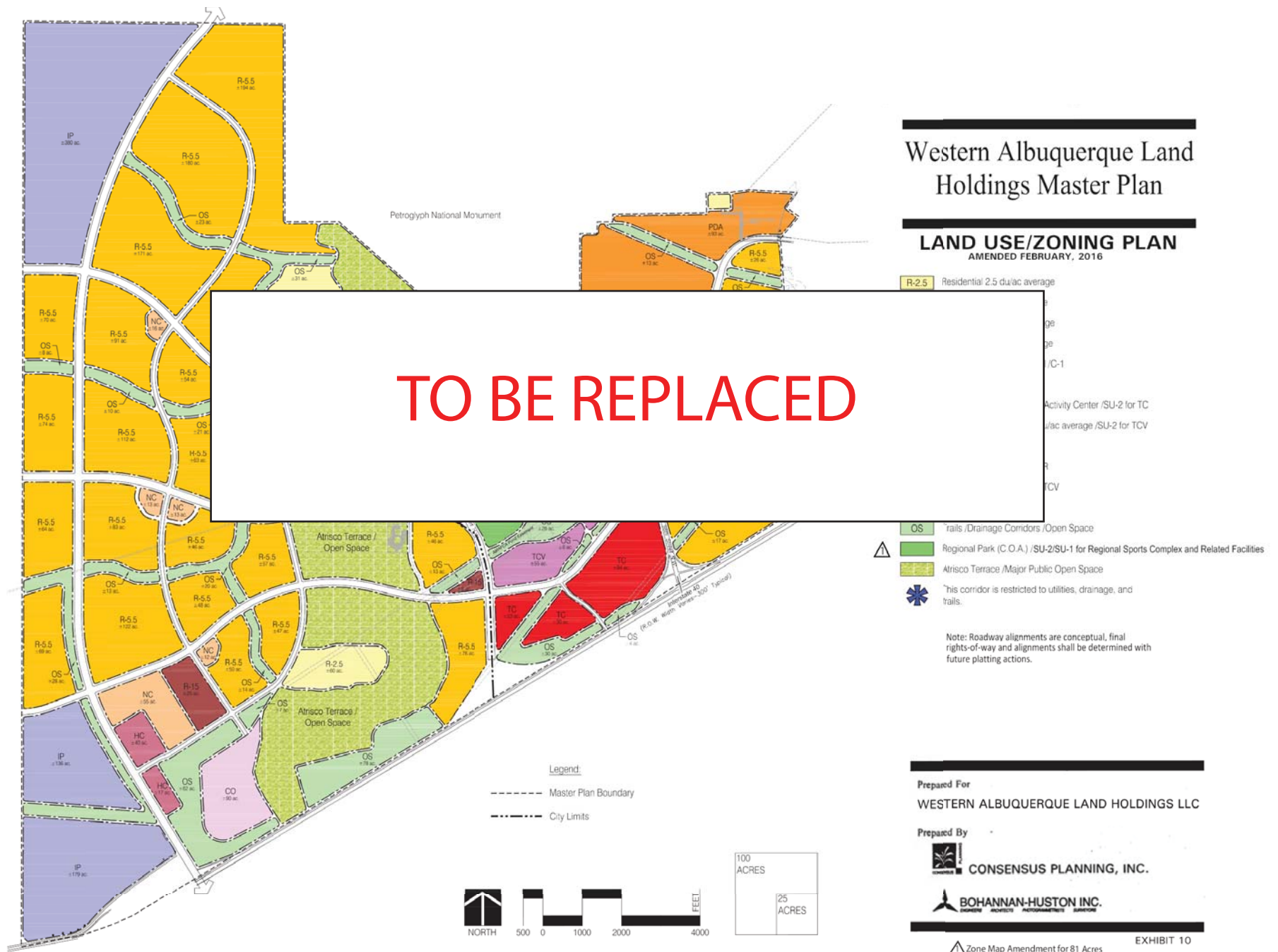


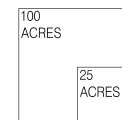
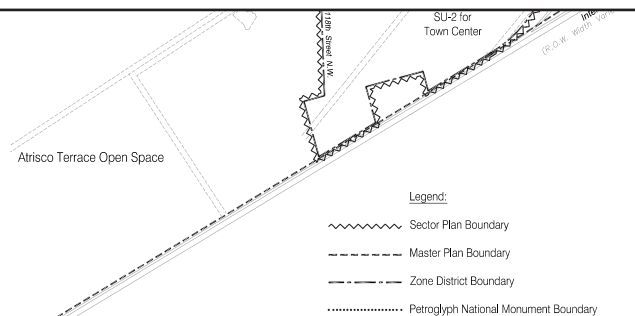
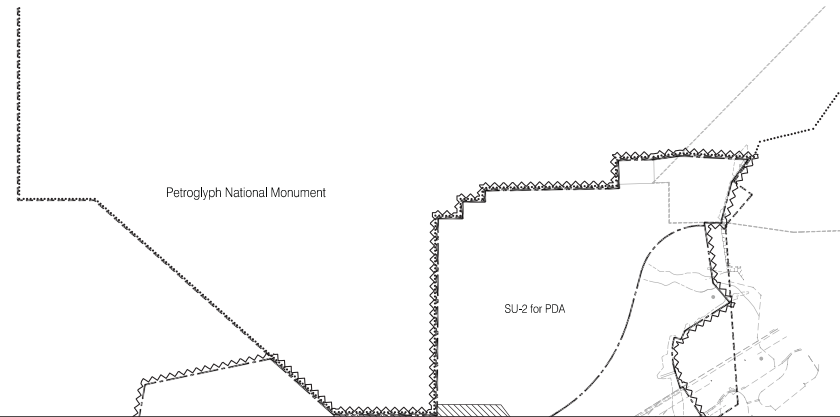
## APPENDIX A: Western Albuquerque Land Holdings Sector Plan



APPENDIX A: Western Albuquerque Land Holdings Sector Plan

NOTES:

- As part of this Sector Development Plan the following future approvals shall be required:
  - Development projects (subdivision plats) within the SU-2 for R-LT shall be delegated to the Development Review Board (DRB).
  - Development projects within the SU-2 for Planned Development Area (PDA) and SU-2 for Town Center Village (TCV) shall require an overall Site Development Plan for Subdivision (PRD for residential projects) requiring Environmental Planning Commission (EPC) review and approval, upon which future non-residential or mixed use Site Plans for Building Permit and/or subdivision plats shall be delegated to the DRB. If no Site Development Plan for Subdivision exists, individual Site Plans for Building Permit shall be reviewed and approved by the EPC.
  - All developments within the Town Center (TC) shall require EPC review and approval unless delegated to the DRB by the EPC as part of an approved Site Plan of Subdivision.
- 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.
- See the Westland Master Plan for detailed requirements for each of the specific SU-2 zones.
- The goal is to develop a mixed-use, vibrant town center, which shall be incorporated into the Town Center (TC) zone Site Plans for Subdivision in order to conform with Activity Center policies in the Comprehensive Plan.
- As a designated Community Activity Center, the Town Center (TC) shall conform with the Activity Center policies found in Table 10 of the Comprehensive Plan.
- In accordance with the Memorandums of Understanding between Albuquerque and Albuquerque Public Schools dated August 26, 2012, the City is generally subject to land use, zoning, subdivision and construction ordinances and procedures of local jurisdictions such as the City Development Approvals; however, the City regulates access from the street system to APS property;".



Western Albuquerque Land Holdings Sector Plan

ZONING

AMENDED AUGUST, 2015

Property owned by Albuquerque Public Schools

BY ZONING DISTRICT

	EXISTING ACRES
SU-2 for PDA	±428
SU-2 for Town Center	±561
SU-2 for Town Center Village	±193
TOTAL	±364

2012 AMENDMENT

Prepared For  
WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By  
CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.

## APPENDIX A: Western Albuquerque Land Holdings Sector Plan

### ZONING

The following zoning categories shall be utilized for all property within the Westland Master Plan in the City of Albuquerque's jurisdiction according to the phasing of development and the development agreement. For zoning in Bernalillo County's jurisdiction, within the Master Plan area, refer to the adopted Bernalillo County Sector Development Plan.

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

#### SU-2 for Town Center (TC)

This zone, as applied by this Plan, provides suitable sites for a high intensity mixture of commercial, office, service, institutional, and residential uses.

TC Zone Estimated Land Use Percentages:

Residential - 35 to 45%  
Non-Residential - 40 to 60% (half office and half commercial)  
Open Space - 10%

- A. Permissive, Conditional, Accessory, and Temporary Uses are regulated by the attached Use Table.
- B. Standards
  - Height. Structure height up to 65 feet shall be allowed within the Town Center with the following exception:
    - Structure height up to 110 feet shall be allowed for Hospital use.
  - Setbacks.
    - Front, minimum 5 ft, no maximum

- Side, minimum 0 ft interior, 5 ft. corner, no maximum
  - Rear, minimum 15 ft, no maximum
- Density. No minimum or maximum, except as regulated by the attached use table.
- Off-Street Parking. As defined by either the City of Albuquerque Comprehensive Zoning Code or the Integrated Development Ordinance, once effective.
- Drive-through and drive-up facilities are only allowed conditionally, through the Conditional Use Process and with the additional criteria that the facility is only allowed within the outermost periphery area of the Town Center as approved by the ZHE.

#### C. Administration

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

#### SU-2 for Planned Development Area (PDA)

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, Conditional, Accessory, and Temporary Uses are regulated by the attached Use Table.
- B. Standards
  - Height. Structure height up to 40 feet shall be allowed within the SU-2 for PDA zone, except within the Impact Areas of the Northwest Mesa Escarpment Plan.
  - Lot Size. Townhouse lot minimum lot area shall be 2,200 square feet per dwelling unit; minimum lot width shall be 22 feet per

## APPENDIX A: Western Albuquerque Land Holdings Sector Plan

dwelling unit. Single-family lot minimum lot area shall be 3,200 square feet per dwelling unit; minimum lot width shall be 32 feet.

- Setbacks. As defined by an approved site plan.
- Off-Street Parking. As defined by either the City of Albuquerque Comprehensive Zoning Code or the Integrated Development Ordinance, once effective.
- Signage. Specific sign regulations for each development shall be established in the site development plan.

### SU-2 for Town Center Village (TCV)

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. These units will be designed to complement the nearby Town Center and the commercial, office, and residential uses therein.

#### TCV Zone Estimated Land Use Percentages:

Residential 16-22%  
Non-Residential up to 20%  
Recreation/Open Space 58%

- Permissive, Conditional, Accessory, and Temporary Uses are regulated by the attached Use Table.
- Standards
  - Height. Structure height up to 40 feet shall be allowed within the Town Center Village.
  - Lot Size. No minimum or maximum lot size.
  - Setbacks. Maximum front setback shall be 20 feet. There shall be no minimum front, rear, or side setback requirement.
  - Off-Street Parking. As defined by either the City of Albuquerque

Comprehensive Zoning Code or the Integrated Development Ordinance, once effective.

- Signage. Specific sign regulations for each development shall be established in the site development plan.
- Lighting. 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.

### SU-2 for RLT

- Permissive, Conditional, Accessory, and Temporary Uses are regulated by the attached Use Table.
- Standards
  - Height. Structure height up to 26 feet shall be allowed within the RLT zone.
  - Lot Size. Townhouse lot minimum lot area shall be 3,200 square feet per dwelling unit; minimum lot width shall be 32 feet per dwelling unit. For a single-family house, minimum lot area shall be 3,500 square feet; minimum lot width shall be 35 feet.
  - Setbacks. Front. There shall be a front yard setback of not less than 15 feet, except driveways shall not be less than 20 feet long. Side. There shall be no required side-yard setback, except there shall be ten feet on the street side of corner lots; and there shall be five feet from a side lot line that separates the R-LT zone from another zone. Rear. There shall be a rear-yard setback of not less than 15 feet.
  - Density. Overall gross density of conditional single-family development shall not exceed 8 du/acre

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APPENDIX A: Western Albuquerque Land Holdings Sector Plan**SU-2/SU-1 for Regional Sports Complex and Related Facilities**

This zone is regulated pursuant to the SU-1 site development plan and process.

**Westland Sector Plan Use Table**

The following pages include the allowable land uses in each zone district. The abbreviations in the table represent how the use is allowed, if it is allowed. If there is a blank in the cell, the use is not permitted in the zoning category.

**Abbreviations:**

- A "P" indicates that the use is Permissive Primary (i.e. a primary use allowed by-right in that zone district).
- A "C" indicates that the use is Conditional Primary (i.e. a primary use allowed only after the applicant obtains a Conditional Use Approval).
- An "A" indicates that the use is a Permissive Accessory (i.e. allowed as an accessory use compatible with a Permissive Primary or Conditional Primary use on the lot).
- A "CA" indicates that the use is Conditional Accessory (i.e. an accessory use allowed only after the applicant obtains a Conditional Use Approval).
- A "T" indicates that the use is allowed as a temporary use.
- A "CT" indicates that the use is allowed temporarily only after the applicant obtains a Conditional Use Approval.

APPENDIX A: Western Albuquerque Land Holdings Sector Plan

WESTLAND ZONE CATEGORY	Town Center (TC)	Planned Development Area (PDA)	Town Center Village (TCV)	Regional Sports Complex	R-LT
<b>PRIMARY USES</b>					
<b>RESIDENTIAL USES</b>					
<b>HOUSEHOLD LIVING</b>					
Dwelling, single-family detached		P	P		P
Dwelling, mobile home	C				
Dwelling, cluster development		P	P		P
Dwelling, cottage development		P			
Dwelling, two-family detached (duplex)		P	C		P
Dwelling, townhouse		P	P		
Dwelling, live-work	P	P	C		
Dwelling, multi-family	P		P		
<b>GROUP LIVING</b>					
Assisted living facility, nursing home, or independent living facility	P	C	P		
Community residential facility, small	C				
Community residential facility, medium	C				
Community residential facility, large	C				
Group home, small	C	P			P
Group home, medium	C				
Group home, large	C				
<b>CIVIC AND INSTITUTIONAL USES</b>					
Adult or child day care facility	P		P		
Community center	P	P	P		
Elementary or middle school	P	P	P		P
Fire or police station	P		P		
High school		P	P		P
Hospital	P				
Library, museum, or art gallery	P	C	P		C
Parks and open space	P	P	P	P	P
Religious institution	P		P		
Sports field	P		P	P	

WESTLAND ZONE CATEGORY	Town Center (TC)	Planned Development Area (PDA)	Town Center Village (TCV)	Regional Sports Complex	R-LT
University or college	P		P		
Vocational school	P		P		
<b>COMMERCIAL USES</b>					
<b>AGRICULTURE AND ANIMAL-RELATED USES</b>					
Community garden	P	P	P		
Equestrian facilities	C				
Kennel	C		C		
Veterinary hospital	P		P		
Other pet services	P		P		
<b>FOOD, BEVERAGE AND INDOOR ENTERTAINMENT</b>					
Adult entertainment					
Bar	P		C		
Catering service	P		P		
Health club or gym	P		P		
Nightclub	P				
Residential community amenity	C	C	C		C
Restaurant	P		P	P	
Tap Room/Tasting Room	P		P		
Other indoor entertainment	P		P	P	
<b>LODGING</b>					
Hotel or motel	P				
<b>MOTOR VEHICLE-RELATED</b>					
Car wash	P		P		
Light vehicle fueling station	P		P		
Light vehicle repair	P		P		
Light vehicle sales and rental	P				
Parking lot			P		
Parking structure	P				

## APPENDIX A: Western Albuquerque Land Holdings Sector Plan

WESTLAND ZONE CATEGORY	Town Center (TC)	Planned Development Area (PDA)	Town Center Village (TCV)	Regional Sports Complex	R-LT
<b>OFFICES AND SERVICES</b>					
Bank	P		P		
Club or event facility	P		P		
Commercial services	<u>P</u>		C		
Medical or dental clinic	P		<u>P</u>		
Mortuary or crematorium			C		
Office	P		P	<u>P</u>	
Personal and business services, small	P		P		
Personal and business services, large	<u>P</u>		P		
Research or testing facility			P		
Self-storage	C		C		
<b>OUTDOOR RECREATION &amp; ENTERTAINMENT</b>					
Amphitheater	<u>P</u>				
Drive-in theater	C				
Other outdoor entertainment	P			<u>P</u>	
<b>RETAIL SALES</b>					
Adult retail					
Bakery goods or confectionery shop	<u>P</u>		<u>P</u>		
Building and home improvement materials, large	P				
Farmers market	<u>P</u>	<u>C</u>	<u>P</u>		
General retail, small	P		P		
General retail, medium	P		P		
General retail, large	P		P		
Liquor retail	P		<u>P</u>		
Pawn shop	P				
<b>TRANSPORTATION</b>					
Helipad	A				
Park-and-ride lot	<u>P</u>		<u>P</u>		
Railroad yard					
Transit facility	<u>P</u>		<u>P</u>		

WESTLAND ZONE CATEGORY	Town Center (TC)	Planned Development Area (PDA)	Town Center Village (TCV)	Regional Sports Complex	R-LT
<b>INDUSTRIAL USES</b>					
<b>MANUFACTURING, FABRICATION, AND ASSEMBLY</b>					
Artisan manufacturing	<u>P</u>		<u>P</u>		
Light manufacturing	C				
Heavy manufacturing					
Natural resource extraction					
Special manufacturing					
<b>TELECOMMUNICATIONS, TOWERS, AND UTILITIES</b>					
Solar or geothermal energy generation	<u>A</u>		<u>A</u>		
Utility, electric	<u>P</u>	P	P	P	P
Utility, other major	C	C	P		C
Wind energy generation	<u>A</u>		<u>CA</u>		
Wireless Telecommunications Facility					
Architecturally Integrated	P	<u>CP</u>	<u>PA</u>		<u>PA</u>
Co-location	P	<u>CP</u>			<u>PA</u>
Free-Standing	<u>P</u>	<u>P</u>			<u>PA</u>
Roof-Mounted	P	<u>CP</u>			<u>PA</u>
Public Utility Co-location	P	<u>CP</u>			<u>PA</u>
<b>WASTE AND RECYCLING</b>					
Recycling drop-off bin facility	P		C		
Solid waste convenience center					
Salvage yard					
Waste and/or recycling transfer station					
<b>WHOLESALING AND STORAGE</b>					
Above-ground storage of fuels or feed					
Outdoor storage	C				
Warehousing	C				
Wholesaling and distribution center	<u>C</u>				



APPENDIX A: Western Albuquerque Land Holdings Sector Plan

WESTLAND ZONE CATEGORY	Town Center (TC)	Planned Development Area (PDA)	Town Center Village (TCV)	Regional Sports Complex	R-LT
<b>ACCESSORY AND TEMPORARY USES</b>					
<b>ACCESSORY USES</b>					
Agriculture sales stand	P		P		
Animal keeping					CA
Automated Teller Machine (ATM)	A		A		
Drive-through or drive-up facility	-CA		-CA		
Dwelling unit, accessory		CA	P		CA
Dwelling unit, accessory without kitchen					
Family care facility			A		A
Family home daycare	A	A	A		A
Garden		A	A		A
Hobby breeder			A		A
Home occupation		CA	A		CA
Mobile food unit	P				
Mobile vending cart	P				
Other uses accessory to non-residential primary uses					
Other uses accessory use to residential primary uses		A	A		A
Outdoor animal run					
Outdoor dining area	A		A		
Parking of more than two truck tractors and two semitrailers for more than two hours	E				
Parking of non-commercial vehicle		A	A		A
Parking of recreational vehicle, boat, and/or recreational trailer		A			A
Second kitchen within a house		CA	CA		C

WESTLAND ZONE CATEGORY	Town Center (TC)	Planned Development Area (PDA)	Town Center Village (TCV)	Regional Sports Complex	R-LT
<b>TEMPORARY USES</b>					
Circus	P				
Construction staging area, trailer, or office	P	CT	CT		CT
Dwelling unit, temporary	CT		CT		
Fair, festival, or theatrical performance	I				
Garage or yard sale		T	T		T
Hot air balloon takeoff/landing					
Open air market	I				
Park-and-ride facility, temporary	T		T		
Real estate office or model home	T	T	T		T
Seasonal outdoor sales	I		T		
Temporary use not listed	I				