

DESIGN GUIDELINES FOR
SU-1 ZONED TRACTS

Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be downlight shoe box fixtures with flush lenses and horizontal light elements to prevent fugitive light.

All canopies and out buildings shall be architecturally integrated with the main building on each site.

No plastic vinyl awnings or fascia panels or backlit panels or awnings.

All cell towers shall be architecturally integrated.

No generic franchise architecture shall be permitted.

No barb wire, concertina wire or chainlink fence shall be permitted.

All HVAC shall be screened. Top of HVAC shall be less than top of parapet.

Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.

No black or dark color asphalt shingles shall be permitted.

Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.

Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.

Signage maximum letter size shall be 2 foot individual channelized letters, backlit or neon and no signage shall face abutting residential.

All loading docks shall be covered and screened with an architecturally integrated roof and wall.

The face of curb to the entry facade shall be a minimum of 15 feet with a 6 foot clear pathway and trees at 25 feet on center in 5 by 5 planters or canopies and portals for the entire length of the building facade.

All buildings shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5 x 5 planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.

There shall be screen walls or earth berms of 3 feet to shield cars from adjacent streets.

Gas canopies and auto dominated uses shall be secondary to pedestrian ways.

Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.

Commercial and office uses shall be located adjacent to streets with minimal parking between the entry facade and the street.

Commercial buildings should typically be linked with plazas and pedestrian ways.

Bus credits shall be utilized where applicable and the minimum parking shall be the maximum plus 10%.

No off premise signs as permitted.

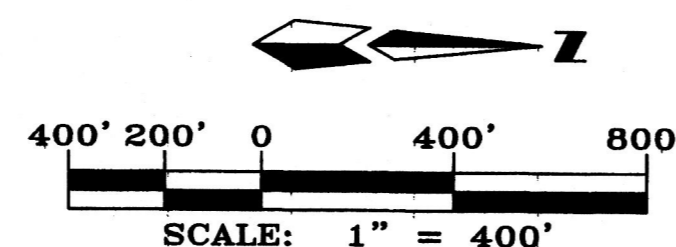
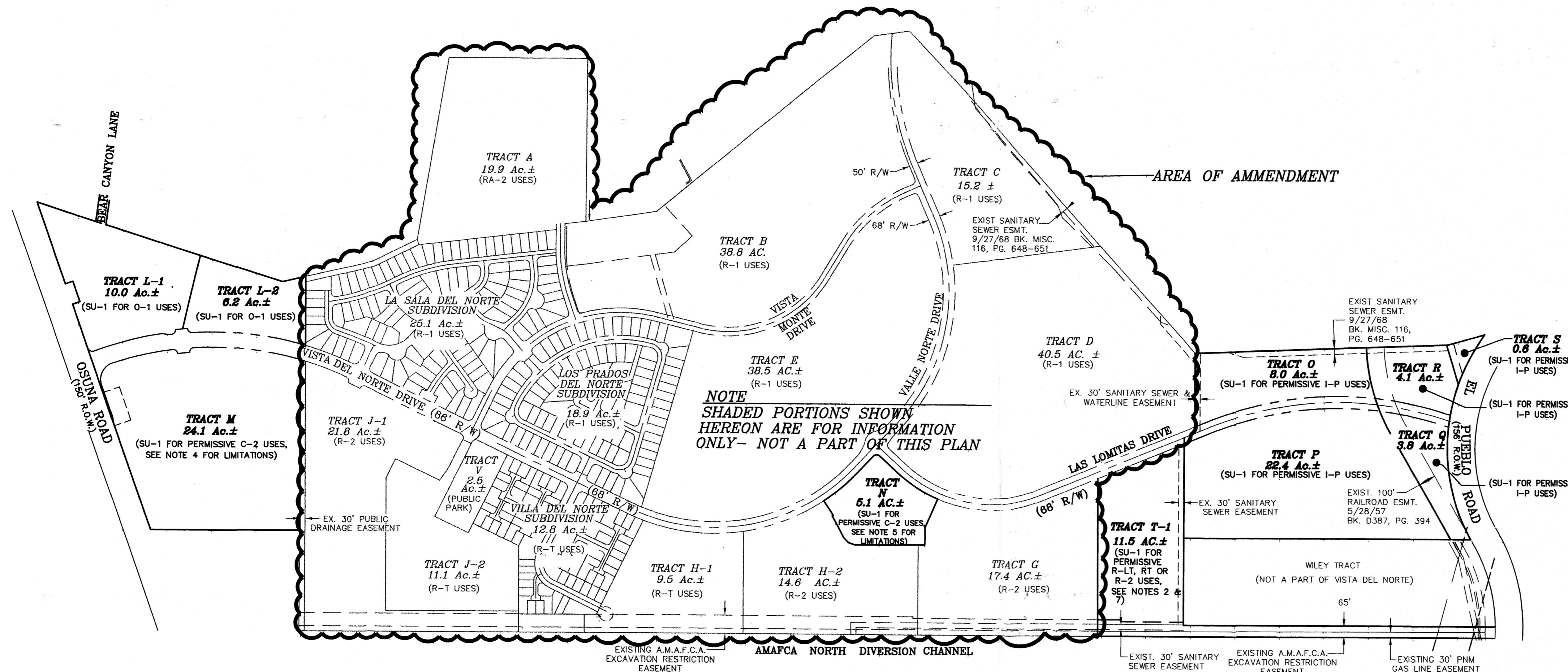
SITE PLAN FOR SUBDIVISION VISTA DEL NORTE AMENDMENT NO. 3 MARCH 23, 2001

CONDITIONS THAT PRETAIN WITH THIS AMENDMENT REQUEST (HIGHLIGHTED TRACTS ONLY)

- SITE DEVELOPMENT PLAN REVIEW WITH A PUBLIC HEARING AT EPC SHALL BE REQUIRED FOR TRACT L-1 & L-2, TRACT M, TRACT N, TRACT O, TRACT P, TRACT Q, TRACT R, AND TRACT S. SITE DEVELOPMENT PLAN REVIEW FOR TRACT T-1 AND TRACT V IS DELEGATED TO THE DEVELOPMENT REVIEW BOARD. SITE PLAN REVIEW FOR THE REMAINING TRACTS, WHICH ARE SHOWN HEREON FOR INFORMATION ONLY, SHALL NOT BE REQUIRED BECAUSE THEY HAVE STRAIGHT ZONING.
- THE SITE DEVELOPMENT PLAN FOR TRACT T-1 AND TRACT V SHALL CONSIST ONLY OF A SUBDIVISION PLAT WITH ASSOCIATED INFRASTRUCTURE COMMITMENTS OR FEES. NO LANDSCAPING PLAN, BUILDING ELEVATIONS OR SITING PLANS SHALL BE REQUIRED TO BE SUBMITTED WITH THE SUBDIVISION PLAT.
- TRACTS L-1 & L-2 SHALL ALLOW FOR USES AS REGULATED BY THE O-1 ZONE.
- TRACT M SHALL ALLOW FOR USES PERMISSIVE AND AS REGULATED IN THE C-2 ZONE, EXCEPT THAT ALCOHOLIC DRINK SALES FOR CONSUMPTION OFF-PREMISE WITHIN 500 FEET OF A RESIDENTIALLY ZONED PROPERTY SHALL BE PERMISSIVE WITH THE FOLLOWING EXCEPTIONS:
 - NO DRIVE-UP LIQUOR SALES SHALL BE ALLOWED.
- TRACT N SHALL ALLOW FOR USES PERMISSIVE AND AS REGULATED IN THE C-2 ZONE, EXCEPT THAT ALCOHOLIC DRINK SALES FOR CONSUMPTION OFF-PREMISE WITHIN 500 FEET OF A RESIDENTIALLY-ZONED PROPERTY SHALL BE PERMISSIVE WITH THE FOLLOWING EXCEPTIONS:
 - NO DRIVE-UP OR DRIVE-THRU WINDOWS SHALL BE ALLOWED.
 - LIQUOR SALES FROM GAS STATIONS OR CONVENIENCE STORES ARE NOT PERMITTED.
- TRACT O, TRACT P, TRACT Q, TRACT R AND TRACT S: USES PERMISSIVE AND AS REGULATED IN THE I-P ZONE, EXCEPT THAT USES REQUIRING AIR POLLUTION CONTROL PERMITS SHALL NOT BE ALLOWED.
- TRACT T-1 AND TRACT V SHALL BE DESIGNATED SU-1 AND ALLOW FOR USES AND AS REGULATED BY THE R-T, R-LT OR THE R-2 ZONE.

REASON FOR AMMENDMENT NO. 3

THIS AMENDMENT REMOVES ALL AREAS FROM THIS PLAN (SHADED) THAT WERE CHANGED TO STRAIGHT ZONING FROM SU-1 ZONING BY THE ENVIRONMENTAL COMMISSION ON JULY 20, 2000. STRAIGHT-ZONED PORTIONS OF THIS AREA ARE NOT REQUIRED TO BE CONTROLLED BY A SITE DEVELOPMENT PLAN.



PROJECT# 1000490
00411
APPLICATION# 00450-00000-0000 (DRB)
EPC 00110-00000-00590/00129-00000-00593

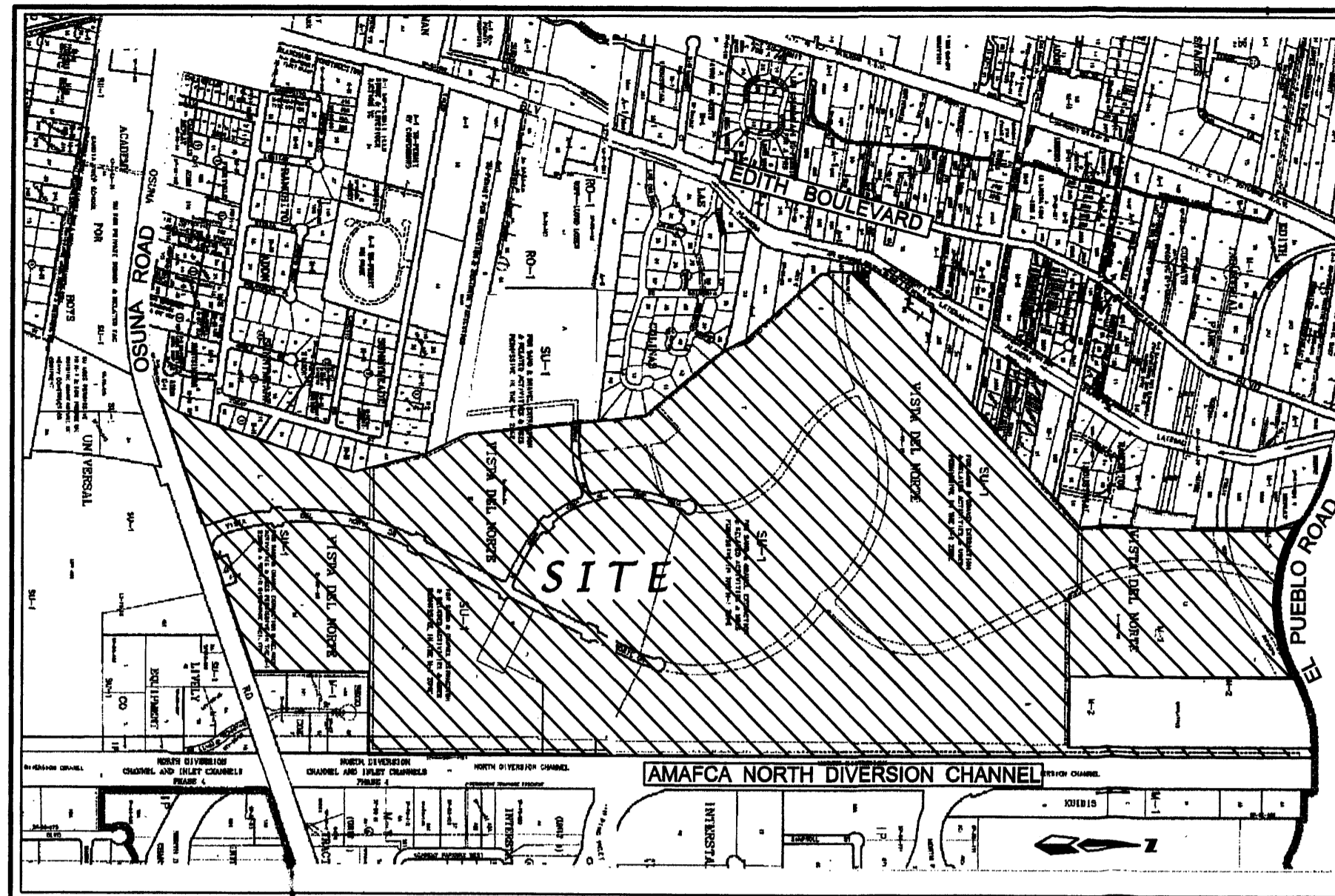
APPROVED AND ACCEPTED BY:

Case No.	
Planning Director, City of Albuquerque, N.M.	4/11/01
City Engineer, City of Albuquerque, N.M.	4/11/01
Transportation Development, City of Albuquerque, N.M.	4-11-01
Utility Development Division, City of Albuquerque, N.M.	4-11-01
Parks & Recreation, City of Albuquerque, N.M.	4/11/01

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: JMM Drawn: SPS Checked: DMG Sheet 1 of 2
Scale: 1" = 400' Date: 6/29/00 Job: A00031

PROJ 1000490



OVERVIEW

THE VISTA DEL NORTE SUBDIVISION IS PRESENTLY ZONED SU-1 FOR LIMITED MIXED USES PURSUANT TO THE ENVIRONMENTAL PLANNING COMMISSION'S OFFICIAL NOTICE OF DECISION, DATED NOVEMBER 17, 1995, AND THE APPROVED SITE PLAN FOR SUBDIVISION SIGNED-OFF BY THE DEVELOPMENT REVIEW BOARD ON MARCH 17, 1998, AND AGAIN (FIRST AMENDMENT) ON JULY 21, 1998.

SU-1 ZONING WAS PLACED ACROSS THE ENTIRE SITE TO ALLOW FOR THE TRANSITION FROM A MINING EXTRACTION OPERATION TO A MIXED COMMERCIAL, INDUSTRIAL AND RESIDENTIAL DEVELOPMENT TO TAKE PLACE. THIS TRANSITION WAS THE ONLY REASON FOR SU-1 ZONING TO BE PLACED ON THE RESIDENTIALLY-ZONED TRACTS.

DESIGN GUIDELINES FOR SU-1 ZONED TRACTS

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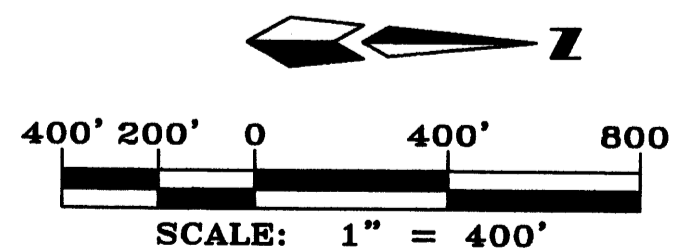
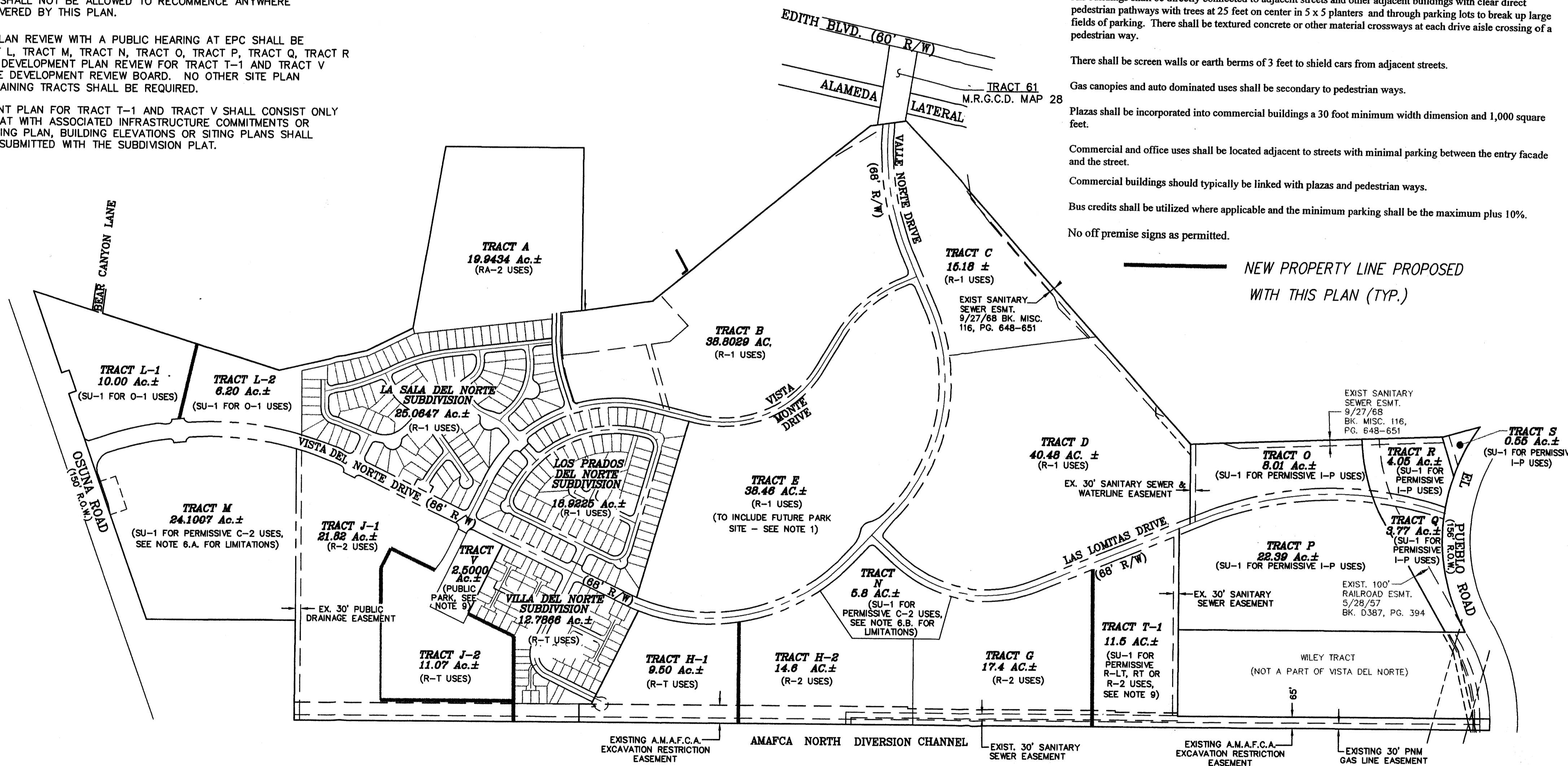
Commercial buildings should typically be linked with plazas and pedestrian ways.

Bus credits shall be utilized where applicable and the minimum parking shall be the maximum plus 10%.

No off premise signs as permitted.

CONDITIONS PROVIDED WITH THIS AMENDMENT REQUEST

- SAND AND GRAVEL OPERATIONS HAVE BEEN DISCONTINUED AND THE SURFACE RECLAMATION PLAN HAS BEEN CARRIED-OUT AND COMPLETED. SAND AND GRAVEL EXTRACTION SHALL NOT BE ALLOWED TO RECOMMENCE ANYWHERE WITHIN THE AREA COVERED BY THIS PLAN.
- SITE DEVELOPMENT PLAN REVIEW WITH A PUBLIC HEARING AT EPC SHALL BE REQUIRED FOR TRACT L, TRACT M, TRACT N, TRACT O, TRACT P, TRACT Q, TRACT R AND TRACT S. SITE DEVELOPMENT PLAN REVIEW FOR TRACT T-1 AND TRACT V IS DELEGATED TO THE DEVELOPMENT REVIEW BOARD. NO OTHER SITE PLAN REVIEW FOR THE REMAINING TRACTS SHALL BE REQUIRED.
- THE SITE DEVELOPMENT PLAN FOR TRACT T-1 AND TRACT V SHALL CONSIST ONLY OF A SUBDIVISION PLAT WITH ASSOCIATED INFRASTRUCTURE COMMITMENTS OR FEES. NO LANDSCAPING PLAN, BUILDING ELEVATIONS OR SITING PLANS SHALL BE REQUIRED TO BE SUBMITTED WITH THE SUBDIVISION PLAT.



SITE PLAN FOR SUBDIVISION VISTA DEL NORTE

JULY 20, 2000

AMENDMENT No. 2

SITE PLAN NOTES

DEVELOPMENT NOTES:

- PRIOR TO APPROVAL OF A FINAL SUBDIVISION PLAT FOR TRACT E, THE DEVELOPER WILL DEDICATE TO THE CITY OF ALBUQUERQUE A 4-ACRE PARK SITUATED ON TRACT E, IN ACCORDANCE WITH THE RECORDED PARK AGREEMENT BETWEEN THE DEVELOPER AND THE CITY AND SUBJECT TO APPROVAL BY THE CITY. A 2.5-ACRE PARK (TRACT V) HAS ALREADY BEEN DEDICATED TO THE CITY IN CONNECTION WITH THE VILLA DEL NORTE SUBDIVISION.
- A SANITARY SEWER EASEMENT CORRIDOR ALONG THE NORTH SIDE OF TRACT T-1 HAS BEEN GRANTED TO THE CITY OF ALBUQUERQUE TO SERVE PROPERTIES EAST OF THE NORTH DIVERSION CHANNEL.
- AN ADA-COMPLIANT TRAIL ACCESS/CONNECTION HAS BEEN AGREED TO AND DESIGNED BETWEEN THE VILLA DEL NORTE SUBDIVISION AND THE EXISTING NORTH DIVERSION CHANNEL TRAIL.

LAND USE NOTES:

- TRACT A SHALL ALLOW FOR USES AS REGULATED BY THE RA-2 ZONE.
- TRACT B, TRACT C, TRACT D, TRACT E, LA SALA DEL NORTE SUBDIVISION AND LOS PRADOS DEL NORTE SUBDIVISIONS SHALL ALLOW FOR USES AS REGULATED BY THE R-1 ZONE.
- TRACT H-1, TRACT J-2 AND THE VILLA DEL NORTE SUBDIVISION SHALL ALLOW FOR USES AS REGULATED BY THE R-T ZONE.
- TRACT G, TRACT H-2 AND TRACT J-1 SHALL ALLOW FOR USES AS REGULATED BY R-2 ZONE. THESE TRACTS COVER AN AREA OF 53.8 ACRES.
- TRACT L SHALL ALLOW FOR USES AS REGULATED BY THE O-1 ZONE.
- TRACT M SHALL ALLOW FOR USES PERMISSIVE AND AS REGULATED IN THE C-2 ZONE, EXCEPT THAT ALCOHOLIC DRINK SALES FOR CONSUMPTION OFF-PREMISE WITHIN 500 FEET OF A RESIDENTIALLY ZONED PROPERTY SHALL BE PERMISSIVE WITH THE FOLLOWING EXCEPTIONS:
 - NO DRIVE-UP LIQUOR SALES SHALL BE ALLOWED.
 - TRACT T-2-N SHALL ALLOW FOR USES PERMISSIVE AND AS REGULATED IN THE C-2 ZONE, EXCEPT THAT ALCOHOLIC DRINK SALES FOR CONSUMPTION OFF-PREMISE WITHIN 500 FEET OF A RESIDENTIALLY-ZONED PROPERTY SHALL BE PERMISSIVE WITH THE FOLLOWING EXCEPTIONS:
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- TRACT T-1 AND TRACT V SHALL BE DESIGNATED SU-1 AND ALLOW FOR USES AND AS REGULATED BY THE R-T, R-LT OR THE R-2 ZONE.

Project # 1000490
 Application # 00450-00000-01063 (DRS)
 APPROVED AND ACCEPTED BY:

Case No. _____
 Planning Director, City of Albuquerque, N.M. 9/7/00 Date
 City Engineer, City of Albuquerque, N.M. 8-9-00 Date
 Transportation Development, City of Albuquerque, N.M. 8-09-00 Date
 Utility Development Division, City of Albuquerque, N.M. 8-9-00 Date
 Parks, Recreation and Development, City of Albuquerque, N.M. 8/9/00 Date

Application # (EPC) 00110-00000-00580/00128-00000-00583

dmg MARK GOODWIN & ASSOCIATES, P.A.
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