the Phasing Plan as illustrated by Exhibit 12 of the Westland Master Plan.
- As development proceeds west towards the Atrisco Terrace, a Planned Communities Level B Plan shall be approved prior to any development in the area designated Reserve by the Comprehensive Plan.

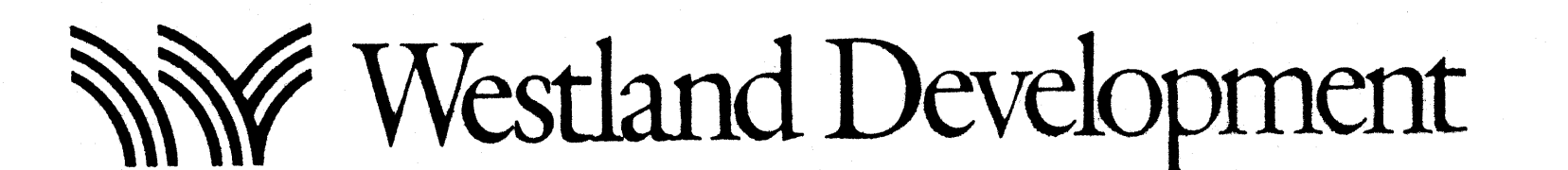
 **SECTOR PLAN BOUNDARY**  
 **MASTER PLAN BOUNDARY**



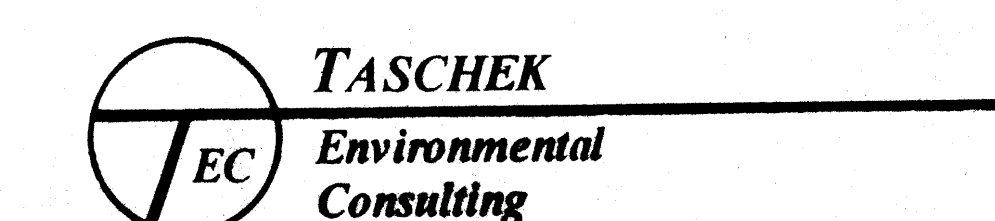
NORTH



Prepared For



Prepared By



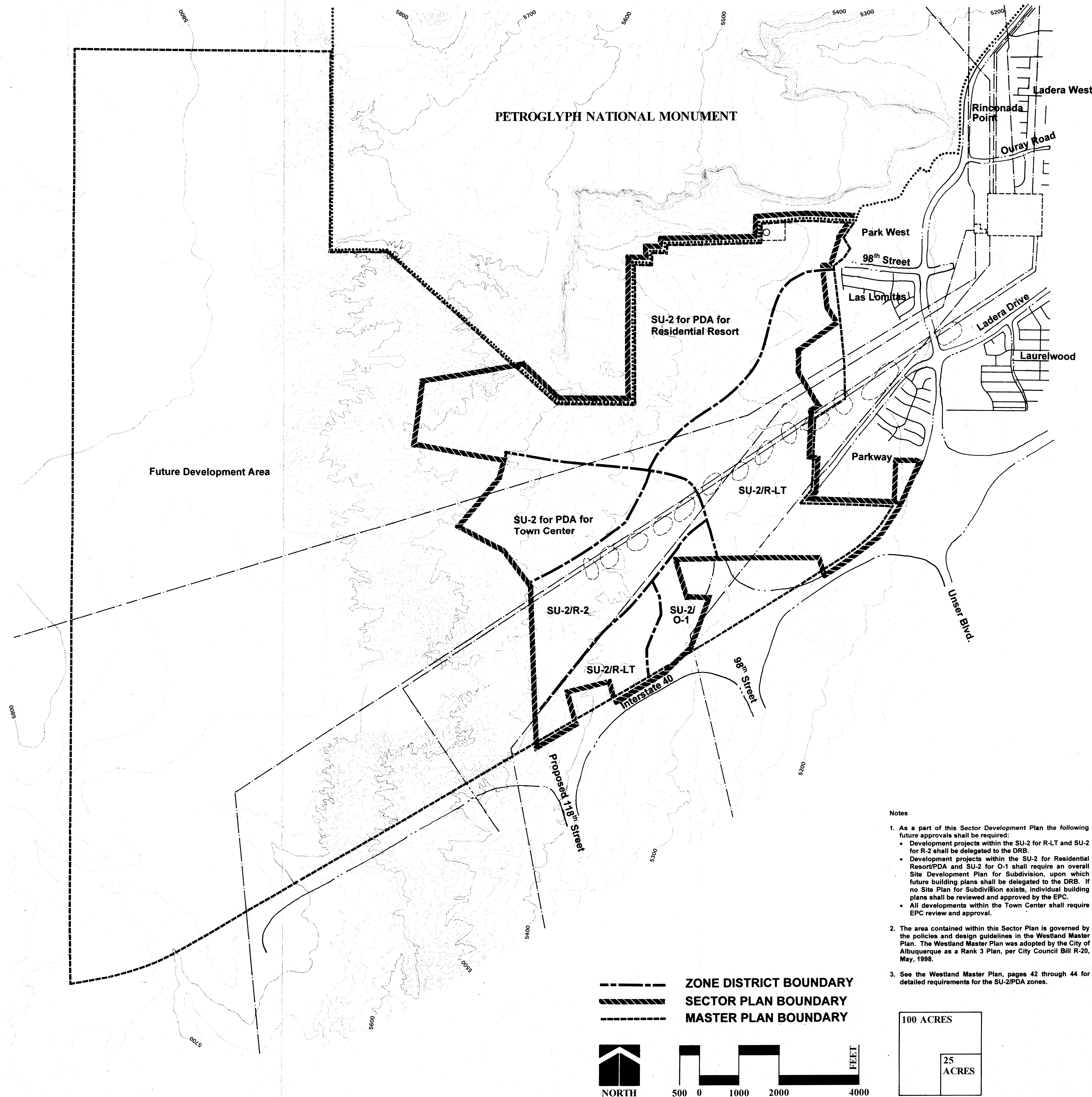




# Westland Sector Plan


## ZONING

ZONING	ACRES
SU-2 for R-LT	± 527
SU-2 for R-2	± 199
SU-2 for PDA for Residential Resort	± 561
SU-2 for PDA for Town Center	± 202
SU-2 for O-1	± 57
<b>TOTAL ACRES</b>	<b>± 1,546</b>

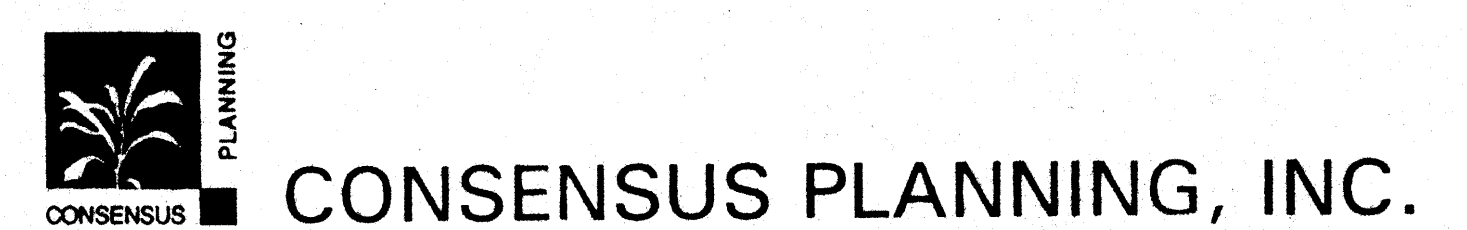


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  - See the Westland Master Plan, pages 42 through 44 for detailed requirements for the SU-2/PDA zones.

Prepared For



Prepared By



BOHANNAN-HUSTON INC.  
ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS SURVEYORS

