

Exhibit A



Western Albuquerque Land Holdings Master Plan

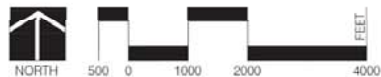
LAND USE/ZONING PLAN AMENDED FEBRUARY, 2016

R-2.5	Residential 2.5 du/ac average
PDA	Residential 4 du/ac average
R-5.5	Residential 5.5 du/ac average
R-15	Residential 15 du/ac average
NC	Neighborhood Commercial /C-1
HC	Highway Commercial /C-2
TC	Town Center - Community Activity Center /SU-2 for TC
OS	Open Space - 12 du/ac average /SU-2 for TC
IP	Institutional /O-1
AP/S	Artesian /RR
AP/S	Artesian /TCV
M-1	Major Public Open Space
Corridors	Corridors /Open Space
COA	Community Open Space /SU-2/SU-1 for Regional Sports Complex and Related Facilities
Major Public Open Space	Major Public Open Space
Restricted	Restricted to utilities, drainage, and

Note: Roadway alignments are conceptual, final rights-of-way and alignments shall be determined with future platting actions.

Legend:

- Master Plan Boundary
- City Limits



Prepared For

WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By



CONSENSUS PLANNING, INC.



BOHANNON-HUSTON INC.

Zone Map Amendment for 81 Acres

EXHIBIT 10

that will separate and buffer clusters of residential development from one another and provide an open character to the development. Other recreational uses anticipated will be tennis facilities, swimming pool, trails, etc..

In the event that this portion of the Master Plan area does not develop as a residential resort with associated recreational uses, the development of high-density apartment units within the proposed SU-PDA zone shall be prohibited. The permissive uses within the R-2 zone as specified on page 43 shall be revised to state a maximum density of 15 du/ac in conjunction with the residential resort. A maximum density of 5.0 single family units per acre will be allowed if the residential resort does not develop.

Much attention has been focused recently on the land use/job mix on the West Side. This discussion has surfaced in the context of the number of lanes crossing the Rio Grande to get West Side residents to employment areas east of the river. The Westland Master Plan area will contain approximately 1,100 acres of nonresidential land uses that will have employment opportunities via commercial, corporate office, and industrial park uses. Based on Urban Land Institute standards as seen in Table 11, there are projected to be approximately 23,620 jobs.

Table 11 - Land Use/Job Mix

Land Use	Acres	Employee per Acre Multiplier	Employees (Jobs)
Residential Resort **	5	18.7	94
Commercial	246	18.7	4,600
Corporate Office	153	37.4	5,722
Industrial Park	695	19	13,205
TOTAL	1,099	21.7***	23,621

*Source: Urban Land Institute

**Total acreage is 467. It is assumed that five (5) of these acres will be commercially-oriented to provide services to the resort.

***Average based on all employment-oriented acreage.

The ratio of persons to jobs is expected to be approximately 2.07, which is nearly identical to the city-wide ration of 2.08 persons per job. Further, other major employment centers are near the Westland Master Plan area, including the Atrisco Business Park east of Unser Boulevard and the future industrial parks associated with the Double Eagle II Airport and the Black Ranch.

Hierarchy of Commercial Centers

Town Center

Purpose: To Provide the primary focus, identity, and sense of character for the entire Plan area in conjunction with community-wide services, civic land uses, employment, and the most intense land uses within the Plan area. Land uses within the Town Center may include, but are not limited:

- Specialty and Service Commercial
- Retail Power Centers
- Offices
- Medical Offices, Urgent Care Center, and Clinics

- Public and Quasi-Public Uses such as library and/or sheriff/fire
- High Density Residential
- Churches
- Urban Park/Plaza

Park and ride facilities can be co-located at appropriate locations within the Town Center.

Wildlife corridors are discouraged within the Town Center Site as the planned density of the site would not be conducive to wildlife populations.

Neighborhood Center

Purpose: To provide for the daily service needs and focal point for all residents and employees within the neighborhoods. Land uses in the Neighborhood Centers may include, but are not limited to:

- Neighborhood Scale Commercial Services, including but not limited to a grocery with liquor sales, and/or drug store anchor center
- Public and Quasi-Public uses such as a branch library, post office, and/or sheriff /fire
- Medium Density Residential
- Garden Offices
- Medical Offices and Clinic
- Churches

Highway Commercial

Purpose: To provide easy access to and from Interstate 40 for commercial and automotive needs. Seventeen total acres are envisioned for Highway Commercial uses near the Paseo del Volcan

interchange with Interstate 40. Examples of land uses may include, but are not limited to:

- Gas Station
- Automotive Center
- Fast Food Restaurant
- Convenience Store

Corporate Office/Industrial Park

Access to Interstate 40 has also influenced the location of corporate office and industrial park parcels. A total of 848 acres have been set aside for these land uses along the southwest portion of the Plan area along Interstate 40 and Paseo del Volcan. Maximum visibility from these important transportation facilities will be achieved and substantial employment opportunities are associated with the corporate office and industrial park development. These land uses are separated from residential land uses in order to avoid the potential for groundwater contamination and toxic air emissions impacts on nearby residential or sensitive areas.

Zoning

Zoning for the Westland Master Plan in the City of Albuquerque jurisdiction is regulated per the Westland Sector Plan. The Sector Plan can be found in Appendix A of this document.

The following zoning categories shall be utilized for all property within the Westland Master Plan according to the phasing of development and the development agreement. Current agricultural zoning remains in effect as specified in this agreement.

Residential Zones: R-LT, R-2 and Planned Development Area (PDA)

The plan's goal is that twenty percent of the housing units developed within the Master Plan area shall be affordable based on federally established affordability criteria:

- ~~Westland will work with residential developers, City of Albuquerque and Bernalillo County to provide for affordable housing units throughout the plan area.~~
- ~~Minimum densities are established for each residential zone pursuant to Table 10, and are 80 percent of the proposed maximum densities.~~

~~Industrial Park—Zone: M-1~~

~~This zone provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan. All regulations guiding the development within the M-1 zone (including conditional uses) are as defined within the Bernalillo County or City of Albuquerque Comprehensive Zoning Code.~~

~~Corporate Office—Zone: O-1~~

~~This zone provides sites suitable for office, service, institutional, and dwelling uses. All regulations guiding the development within the O-1 zone (including conditional uses) are as defined within the Bernalillo County Comprehensive Zoning Code.~~

~~Neighborhood Commercial Center—Zone: C-1, with package liquor in conjunction with a Grocery or Drug Store~~

~~The zone provides suitable sites for office, service, institution and limited commercial uses to satisfy the day-to-day needs of residential~~

~~areas. All regulations guiding the development within the C-1 zone (including conditional uses) are as defined within the Bernalillo County Comprehensive Zoning Code.~~

~~Highway Commercial—Zone C-2~~

~~This zone provides suitable sites for commercial activities and certain specified outside storage. All regulations guiding the development within the C-2 zone (including conditional uses) are as defined within the Bernalillo County Comprehensive Zoning Code.~~

~~SU-2 for Town Center~~

~~This zone, as applied by this Plan, provides suitable sites for a high intensity mixture of commercial, office, service, institutional, and residential uses. The design and general layout of these uses shall be controlled by the following:~~

~~A. Permissive Uses, subject to site development plan approval:~~

- ~~Uses Permissive in the C-2 zone, except:

 - a. ~~Parking lots (as a business or primary activity);~~
 - b. ~~Adult bookstores, adult photo studios, or adult theaters.~~~~
- ~~Dwelling unit, provided it is developed as part of a residential or mixed use site development plan at not less than 9 du/acre for the net residential development area.~~
- ~~Church or other place of worship, including the usual incidental facilities.~~
- ~~Public Park, and/or Urban Plaza.~~
- ~~Hotel.~~

B.—Conditional Uses:

- Uses conditional in the C-2 zone:

C. Height

- Structure height up to 40 feet shall be allowed within the Town-Center

D.—Lot Size: No general limitations:

Town-Center (TC) Zoning:

- 1.—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.
- 2.—Maximum structure height allowed in the TC zone shall be 65 feet.
- 3.—No drive-thru service windows shall be allowed in the TC zone except for the outermost periphery area of the town center and as approved by the Albuquerque Environmental Planning Commission.
- 4.—No drive-in restaurants shall be allowed in the TC zone.
- 5.—The maximum front setback in the TC zone shall be 15 feet. There shall be no minimum setback requirement.

Town-Center—Zone—Density

The Site Development Plan for a subdivision for the Town-Center shall identify minimum FAR's for specific development areas, with higher FAR's such as 2-3 in the central core area and low FAR's such

as 0.3–0.6 in the peripheral area.

Front-loaded garages shall not be allowed in the TC zone.

Maximum residential lot size shall be 4,000 square feet. However a variance of up to 10% above the maximum 4,000 square foot lot size is possible via an EPC approved site development plan for subdivision for limited areas provided that adherence to the following criteria can be clearly demonstrated:

- 1.—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;
- 2.—Promoting pedestrian-oriented design and function;
- 3.—Providing for connectivity and integration with the surrounding mixed-use community; and
- 4.—Functioning as a transition between the Town-Center and the Town-Center Village.

Housing within the zone shall contribute to the minimum percentage of 20% for affordable housing within the overall Master Plan and shall be based on federally established affordability criteria.

TC Zone Estimated Land Use Percentages

Town-Center (TC):
 Residential—35 to 45%
 Non-Residential—40 to 60% (half office and half commercial)
 Open Space—10%

Amount of mixed use to be determined within the percentage of residential, office, and commercial shown above:

E.—Setback. As determined by an approved Site Plan.

F.—Off-Street Parking. As defined by the City of Albuquerque Comprehensive Zoning Code:

G.—Site Development Plan Approval. A site development plan and landscaping plan shall be approved by the City Planning Director for each new building, building addition, or major use of open space on any site in the SU-PDA, Town Center zone. The Planning Director shall use the following procedures in reviewing site development plans:

1.—No site development plan shall be approved in the SU-PDA, Town Center Zone without a copy of notice of approval from the Design Review Committee:

H.—Site Development Plan Standards. Site development plans for property in the area zoned SU-PDA, Town Center, shall meet the intent of the design guidelines section of the Westland Master Plan:

1.—Specific sign regulations for each development shall be established in the site development plan. The general principals guiding signage within the SU-PDA, Town Center zone shall be that the commercial uses should follow C-2 sign controls; sign for office should follow the O-1 sign controls, and signs for residential projects should follow the General Sign Regulations in the City's Comprehensive Zoning Code:

2.—Non-residential open space should be provided in the form of outdoor plaza space. Pedestrian linkages between the open space/outdoor plaza and the public street shall be provided

whenever possible. Pedestrian ways should be integrated with structures, parking areas, open space, and generally incorporated as a key element of the site development plan:

SU-2 for Planned Development Area

This zone provides suitable sites for a mix of residential uses which are special because of the relationship of this property to Petroglyph National Monument. This zone, as applied by this Plan, provides suitable sites for a wide range of residential densities, schools, active and passive recreational uses (parks, trails, community centers, etc.)

A.—Permissive Uses, subject to site development plan approval:

1.—Uses Permissive in the RT zone:

B.—Height:

1.—Structure height up to 40 feet shall be allowed within the SU-2 for PDA zone, except within the View and Impact Areas of the Northwest Mesa Escarpment Plan:

C.—Lot Size. Per the RT zone in the City of Albuquerque Comprehensive Zoning Code, except for a house, minimum lot area shall be 3,200 square feet per dwelling unit; minimum lot width shall be 32 feet:

D.—Setback. As defined by an approved site plan:

E.—Off-Street Parking. As defined by the City of Albuquerque Comprehensive Zoning Code:

F.—Site Plan Approval. A site plan and landscape plan shall be approved by the City Planning Director for each new building

addition, residential development area, planned development area, or major use of open space on any site in the SU-2 for PDA zone. The Planning Director shall use the following procedures in reviewing site development plans:

1. ~~No Site Development Plan shall be approved in the SU-2 For PDA zone without a copy of notice of approval from the Design Review Committee.~~
2. ~~Site Development Standards. Site plans for property in the area zoned SU-2 for PDA zone shall meet the intent of the design guidelines section of the Westland Master Plan.~~
3. ~~Specific sign regulations for each development shall be established in the site development plan. The general principals guiding signage within the SU-2 for PDA zone should follow C-1 sign controls, or as determined by an approved site development plan.~~

SU-2 for Town Center Village

This zone, as applied by this Plan, provides suitable sites for a range of residential densities, sizes, styles, and amenities that shall accommodate a broad socioeconomic range of future residents. The intent of this zone is to allow for a mixture of residential types and sizes that is not permitted by the current Zoning Ordinance. These units will be designed to complement the nearby Town Center and the commercial, office, and residential uses therein. Future site plans should be reflective of the "New Urbanist" movement in town planning and designed to be reminiscent of the pedestrian-oriented neighborhoods and townscapes of old. Principals of New Urbanism including walkability, connectivity, mixed-use and diversity, mixed housing, quality architecture, traditional neighborhood structure, transportation, and sustainability will be integrated in the plan. The design and general layout of these uses shall be controlled by the following:

A. ~~Permissive Uses~~

1. ~~Uses Permissive in the R-2 zone.~~
2. ~~Uses Permissive in the C-1 zone.~~

3. ~~Community Recreational Center. (Publicly or privately owned facility designed to provide active and passive recreational areas for residents.)~~

B. ~~Conditional Uses~~

1. ~~Uses Conditional in the R-2 zone.~~
2. ~~Uses Conditional in the C-1 zone.~~

C. ~~Height~~

1. ~~Structure height up to 40 feet shall be allowed within the Town Center Village.~~

D. ~~Lot Size:~~

1. ~~No general limitation.~~

E. ~~Setback. As determined by an approved site plan.~~

F. ~~Off-Street parking. As defined by the City of Albuquerque Comprehensive City Zoning Code.~~

G. ~~Signage~~

1. ~~All signage shall conform to the signage regulations found in the C-1 zone of the City of Albuquerque Comprehensive City Zoning Code unless modified as part of an approved site development plan.~~

H. ~~Lighting~~

1. ~~All lighting shall comply with the requirements of the Night Sky Ordinance, the Westland Master Plan and the Northwest Mesa Escarpment Plan, whichever is more restrictive.~~

I. ~~Site Development Plan Approval. Site development plan approval shall comply with the requirements of the Westland~~

~~Sector Plan. No site development plan shall be approved in the SU-PDA, Town Center Village Zone without a copy of a notice of approval from the Design Review Committee.~~

~~J. Site Development Plan Standards. Site development plans for property in the area zoned SU-TCU, town Center Village, shall meet the intent of the design guidelines section of the Westland Master Plan.~~

~~Town Center Village (TCV) Zone Housing:~~

- ~~1. R-1 regulations regarding lot size shall not apply.~~
- ~~2. A home occupation as regulated by the R-1 zone shall be allowed in the TCV zone.~~
- ~~3. The maximum front setback in the TCV zone shall be 20 feet. There shall be no minimum front, rear, or side setback requirement.~~
- ~~4. Housing within this zone shall contribute to the minimum percentage of 20% for affordable housing within the overall Master Plan and shall be based on federally-established affordability criteria.~~

~~Town Center Village (TCV) Zone-zoning:~~

- ~~1. The following C-1 conditional uses shall not be allowed in the TCV zone; community residential programs, auto/trailer/truck rental/service/storage, drive-up service window as approved by the EPC, and outdoor storage.~~
- ~~2. The following shall be allowed in the TCV zone; uses permissive in the R-2, R-T, and R-LT zones, with the following exceptions:~~
 - ~~a. Density shall not exceed 36 dwelling units per acre.~~
 - ~~b. There shall be no maximum FAR.~~

~~c. Recreation uses, including community and regional scale recreation facilities provided a Master Development Plan (Site Plan for Subdivision) is approved by the EPC.~~

~~3. To be consistent with the TC zone: adult bookstores, adult photo studios, or adult theaters shall not be allowed in the TCV zone.~~

~~4. Free-standing wireless telecommunication facilities (WTFs) shall be limited to clock or bell towers and flag poles.~~

~~TCV Zone Estimated Land Use Percentages:~~

~~Town Center Village (TCV):~~

~~Residential 16-22%~~

~~Non-Residential up to 20%~~

~~Recreation/Open Space 58%~~

~~SU-2 for RLT~~

~~SU-2 RLT Zone shall be regulated by the City of Albuquerque Comprehensive Zoning Code with the following exceptions:~~

- ~~1. Lot Size. For a house, minimum lot area shall be 3,500 square feet; minimum lot width shall be 35 feet.~~
- ~~2. Conditional Use: Single family detached housing on lots smaller than 3,500 square feet provided that the overall gross density does not exceed 8 du/acre.~~

~~Government and Public Services~~

Community facilities and public services are provided in a variety of ways within the Westland Master Plan area (Exhibit 11- Community Facilities Plan). Public schools will be the responsibility of Albuquerque Public Schools while libraries, sheriff/police, and fire protection will be provided by the City of Albuquerque and Bernalillo County. The needs projected in the following sections are to be used as a guide only. Future changes in technology,