

## Memorandum

**To:** Marguerite Johnson, Bernalillo County Planning and Development Staff

**From:** Consensus Planning, agent for Western Albuquerque Land Holdings

**Date:** June 13, 2016

**Re:** Westland Master Plan and Sector Plan CPC June 1<sup>st</sup> Conditions of Approval Comments

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This memorandum provides Bernalillo County Planning staff with agent comments regarding each Condition of Approval from the June 1, 2016 staff report, which was not heard due to the applicant's request for deferral. The memo provides comments for Conditions of Approval from both the Westland Sector Plan (SPR2016-004) and Master Plan (SPR2016-003) CPC applications. In some cases, revisions are suggested and in some cases the agent has previously complied with the condition and is respectfully requesting removal. In this phase of the process the agent would like the County Planning Commission to know that the agent has worked diligently to address not only the May 4<sup>th</sup> Staff Report Conditions of Approval and supplementary staff comments since the hearing, but also concerns the CPC had during the May 4<sup>th</sup>, 2016 hearing. The numbers below directly correspond with the original June 1<sup>st</sup> Staff report Conditions of Approval for both cases.

### Conditions of Approval Notes

#### *Westland Master Plan (SPR2016-003)*

1. Because this condition pertains to zoning, suggested move to case SPR2016-004 and language revision: The subject property and the zoning districts shall be platted through the Bernalillo County Development Review Authority (CDRA) process prior to zoning certification.
2. Condition satisfied. Please remove.
3. Condition satisfied. Please remove.
4. Condition satisfied. Please remove.
5. Condition satisfied. Please remove.
6. Condition satisfied. Please remove.
7. Please find the existing ABCWUA Development Agreement attached. Suggested revision for the remaining Master Plan area for which the existing development agreement does not cover: Prior to development of the property not covered by the existing ABCWUA Development Agreement a revised or amended or new ABCWUA Development Agreement for such property must be submitted to BCPWD.
8. Suggested revision: A water and wastewater utility plan is required to be submitted to BCPWD prior to new subdivision or building permit applications within the Master Plan boundary.

9. Based on applicant discussions with BCPWD the following conditions and revisions are suggested to replace the June 1st transportation condition of approval (number 9):
  - A. A Traffic Impact Analysis (TIA) for the Master Plan is required to be submitted to for review and approval by BCPWD within 180 days of BCC approval. A copy of the TIA will be submitted to NMDOT for review only. The approved TIA for the Master Plan is valid for five (5) years from the date of BCPWD Approval.
  - B. If the Amended Master Plan is revised or amended again within five (5) years, an updated or revised TIA of similar scope is required if the traffic increases by 1000 peak hour trips or more.
  - C. At the time of development of any site within the County portion of the Amended Master Plan, a TIA will be required to be submitted per BCPWD TIA Procedures.
10. Suggested revision: A Grading and Drainage Plan shall be submitted to BCPWD for review and approval prior to new subdivision, site development, or building permit applications within the Master Plan boundary.
11. Agreed.
12. Condition satisfied. Please remove.
13. Condition satisfied. Please remove as a condition. Additionally, the applicant suggests a revision to the language and inclusion in the findings section: The Regional Park level of service goal is met with the City's Baseball Complex and the APS Stadium and Athletic Complex (totaling 190 acres) just to the east of the City/County boundary.
14. Agreed.
15. Condition satisfied. Please remove.
16. Agreed.

#### *Westland Sector Development Plan (SPR2016-004)*

1. Condition satisfied. Please remove.
2. Conditions satisfied. Please remove.
3. Suggest to combine Condition of Approval #3 and #4. Suggested revision: The agent shall continue to work with Bernalillo County Planning staff to revise the Sector Development Plan to include any outstanding issues proposed in the Zoning and Design Guidelines prior to adoption of the Sector Development Plan by the Board of County Commissioners.
4. See previous.
5. Condition satisfied. Please remove.
6. Agreed and suggest to combine Condition of Approval #6 and #8. Suggested revision: The Sector Development Plan request shall comply with all applicable Bernalillo County Ordinances, Codes, and Standards including but not limited to street design, traffic, drainage, utilities, and water conservation.
7. Condition satisfied. Please remove.
8. See #6 above.



We look forward to discussing the Conditions of Approval, if necessary. The applicant wishes to stress the importance of County Planning Commission's perception related to the existing and lengthy list of conditions and how that may reflect negatively on a potential decision for approval.

Please do not hesitate to contact me if you have additional questions or require any additional information.

CC: Marguerite Johnson  
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