

SU-1 PRD (max. 288 du) AND C-1 PERMISSIVE USES

TRACT C-1-A
0.8262 ac.

TRACT C-1-B
0.6464 ac.

SU-1 FOR COMMERCIAL DEVELOPMENT TO INCLUDE A TRUCK TERMINAL AND RELATED C-2 USES

Site:
The Site is composed of one 1.4726 acre tract, Tract C-1, Albuquerque West Subdivision. Upon platting two tracts will be created; Tract C-1-A and Tract C-1-B. Tract C-1-A will consist of .8262 acres and Tract C-1-B will consist of .6464 acres. Zoning for the site is SU-1 PRD (Max 288 du) and C-1 Permissive Uses.

Proposed Use:
Tract C-1-A is proposed as an AutoZone retail store. Tract C-1-B is planned for neighborhood commercial uses per the C-1 zone.

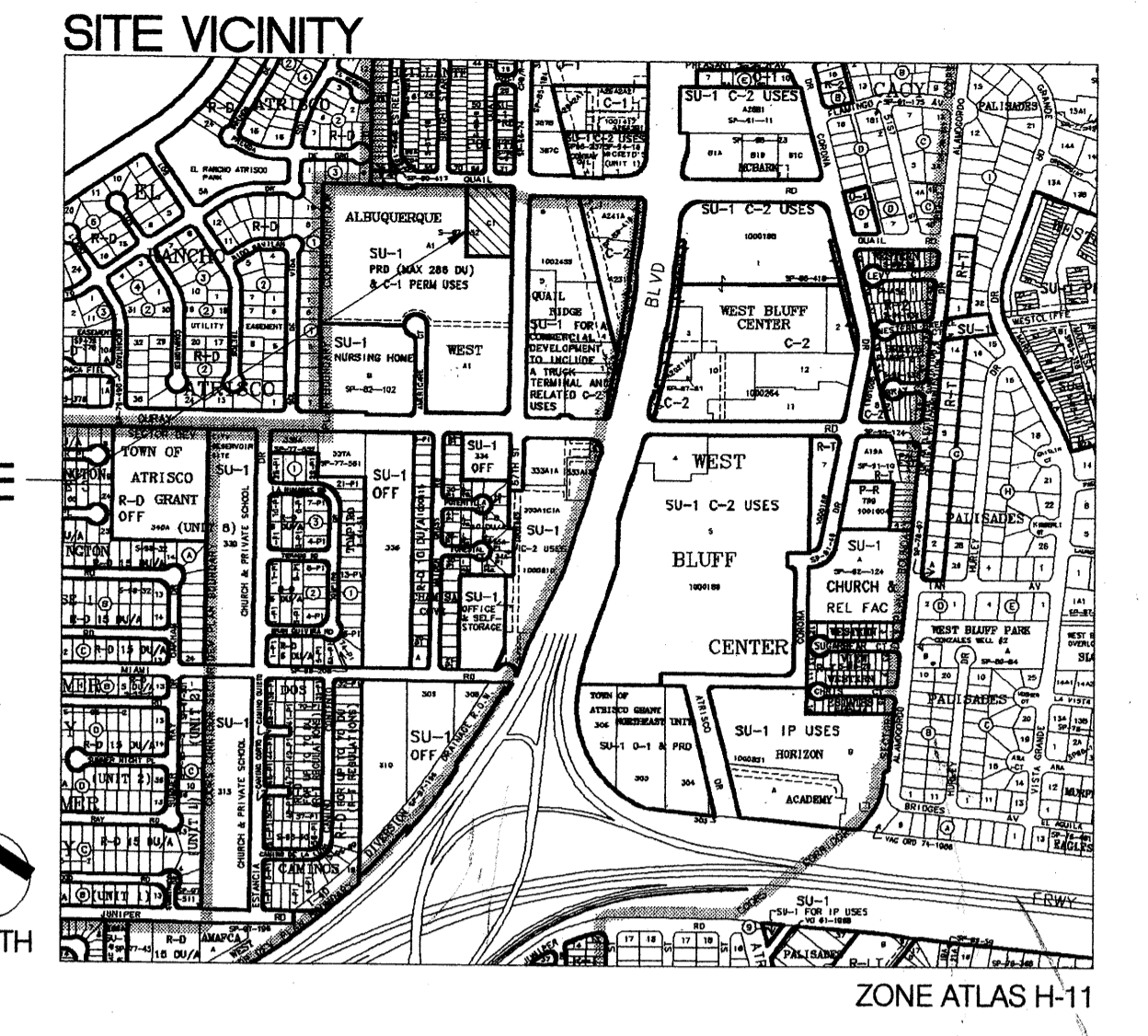
Pedestrian and Vehicular Ingress and Egress:
Access is proposed to both Tract C-1-A and Tract C-1-B from 57th Street through a shared 24 foot private access easement to be established at platting. Additional access is proposed from Quail Road for Tract C-1-B. Pedestrian access will be provided in accordance with City plans and policies. Pedestrian access for Tract C-1-A is proposed to connect to a 4-foot sidewalk along 57th Street.

Internal Circulation Requirements:
Internal pedestrian and vehicular circulation shall be provided in any future Site Plans for Building Permit. All internal circulation standards shall meet City requirements.

Building Height and Setbacks:
Building height and setbacks shall be consistent with the provisions of the C-1 Zone.

Maximum FAR:
A maximum .30 FAR shall be allowed

Landscape Plan:
The Design Standards (see Sheet 2) provide landscape criteria for the entire site. Subsequent landscape plans shall be consistent with City standards and policies regarding water conservation contained in the City Comprehensive Zoning Code.



PROJECT NUMBER: 1001763
Application Number: 04EPC-01716 / 05 DRB-00054

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated December 17, 2004 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

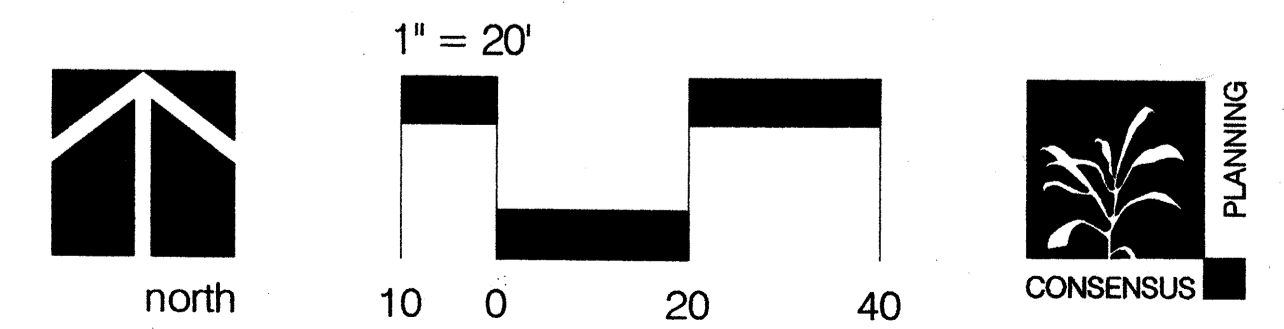
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i>	1-20-05
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	1-26-05
Utilities Development	Date
<i>[Signature]</i>	1/26/05
Christina Sandoval	Date
Parks and Recreation Department	
<i>[Signature]</i>	1-26-05
Bradley L. Bynum	Date
City Engineer	
<i>[Signature]</i>	1/26/05
Sherrin Nelson	Date
DRB Chairperson, Planning Department	

Site Development Plan for Subdivision
AutoZone

Prepared for:
AutoZone, Inc.
Design Department #8320
123 S. Front Street
Memphis, TN 38103

Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
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PROJECT 1001763

DESIGN STANDARDS

INTRODUCTION

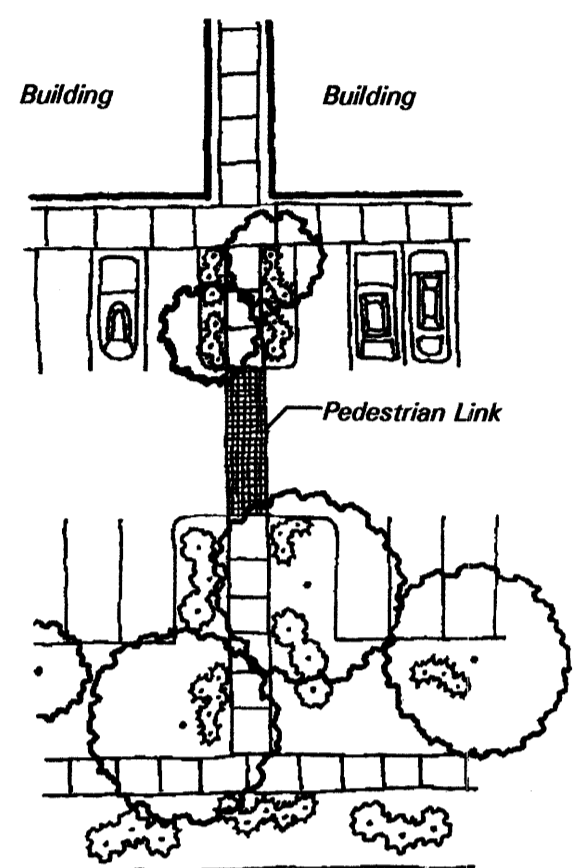
These Design Standards provide a framework to assist developers and designers to understand the Owner's goals and objectives for high quality development. These standards address the issues of streetscape, landscape, setbacks, site planning/architecture, signage and lighting that will create the visual image desired for development on Tract C-1, Albuquerque West Subdivision. These standards are to be used as a supplement to the City of Albuquerque Comprehensive City Zoning Code and other pertinent City planning documents. In cases where these standards are not consistent with City regulations, the more stringent standards shall.

STREETScape

The intent is to create a visually attractive and inviting streetscape. 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 different paving material or painted striping.
- 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.
- 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).



Pedestrian links shall be provided to connect buildings on-site and to the adjacent streets

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 residential uses. 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 Zoning Code.

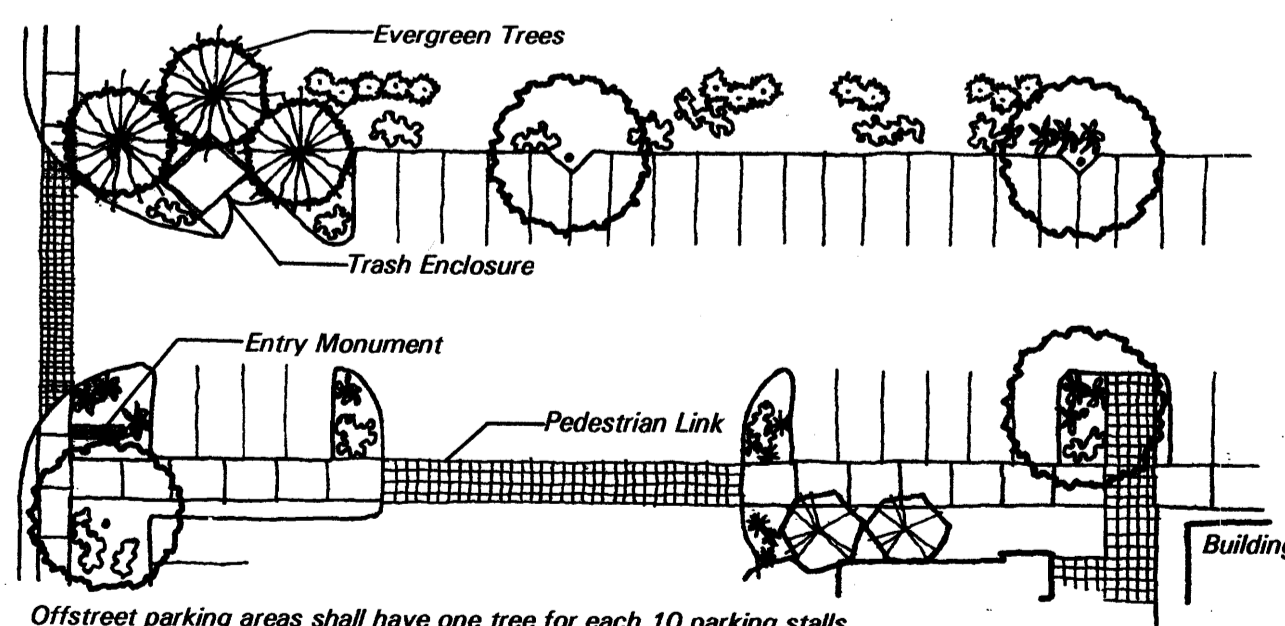
Standards:

Landscape Buffers

- Landscape materials shall be used as a transition between this commercial site and residential properties to the south and west.

Frequency of Plantings, Installation, and Size

- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each 10 parking stalls with no stall being more than 100 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.
- Landscape areas shall be a minimum of 25 square feet and a minimum width of 5 feet, except where trees are planted, then they shall be a minimum of 36 sf and a minimum width of 6 feet.
- Seventy-five percent of the required landscape area shall be covered with live organic materials consistent with the City of Albuquerque Comprehensive Zoning Code.
- All planting areas not covered with turf or live organic materials shall have a ground topping of crushed rock, river rock, or similar material that extends completely under the plant material.



Offstreet parking areas shall have one tree for each 10 parking stalls

- 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

Street Trees

Fraxinus spp.
Pinus nigra
Pistachia chinensis
Prunus spp.

Ash varieties
Austrian Pine
Chinese Pistache
Flowering Plum varieties

General Use Plant Materials:

Trees

Chilopsis linearis
Chitalpa tashkentensis
Forestiera neomexicana
Fraxinus spp.
Gleditsia spp.
Koeleruteria paniculata
Pinus nigra
Platanus acerifolia
Pyrus calleryana
Vitex agnus - castus

Desert Willow
Chitalpa
New Mexico Olive
Ash varieties
Honey Locust varieties
Goldenrain Tree
Austrian Pine
London Planetree
Ornamental Pear
Chaste Tree

Shrubs, Groundcovers, Flowers, and Vines

Artemisia filifolia
Artemisia tridentata
Baccharis pilularis
Caesalpinia gilliesii
Caryopteris clandonensis
Chrysothamnus nauseosus
Cotoneaster spp.
Dalea spp.
Hesperaloe parviflora
Juniperus chinensis spp.
Lonicera japonica 'Halliana'
Perovskia atriplicifolia
Photinia fraseri
Potentilla fruticosa
Raphiolepis indica
Rhus trilobata
Rosmarinus officinalis
Salvia greggii

Sand Sage
Big Leaf Sage
Dwarf Coyotebush
Bird of Paradise
Blue Mist
Chamisa
Cotoneaster varieties
Dalea varieties
Red Yucca
Juniper varieties
Hall's Honeysuckle
Russian Sage
Photinia
Shrubby Cinquefoil
India Hawthorn
Threelaf Sumac
Rosemary
Cherry Sage

Ornamental Grasses

Miscanthus sinensis
Muhlenbergia spp.
Pennisetum spp.
Stipa tenuissima

Maiden Grass
Muhly Grass
Fountain Grass
Threadgrass

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:

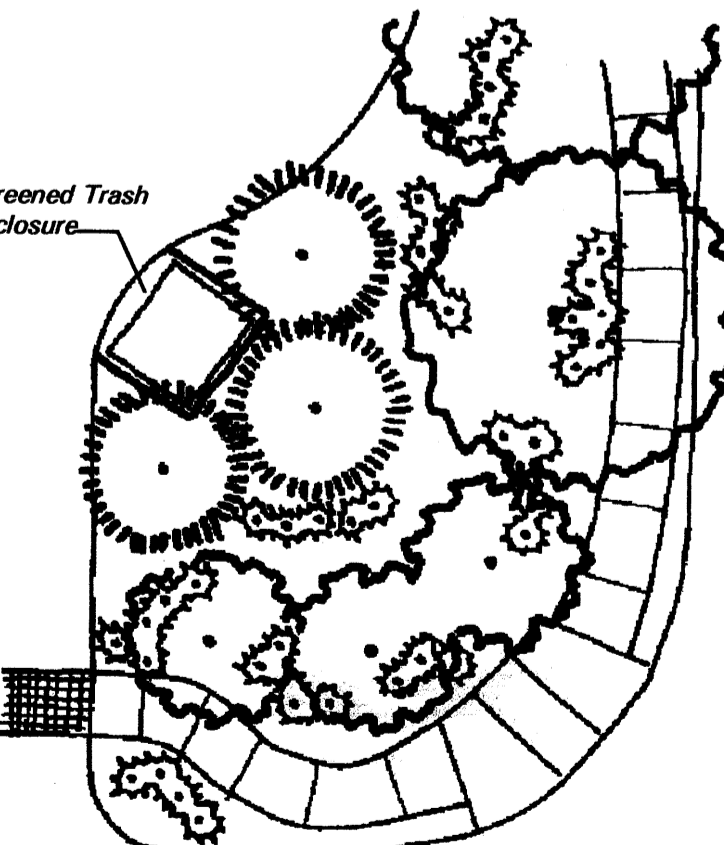
All building setbacks and parking area setbacks will be consistent with C-1 setback standards.

SITE PLANNING/ARCHITECTURE

Site Planning Standards:

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.

- All non-residential buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for non-residential uses of the Comprehensive City Zoning Code.
- 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 a minimum of 8 feet wide with a minimum 6 foot wide clear path.
- 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.
- 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 along the front of the property shall be a minimum of 10 feet in width. The landscape strip along the side of the property shall have an average width of six feet. Front and side landscape strips shall be designed with a combination of plant materials, walls or fences, and/or earthen berming.



All refuse containers shall be screened within a minimum of a 6 foot enclosure that is large enough to contain all refuse generated between collections.

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- Transformers, utility pads, and telephone boxes shall be appropriately screened with architecturally integrated 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.
- All walls shall be designed in accordance with the City of Albuquerque Wall Regulations contained in the City Comprehensive Zoning Code, Section 14-16-3-19.

Architectural Standards:

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.

- Buildings and structures shall comply with all City Zoning and Building Codes.
- The maximum building height shall be in compliance with the C-1 zone per Section 14-2-16-16 of the City of Albuquerque Comprehensive Zoning Code.
- 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 relief from monotonous expanses of building facade.
- 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 C-1 zone per Section 14-2-16-16 of the City of Albuquerque Comprehensive Zoning Code. 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:

- Free-standing monument style signs are encouraged.
- 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. Free-standing signs are limited to a maximum sign face of 75 square feet.
- Facade mounted signs shall not exceed 6 percent of the facade 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.
- No additional off-premise signs are allowed except for traffic safety signs, street signs, or location markers or directory maps.
- 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, occultating, 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 facades that are visible from residential areas.

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". Due to the nature of this site and its relationship to the residential area to the east and south, screening of light spillage to the east and south requires special attention.

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" and equipped with automatic timing devices. Cobra and sodium lights are prohibited at this site.
- All outdoor light fixtures shall remain off between 11:00 p.m. and sunrise except for security purposes or to illuminate walkways, driveways, equipment yards, and parking lots.
- Outdoor light poles shall not exceed 16 feet in height within 100' of the adjacent residential zones. 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. Additional shielding shall be provided for all lights northern edge of the property to provide additional screening for the adjacent residential areas.

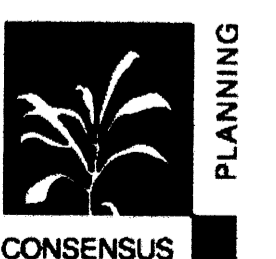


The use of pedestrian scale lighting is encouraged to accent pedestrian zones.

Tract C-1 Albuquerque West Subdivision

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CONSENSUS PLANNING

January 11, 2005
Sheet 2 of 2