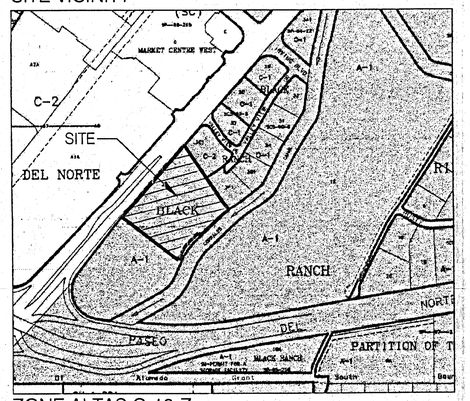
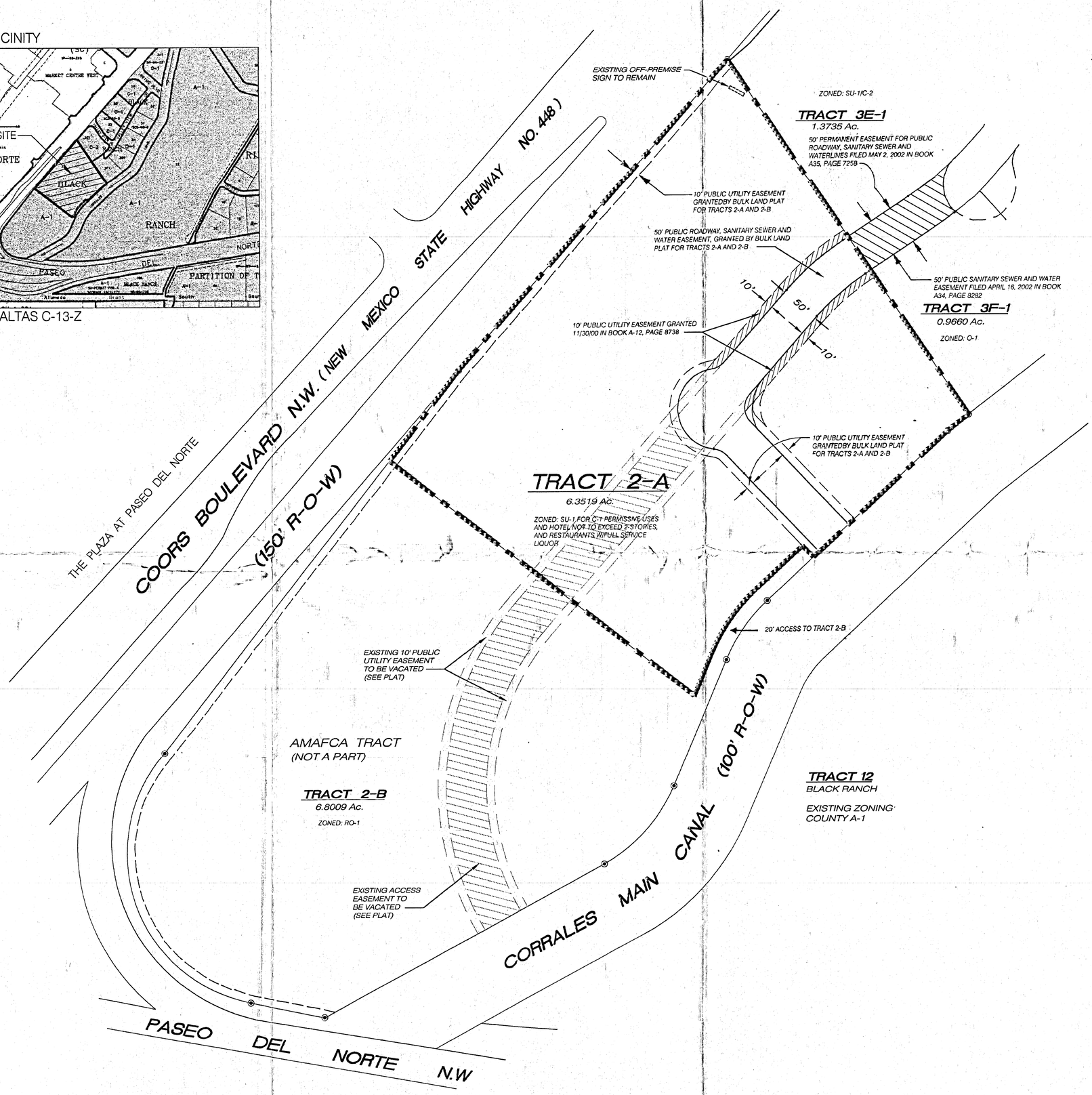
SITE VICINITY




ZONE ATLAS C-13-Z




# SITE DEVELOPMENT PLAN FOR SUBDIVISION: REQUIRED INFORMATION

THE SITE: The site now consists of 1 existing lot containing approximately 6.3519 acres.

PROPOSED USE: The zoning for the tract is SU-1 for C-1 Permissive Uses. and Hotel not to exceed 2-Stories, and Restaurants w/Full Service Liquor. C-1 zones provide suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas. SU-1 zones provide suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard , or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: Pedestrian and vehicular ingress and egress shall be on Valley View drive and the future connection to Tract 12 to the east. No direct vehicular access shall be permitted from Coors Boulevard pursuant to the Coors Corridor Plan. Pedestrian connection to Coors Boulevard and the new sidewalk on Valley view Drive shall be determined in accordance with these Design Guidelines (Sheet 2) and with the individual Site Plans for Building Permit.

INTERNAL CIRCULATION REQUIREMENTS: Internal circulation shall be developed in accordance with the existing and proposed rights-of-way or access easements. Internal parking, drive aisle, and pedestrian facilities shall be in accordance with these Design Guidelines (Sheet 2) and pursuant to an approved Site Development Plan for Building Permit.

BUILDING HEIGHTS AND SETBACKS: Pursuant to the Design Guidelines (Sheet 2).

MAXIMUM F.A.R.: Maximum F.A.R. shall be .35.

LANDSCAPE PLAN: A Conceptual Landscape Plan shall be developed in accordance with the Site Plan for Building Permit and consistent with the landscaping and screening requirements included in the Design Guidelines (Sheet 2).

PROJECT # 1001206 DRB - 02500 - 00420
EPC 01128 - 00558

PROJ 1001206

## APPROVALS

| | |
|---|---|
| Planning Director | 6/11/02 Date |
| Transportation Development | 6-07-02 Date |
| City Engineer/AMAFCA | 4/3/02 Date |
| Utility Development | 6-11-02 Date |
| Parks and Recreation Department | 4/3/02 Date |

6-11-02

# Site Plan for Subdivision
# Tract 2A
# BLACK RANCH

Prepared for:
**Black Development Two, LLC**
**3813 NM State Road 528 NW**
**Albuquerque, NM 87114**

Prepared by:
**Consensus Planning, Inc.**
**924 Park Avenue SW**
**Albuquerque, NM 87102**

Scale 1"= 60'

CONSENSUS PLANNING

30 0 60 120

north

March 25, 2002 /Revised June 3, 2002

Sheet 1 of 2

# DESIGN GUIDELINES

## INTRODUCTION

The purpose of these Design Guidelines is to provide a framework to assist developers and designers in understanding the developers' goals and objectives for high quality development within Tracts 2A, 2B, and 2C. Where there is conflict between these guidelines and City regulations, the more restrictive shall apply.

The design guidelines include the following elements:

- STREETSCAPE
- LANDSCAPE
- SETBACKS
- SITE PLANNING/ARCHITECTURE
- SIGNAGE
- LIGHTING

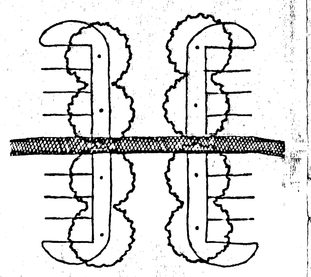
These design guidelines are organized into two separate categories:
1) standards (those which are required); and 2) guidelines (those which are encouraged but not required).

## STREETSCAPE

The intent of these guidelines is to create a visually attractive and inviting streetscape for residents and visitors to the area. The effective use of screening devices at service functions such as parking lots, loading areas, refuse collection, and delivery/storage areas is essential in order to limit their adverse visual impact on surrounding developments and to create a pleasing streetscape environment. The guidelines established in the landscape and setback sections will provide the primary means to screening objectionable views and activities.

Standards

- Pedestrian links between parking areas and buildings shall be clearly visible and highlighted with signage and contrasting textured paving material.
- A difference in paving material, color, or pattern shall be provided at entry drive crosswalks to bring both visual and tactile attention to crosswalks for improved pedestrian safety (painted asphalt crosswalks are prohibited).
- Pedestrian pathways shall be provided to connect buildings on-site and to the adjacent streets. Trees shall be provided along pathways at an average spacing of 30 feet on center in 5-foot x 5-foot planters.
- Pedestrian pathways, at a minimum, shall be 10-feet wide where there is overlapping parking (2' overhang) on two sides; 8-feet wide where there is overlapping parking on one side; and 6-feet wide where there is no adjacent overlapping parking.
- All pedestrian pathways (sidewalks and trails) shall be designed to be accessible to the handicapped (see Americans with Disabilities Act criteria for barrier free design).



*Enhanced paving materials linking parking lots to buildings are encouraged.*

Guidelines

- Parking provided adjacent to Coors Boulevard and Valley View Drive shall be screened by short walls (approximately 3-feet high) or buildings.

## LANDSCAPE

The landscape guidelines are intended to assist property owners in the development of an attractive streetscape and to help buffer non-residential uses from future residential uses. The landscape concept should provide a strong unifying element for the area. The plant materials selected should primarily be water conservative species. Landscape plans should employ xeriscape design principles. These guidelines are to be used as a supplement to the requirements in the City Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance, and other landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

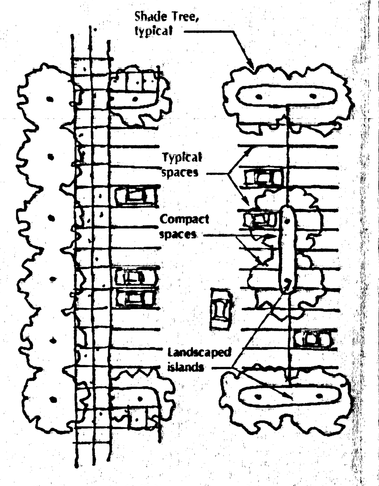
Standards

Landscape Buffers

- Landscape materials shall be used as a transition between land uses, with specific attention given to the transition between commercial and the residential uses to the east. A minimum 10-foot landscaped buffer is required adjacent to the residential zoning. This buffer shall be accommodated on the commercial site.
- Landscape buffers shall consist primarily of evergreen trees (to maintain its screening ability on a year-round basis) that must be at least 8 feet tall when planted and be capable of reaching a mature height of 25 feet. Trees shall be spaced at a maximum of 25 feet on center.

Frequency of Plantings, Installation, and Size

- Street trees in accordance with Albuquerque City Code section 6-6-2-5 shall be provided along Coors Boulevard.
- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each eight parking stalls with no stall being more than 70 feet from a tree trunk. A minimum of 75 percent of the required parking area trees shall be deciduous and have a mature canopy of at least 25 feet.
- A minimum of 15 percent of the site area (excluding the building square footage) shall be devoted to landscape materials, with an emphasis placed on streetside exposure.
- High water use turf grass areas shall not comprise greater than 20 percent of the landscape area. Turf grass shall not be planted on slopes greater than 4:1 to prevent water waste.
- No turf shall be planted within 8 feet from the curb within the public right-of-way in order to avoid overspraying into the street. Turf areas within parking lots shall be a minimum of 15 feet in any dimension.




*Parking areas shall have one tree for each eight parking stalls*

- Landscape areas shall be a minimum of 36 square feet and a minimum width of 6 feet.
- Seventy-five percent of the required landscape area shall be covered with living vegetative materials. The calculation to determine the landscaped area shall be based on the mature canopy size of all plant materials.
- All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, or similar material that extends completely under the plant material.
- Disturbed or man-made slopes shall receive erosion control by use of plant material, revegetative seed mix, or similar landscape treatment which prevents soil erosion.
- An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
- Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers should be 6" x 6" concrete, brick, or steel construction, or other material compatible with the landscape concept.

Suggested Plant Palette

The suggested plant materials for this project were selected based on qualities such as cold hardiness, fast growth rate, minimal maintenance requirements, water conservation, and aesthetic appeal.

**Street Trees**

| | |
|---|---|
| Fraxinus spp. | Ash varieties |
| Pinus nigra | Austrian Pine |
| Pistachia chinensis | Chinese Pistache |
| Prunus spp. | Flowering Plum varieties |

**General Use Plant Materials**

**Trees**

| | |
|---|---|
| Chilopsis linearis | Desert Willow |
| Chitalpa tashkentensis | Chitalpa |
| Cupressocyparis leylandii | Leyland Cypress |
| Forestiera neomexicana | New Mexico Olive |
| Fraxinus spp | Ash varieties |
| Gleditsia spp. | Honey Locust varieties |
| Koelreuteria paniculata | Goldenrain Tree |
| Pinus edulis | Pinon Pine |
| Pinus nigra | Austrian Pine |
| Platanus acerifolia | London Planetree |
| Pyrus calleryana | Ornamental Pear |
| Vitex agnus - castus | Chaste Tree |

**Shrubs, Groundcovers, Flowers, and Vines**

| | |
|---|---|
| Artemisia filifolia | Sand Sage |
| Artemisia tridentata | Big Leaf Sage |
| Baccharis pilularis | Dwarf Coyotebush |
| Berberis thunbergii | Japanese Barberry |
| Caesalpinia gilliesii | Bird of Paradise |
| Caryopterus clandonensis | Blue Mist |
| Chrysothamnus nauseosus | Chamisa |
| Clematis ligusticifolia | Western Virginsbower |
| Cotoneaster spp. | Cotoneaster varieties |
| Dalea spp. | Dalea varieties |
| Hesperaloe parviflora | Red Yucca |
| Juniperus chinensis spp. | Juniper varieties |
| Juniperus horizontalis spp. | Juniper varieties |
| Juniperus sabina spp. | Juniper varieties |
| Lonicera japonica 'Halliana' | Hall's Honeysuckle |
| Parthenocissus inserta | Virginia Creeper |
| Perovskia atriplicifolia | Russian Sage |
| Photinia fraseri | Photinia |
| Potentilla fruticosa | Shrubby Cinquefoil |
| Raphiolepis indica | India Hawthorn |
| Rhus trilobata | Threeleaf Sumac |
| Rosmarinus officinalis | Rosemary |
| Salvia greggii | Cherry Sage |

**Ornamental Grasses**

| | |
|---|---|
| Miscanthus sinensis | Maiden Grass |
| Muhlenbergia spp. | Muhly Grass |
| Pennisetum spp. | Fountain Grass |
| Stipa tennuissima | Threadgrass |

**Lawn Grasses**

| | |
|---|---|
| Buchloe dactyloides | Buffalo Grass |
| Bouteloua gracilis | Blue Grama |
| Festuca spp. | Tall Fescue varieties |
| Poa spp. | Kentucky Bluegrass varieties |

## SETBACKS

The use of building and parking area setbacks provides space for the creation of visually attractive streetscapes and will help ensure the project's aesthetic appeal. Areas within these setbacks shall include pedestrian walkways, screening elements, and landscaping.

Standards
Building setbacks

- 10-feet from the right-of-way line of roadways
- 10-feet from the property line of an adjacent commercial or office zone

**Parking Area Setbacks**

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- 10-feet from the right-of-way line of roadways
- All parking surfaces facing streets shall be screened with a minimum of a 30-inch wall or landscape berm so that parking grills and headlights are sheilded from the right-of-way.

## SITE PLANNING/ARCHITECTURE

**Site Planning**
In order to encourage a pedestrian-friendly environment within the development, special attention should be paid to the relationship between buildings and streets. Pedestrian activity is encouraged where pedestrian connections between the structures and the street are clearly identified and inviting.

Standards

- Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to pedestrian pathways.
- Sidewalks along the entry facade of all buildings shall be 15 feet wide with a minimum 6 foot wide clear path. Walkways shall be covered with portals, canopies and/or shade trees (25 foot average spacing in 5 foot by 5 foot planters).
- The maximum number of parking spaces shall be the minimum number required by the Zoning Code plus 10 percent.
- Parking areas shall be broken up through the use of convenient and logical pedestrian connections.
- Entryways shall be clearly defined and linked to the pedestrian pathways.
- Drive-thru facilities shall be designed so that they do not interfere with main pedestrianways or create conflicts between pedestrians and vehicles.
- No refuse collection areas shall be allowed between any street and building front. All refuse containers shall be screened within a minimum of a 6 foot tall enclosure that is large enough to contain all refuse generated between collections. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.
- Parking areas shall be screened from adjacent streets and properties by providing a landscape strip between parking lots and public rights-of-way. The landscape strip shall be a minimum of 10 feet in width and shall be designed with a combination of plant materials, walls or fences, and/or earthen berming. Such screening shall have a minimum height of 3 feet.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or plant materials when viewed from the public right-of-way. Screening materials shall not limit access for maintenance purposes by utility companies.
- The heated enclosure for above-ground back flow prevention devices shall be constructed of materials compatible with the architectural materials used for the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or plant materials.
- There shall be a minimum 6-foot high, solid wall along the eastern edge of the subject site.

**Architectural**
Specific architectural style shall not be dictated. The design should demonstrate a high quality aesthetic character throughout the site. Architectural design should respond to local climate, views, solar access, and aesthetic considerations.

Standards

- The following uses are prohibited: adult amusement establishments, night clubs, outdoor equipment and/or maintenance yards.
- Buildings and structures shall comply with all City Zoning and Building Codes.
- The maximum building height for commercial and office uses shall be 32-feet, however, building heights shall be in accordance with the Coors Cooridor Plan view corridor restrictions.
- Building design and construction should be used to create a structure that is attractive on all sides, rather than placing all emphasis on the front elevation of the structure. Finished building materials shall be applied to all exterior sides of buildings and structures.
- Businesses with drive-thru facilities shall provide canopies which are architecturally tied to the building.
- Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of compatible design and materials.
- All rooftop equipment shall be screened from the public view by materials of the same nature as the basic materials of the building. The building parapet shall be the same height or taller than all rooftop equipment.
- Pre-engineered metal buildings with masonry or equivalent skin applied to facades are prohibited.
- Design elements that are undesirable and prohibited include:
  - Highly reflective surfaces
  - Exposed, untreated precision block walls
  - Chain link fencing, barbed wire, or concertina wire
  - Attached mansard roofs on small portions of the roofline
  - Corrugated metal (metal roofs are exempt)
  - Plastic/vinyl facias or awnings
  - Plastic/vinyl fencing
- Streetside facades shall have varied setbacks with wall planes not running in one continuous direction for more than 100-feet without a change in architectural treatment. The staggering of planes is important to create pockets of light and shadow, and to provide reliefrom monotonous expanses of building facade. The staggering of planes shall be a minimum of 6-feet.
- Any cellular communication towers/facilities proposed for the site shall be architecturally integrated into the site.
- No outdoor loudspeakers and paging systems are allowed.

## SIGNAGE

These signage standards were developed to regulate the size, location, type, and quality of sign elements within the development. They are to be used in conjunction with the *City Comprehensive Zoning Ordinance*, and the *Coors Corridor Plan*. Where there is conflict between these guidelines and City regulations, the more restrictive shall apply.

A properly implemented signage program will serve several important functions:

- Direct and inform visitors
- Provide circulation requirements and restrictions
- Provide for public safety and minimize confusion of traffic control
- Complement the visual character of the area

Standards

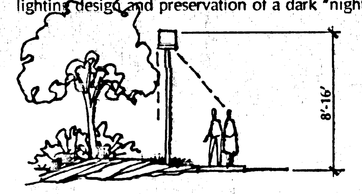
- No sign shall overhang the public right-of-way or extend above the building roof line.
- One free-standing, two-sided sign is allowed for any one premise with street frontage of 100-feet or less. No more than two free-standing, two-sided signs are allowed for any one premise with street frontage of 100-feet or more. Free-standing signs are limited to a maximum sign face of 50 square feet and shall not exceed 8-feet above adjacent finished grade.
- Facade mounted signs shall not exceed 6 percent of the façade area to which it is attached. Sign letters shall be channelized, neon, or painted. Backlit illuminated panels are not allowed, except for company/business logos. The maximum height for individual letters is 3-feet.
- No additional off-premise signs are allowed except for traffic safety signs, street signs, or location markers or directory maps. There is one existing off-premise sign located at the northwest corner of proposed Tract 2A.
- All signage shall be designed to be consistent with and complement the materials, color, and the architectural style of the building or site location.
- Free-standing signs shall be placed at the back of the public right-of-way line and outside of the safety vision triangle at all entries and intersections.
- No signage is allowed that uses flashing, oscillating, occulating, revolving, blinking, or audible devices. No banners, pennants, ribbons, or streamers are allowed except for thematic special events and with prior approval by City of Albuquerque Zoning Department.
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices. Pole-mounted signs are not allowed.
- No lighted signs shall be placed on east-facing buildings or in a location that is visible from residential areas east of this development.

Guidelines

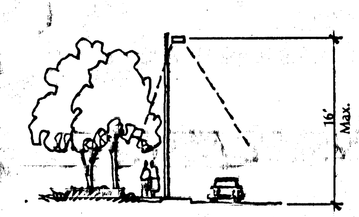
- Free-standing monument style signs are encouraged, particularly for multi-tenant commercial/office development.

## LIGHTING

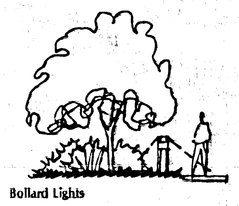
In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to lighting design and preservation of a dark "night sky".




Pedestrian Scale Lighting




Outdoor Light Poles



Bollard Lights

Wall Pocket Lights

*In order to enhance the safety, security, and visual aesthetics careful consideration must be given to lighting design.*

Standards

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.
- Search lights, spotlights, and floodlights are prohibited.
- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky" (additional shielding shall be provided on the east side of those fixtures on the eastern edge of the property) and equipped with automatic timing devices. Cobra and sodium lights are prohibited at this site.
- All outdoor light fixtures within commercial or office zones shall remain off between 11:00 p.m. and sunrise except for security purposes (limited to 12-feet in height) or to illuminate walkways, driveways, equipment yards, and parking lots.
- Outdoor light poles shall not exceed 16 feet in height. Public streetlight poles are exempt from this height requirement.
- All lighting on the site shall be fully shielded, cut-off lighting (shoebox) to minimize fugitive lighting and the bulbs shall not extend past the housing.

Guidelines

- Area lighting is encouraged to highlight public spaces and walkways. The use of pedestrian scale lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.

# Tract 2-A

# Black Ranch

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**Prepared by:**
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924 Park Avenue SW
Albuquerque, NM 87102

CONSENSUS PLANNING

March 25, 2002