

# CITY of ALBUQUERQUE

## TWENTY THIRD COUNCIL

COUNCIL BILL NO. R-18-112 ENACTMENT NO. \_\_\_\_\_

SPONSORED BY: Ken Sanchez

1 RESOLUTION  
2 ADOPTING AMENDMENTS TO THE WESTLAND MASTER PLAN AND  
3 WESTERN ALBUQUERQUE LAND HOLDINGS SECTOR DEVELOPMENT PLAN  
4 (WESTLAND MASTER PLAN APPENDIX A), TO MOVE SU-2 ZONING  
5 REGULATIONS FROM THE MASTER PLAN TO THE SECTOR DEVELOPMENT  
6 PLAN WHILE DELETING ERRORS AND INCONSISTENCIES, TO REMOVE  
7 REFERENCES TO BERNAILILLO COUNTY ZONING DESIGNATIONS, TO  
8 CREATE A USE TABLE AS PART OF THE SECTOR DEVELOPMENT PLAN, TO  
9 ADD “HOSPITAL” AS A PERMISSIVE USE IN THE SU-2 FOR TOWN CENTER  
10 ZONE WITH AN ALLOWABLE HEIGHT OF 110 FEET, AND TO MAKE OTHER  
11 MINOR CHANGES CONSISTENT WITH THE INTENT OF THE PLANS.

12 WHEREAS, the Council, the Governing Body of the City of Albuquerque,  
13 has the authority to adopt and amend plans for the physical development of  
14 areas within the planning and platting jurisdiction of the City authorized by  
15 statute, Section 3-19-5, NMSA 1978, and by its home rule powers; and

16 WHEREAS, the City of Albuquerque adopted the Westland Master Plan, a  
17 Master Development Plan, in 1998 through Council Bill R-20; and

18 WHEREAS, the City of Albuquerque adopted the Westland Sector  
19 Development Plan (now known as the Western Albuquerque Land Holdings  
20 Sector Development Plan), a Rank III Sector Development Plan, in 1999  
21 through Enactment Number 63-1999; and

22 WHEREAS, the Council has the authority to not only adopt but to amend  
23 such plans (the “Westland Plans”); and

24 WHEREAS, on December 14, 2017, the Environmental Planning  
25 Commission (EPC) found that the amendments to the Westland Plans are

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1 consistent with applicable Comprehensive Plan and West Side Strategic Plan  
2 goals and policies; and

3 WHEREAS, on December 14, 2017, the EPC, in its advisory role on land use  
4 and planning matters, recommended approval to the City Council of  
5 amendments to the Westland Master Plan and Western Albuquerque Land  
6 Holdings Sector Development Plan pursuant to twelve findings, which are  
7 incorporated herein by reference.

8 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
9 ALBUQUERQUE:

10 Section 1. WESTLAND MASTER PLAN, AMENDED. The Westland Master  
11 Plan, a Master Development Plan, is amended as follows, as depicted in  
12 Exhibit A to this resolution:

13 A. On page 39 of the plan, replace Exhibit 10, Land Use/Zoning Plan with an  
14 updated exhibit that reflects adopted changes that have been made dating  
15 back to August 2015, including changes on the western edge of the plan area  
16 governed by the Bernalillo County Sector Plan.

17 B. Beginning on page 41 of the plan, delete all text beginning under the  
18 heading “Zoning” and ending prior to the heading “Government and Public  
19 Services” on page 46 and replace with the following text: [Zoning for the  
20 Westland Master Plan in the City of Albuquerque jurisdiction is regulated per  
21 the Westland Sector Plan. The Sector Plan can be found in Appendix A of this  
22 document.]

23 Section 2. WESTERN ALBUQUERQUE LAND HOLDINGS SECTOR  
24 DEVELOPMENT PLAN (WESTLAND MASTER PLAN APPENDIX A), AMENDED.  
25 The Western Albuquerque Land Holdings Sector Development Plan, a Rank III  
26 Sector Development Plan, is amended as shown in Exhibit B to this resolution.

27 Section 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
28 clause, word or phrase of this Resolution is for any reason held to be invalid  
29 or unenforceable by any court of competent jurisdiction, such decision shall  
30 not affect the validity of the remaining provisions of this Resolution. The  
31 Council hereby declares that it would have passed this Resolution and each  
32 section, paragraph, sentence, clause, word or phrase thereof irrespective of  
33 any provision being declared unconstitutional or otherwise invalid.

1 Section 4. EFFECTIVE DATE. This Resolution shall take effect five days after  
2 publication by title and general summary.

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