

1. INTRODUCTION

This zone map/sector plan amendment and site plan approval request covers approximately 13 acres located on Albuquerque's Southwest Mesa. Specifically, the subject site, named Longford at Arrowwood, is located at the southwest corner of Gibson Boulevard SW and Stampedes Drive SW. The subject site's western boundary line is located adjacent to the Amole Arroyo Drainage Right-of-Way. The legal description for the site is:

Lot 5A, El Rancho Grande I

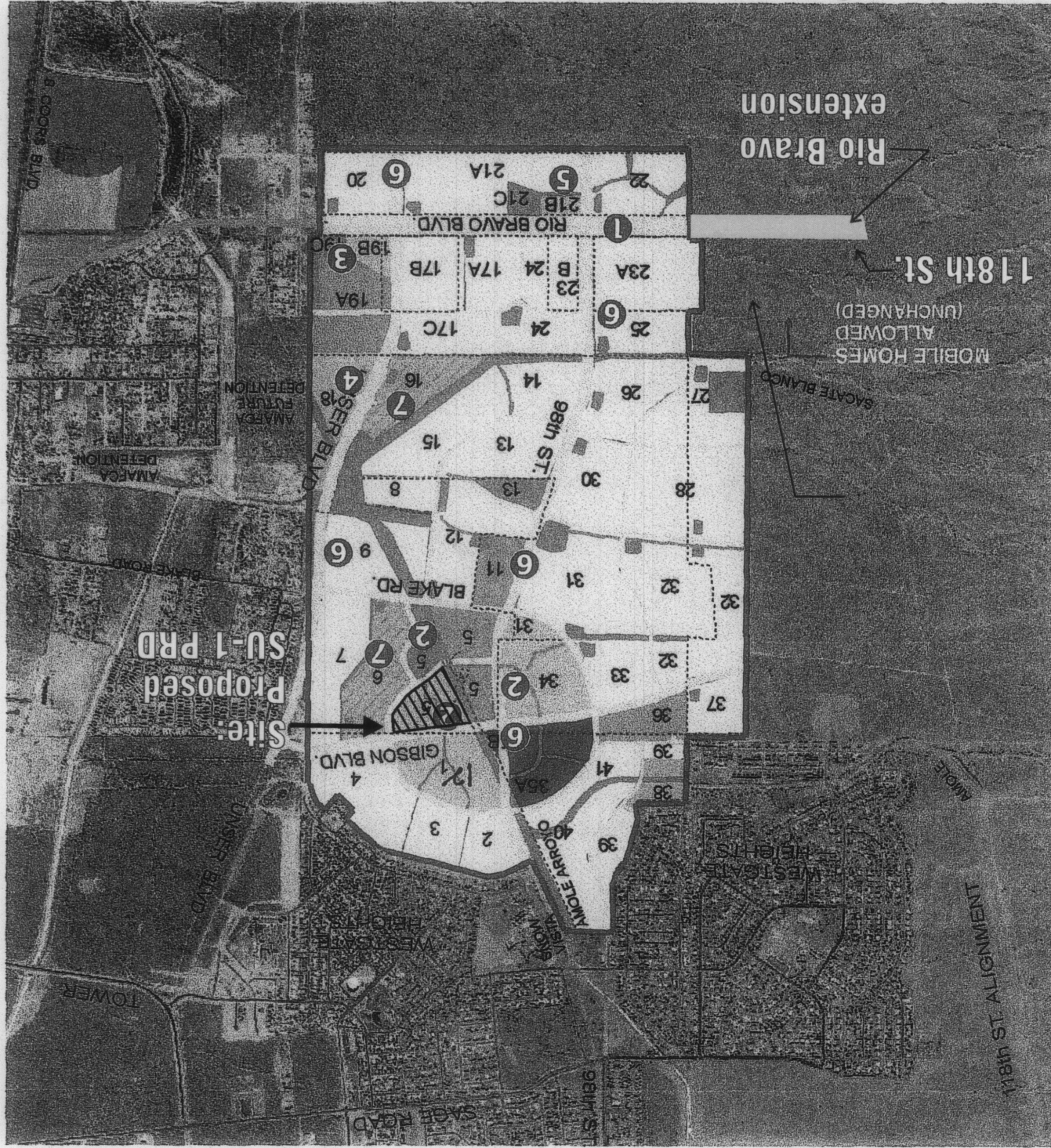
The subject site is also located within the boundaries of the Rio Bravo Sector Development Plan. The site is currently zoned SU-1 Mixed Use and this amendment proposes to change the zoning to SU-1 PRD in order to locate higher density single family homes on the property. The current zoning of SU-1 Mixed Use will allow C-2, O-1, and R-2 uses to be developed on the site but placed restrictions over the amount of each category that could be developed. These restrictions include:

- C-2/O-1 uses are restricted to 8.5 Acres
- R-2 uses are restricted to 5 Acres



2004 Aerial Photograph showing the site in relation to the existing neighborhood

RIO BRAVO SECTOR PLAN - AMENDMENT 0.1 - 1999



- 1 REALIGNED RIO BRAVO BLVD. (COUNTY)
- 2 URBAN CENTER AND PARK REVISED (DE-INTENSIFIED)
- 3 NON-RES AND MID DENSITY RESIDENTIAL
- 4 RELOCATED TO UNSER INTERSECTION
- 5 EMPLOYMENT AND IP LAND USE RELOCATED TO PROXIMITY OF ACTIVITY CENTER AND TRAIL NODE
- 6 ACTIVITY CENTER & ADJACENT SO. OF RIO BRAVO.
- 7 MINOR REALIGNMENT OF ARTERIAL ROADS
- 8 APPROPRIATE FOR "ADJACENT" LANDS
- 9 MIXED LAND USE (SU-1) ASSIGNED TO AREAS
- 10 NEIGHBORHOOD COMMERCIAL - C-1

Rbndy's/shp
 Newwres.dwg
 Newwres.s
 Newtralls.s
 Newpds.shp
 CO
 C1
 C2
 IP
 O-1
 O1/C2
 R2/RT/MH
 R2/R3
 SF/RLT
 Park



ILLUSTRATION 4
 REVISED S.D.P. WITH
 MAJOR CHANGES
 EMPHASIZED

