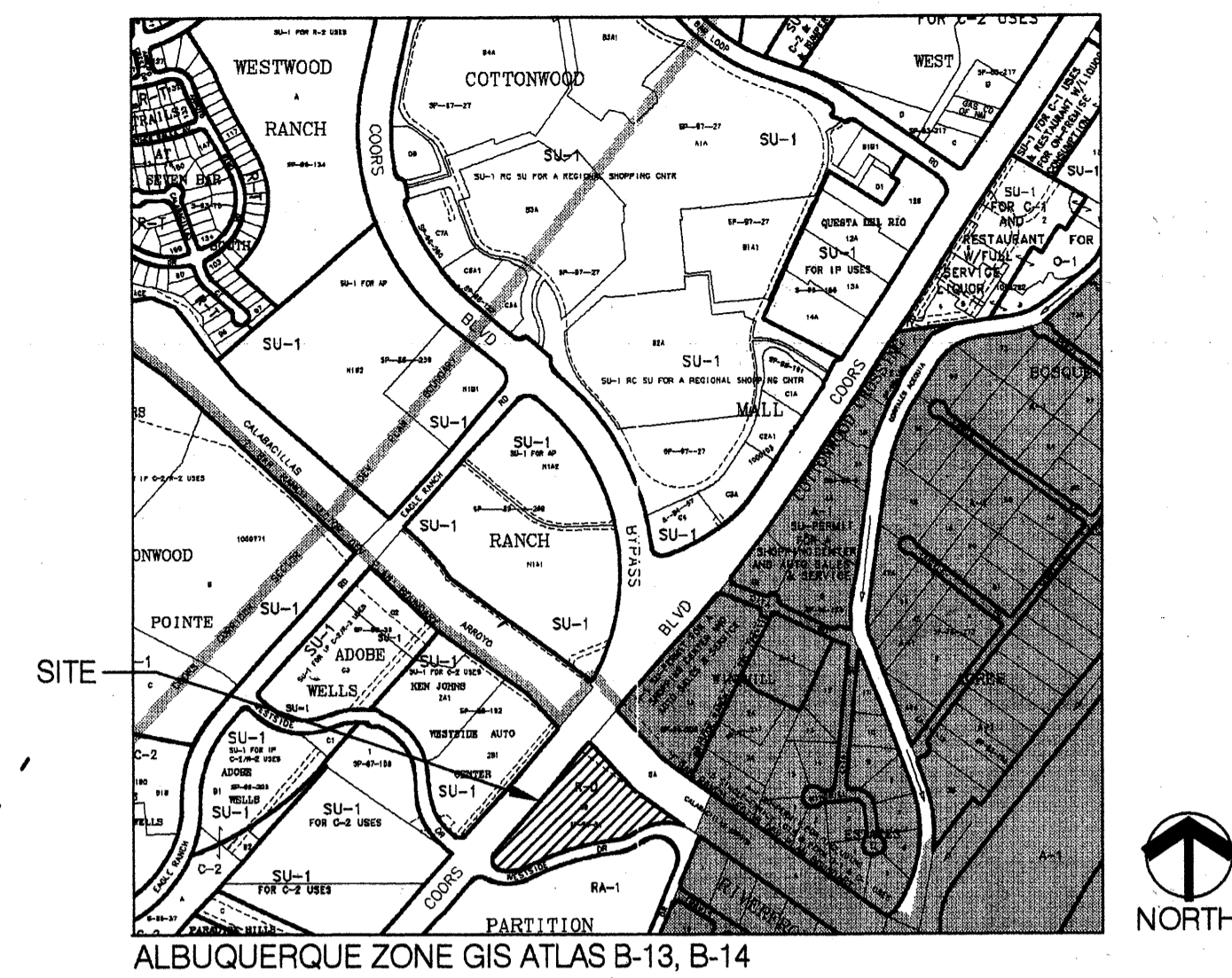


**SITE VICINITY**



ALBUQUERQUE ZONE GIS ATLAS B-13, B-14

**Site Development Plan for Subdivision**

Required Information for Tract 6B, Partition of Black Ranch, Zone Atlas Pages B-13 and B-14

**THE SITE:** The site is one tract consisting of 5.57 acres and currently zoned R-D.

**PROPOSED USE:** The proposed zoning is:

- Lot 1, SU-1 for O-1 Permissive Uses (2.1516 acres)
- Lot 2, SU-1 for C-1 Permissive Uses and Auto Sales and Storage (1.2758 acres)
- Lot 3, SU-1 for C-1 Permissive Uses (.7002 acres)
- Lot 4, SU-1 for C-1 Permissive Uses (.7217 acres)
- Lot 5, SU-1 for C-1 Permissive Uses (.7211 acres)

The planned land use for Lot 2 is auto sales.

**PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:** A 30-foot wide private driveway is proposed that connects to Westside Drive N.W. to Coors Boulevard N.W. The private driveway will provide access to lots 2 through 5. Pedestrian access will be provided in accordance with the Coors Corridor Plan and other City plans and policies. Lot 1 will have access directly to Westside Drive. Cross-access easements shall be required between lots 3, 4, and 5.

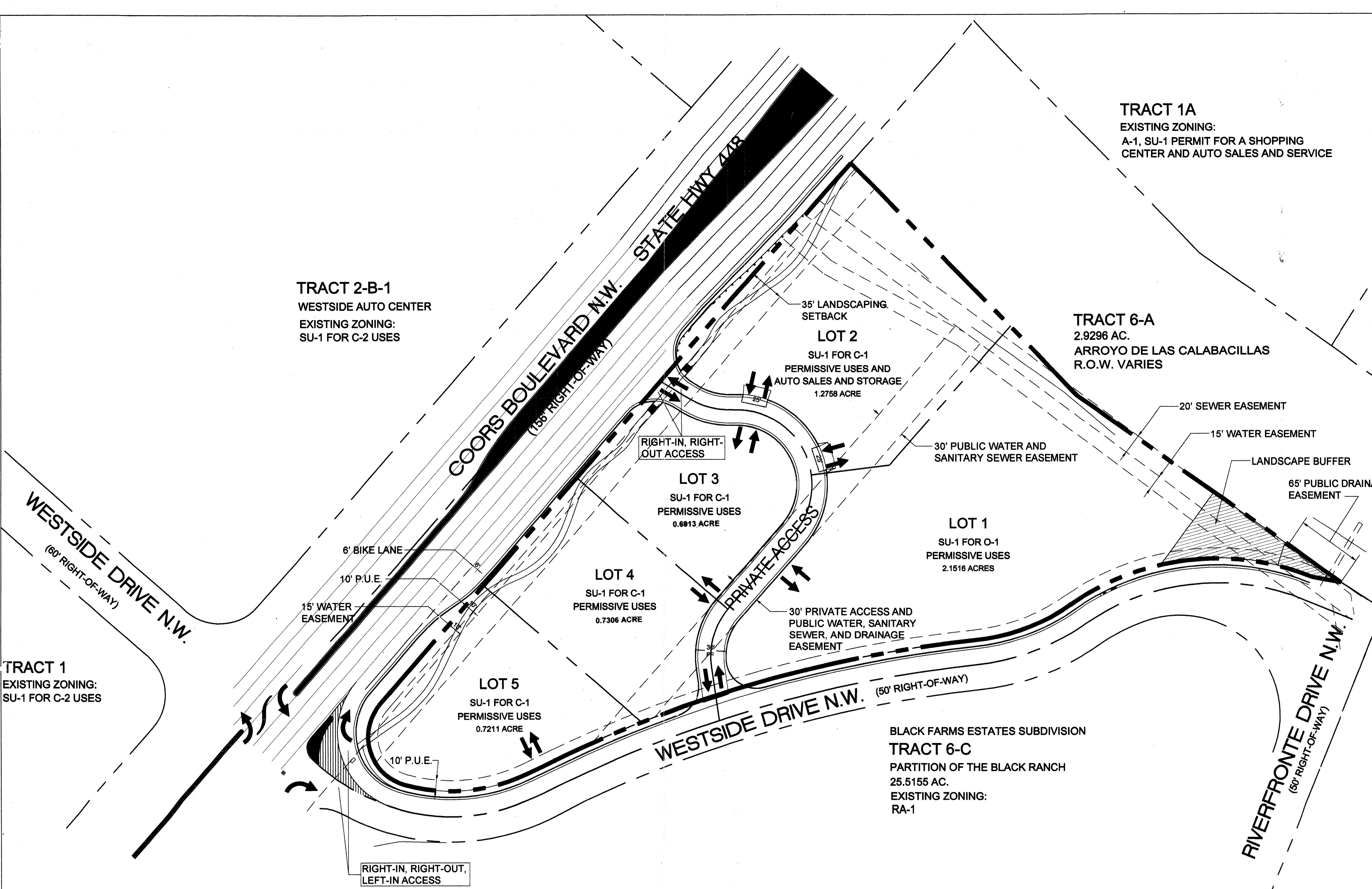
**INTERNAL CIRCULATION REQUIREMENTS:** Internal pedestrian and vehicular circulation shall be designed and built in compliance with DPM standards.

**BUILDING HEIGHTS AND SETBACKS:** Building heights shall be consistent with the proposed zoning for each lot. See Sheet 2, Design Guidelines for required setbacks.

- MAXIMUM FAR:**
- Lots 1-4, FAR = .20
  - Lot 5, FAR = .25

**LANDSCAPE PLAN:** The Design Guidelines (See Sheet 2) provide for landscaping criteria. A 35-foot landscape setback is identified as required by the Coors Corridor Plan. A minimum of 15 percent of each lot (minus the building square footage) shall be devoted to landscape materials. A multi-tiered retaining wall will be constructed along the southeast portion of Lot 5 and landscaped to provide a buffer for the residential developments to the south and east.

PROJECT 1002529



**TRACT 2-B-1**  
WESTSIDE AUTO CENTER  
EXISTING ZONING:  
SU-1 FOR C-2 USES

**TRACT 1A**  
EXISTING ZONING:  
A-1, SU-1 PERMIT FOR A SHOPPING  
CENTER AND AUTO SALES AND SERVICE

**TRACT 6-A**  
2.9296 AC.  
ARROYO DE LAS CALABACILLAS  
R.O.W. VARIES

**TRACT 1**  
EXISTING ZONING:  
SU-1 FOR C-2 USES

**BLACK FARMS ESTATES SUBDIVISION**  
**TRACT 6-C**  
PARTITION OF THE BLACK RANCH  
25.5155 AC.  
EXISTING ZONING:  
RA-1

**Note:**

- Buildings on Lots 3, 4, and 5 shall be located a minimum of 35 feet and a maximum of 50 feet from the Coors Boulevard Right-of-Way. Buildings on Lot 2 shall have a minimum front yard setback of 35 feet and a maximum front yard setback of 110 feet.
- All landscape buffers, and the portion of the 35 foot landscape setback from Coors Boulevard within each lot, shall be maintained and irrigated by the individual lot owners.
- A south bound to east bound left turn from Coors Boulevard to Westside Drive was approved August 26, 2004 by the Metropolitan Transportation Board (R-04-24 MTB).
- The landscape buffer on the north side of Lot 2 will be a minimum of 6 feet in width, with a minimum of four 10 foot landscaped bumpouts.
- The landscape buffer along Coors Boulevard shall be in compliance with the Coors Corridor Sector Development Plan regarding the street landscape buffer coverage standard of 50% (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3 and 4, Front Landscape Street Yard Site and Landscaping, p. 91 and 93).

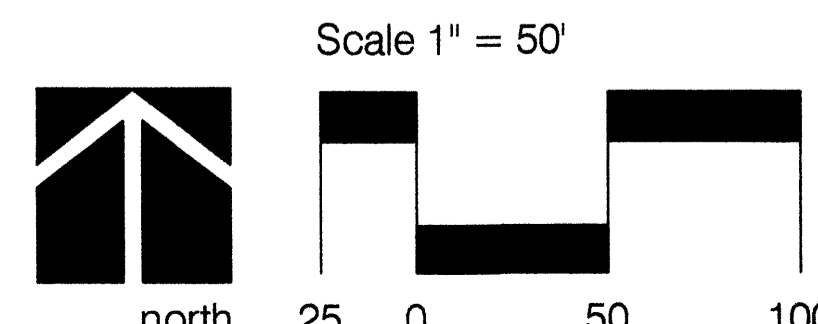
PROJECT NUMBER: 1002529  
Application Number: 04EPC - 01840 / 05 DRB - 00212

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated January 21, 2005 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required?  Yes ( ) 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> Traffic Engineering, Transportation Division	2-16-05 Date
<i>[Signature]</i> Utilities Development	2-16-05 Date
<i>[Signature]</i> Parks and Recreation Department	2/16/05 Date
<i>[Signature]</i> City Engineer	2/16/05 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	2/16/05 Date



**CONSENSUS PLANNING, INC.**  
Planning / Landscape Architecture  
924 Park Avenue SW  
Albuquerque, NM 87102  
(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com

<p><b>BORDENAVE DESIGNS</b> P.O. BOX 91194, ALBUQUERQUE, NM 87199 PHONE (505) 823-1344 FAX (505) 821-9105 jakebordenave@mindspring.com</p>	<p>PROJECT TITLE: <b>BLACK RANCH TRACT 6-B</b></p>	
	<p>SHEET TITLE: <b>COORS BOULEVARD N.W.</b> SITE DEVELOPMENT PLAN FOR SUBDIVISION</p>	
<p>DRAWN BY: METO</p>	<p>CHECKED BY: JJB</p>	<p>FIELD WORK BY: BASELINE</p>
<p>DATE: 2/07/05</p>	<p>MAP NO: B-13-Z</p>	<p>JOB NO: 0408</p>
<p>Scale 1" = 50'</p>		<p>SHEET 1 OF 2</p>

# DESIGN GUIDELINES

## INTRODUCTION

The purpose of these Design Guidelines is to 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 6-B, Partition of Black Ranch. These standards are to be used as a supplement to the City of Albuquerque Comprehensive City Zoning Code and other pertinent City planning documents, specifically the Coors Corridor Plan. In cases where these guidelines are not consistent with City regulations, the more stringent guideline shall be followed.

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 raised 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 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).

### Guidelines

- Parking provided adjacent to Coors Boulevard and Westside 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

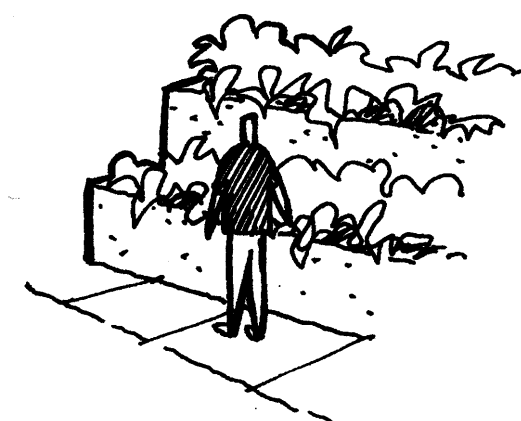
#### Landscape Buffers

- In accordance with the Coors Corridor Plan, a 35' landscape buffer is provided adjacent to Coors Boulevard.
- Landscape materials shall be used as a transition between land uses, with specific attention given to the transition between office and commercial uses and the residential uses to the south and east. For Lot 5, a minimum 10-foot landscaped buffer shall be required adjacent to the residential zoning. For Lot 1, a minimum 30-foot landscape buffer shall be required adjacent to the residential zone and will include a multi-tiered retaining wall with a maximum height for each tier of 5 feet and minimum width for each tier of 5 feet. Each step of the tier shall be landscaped.

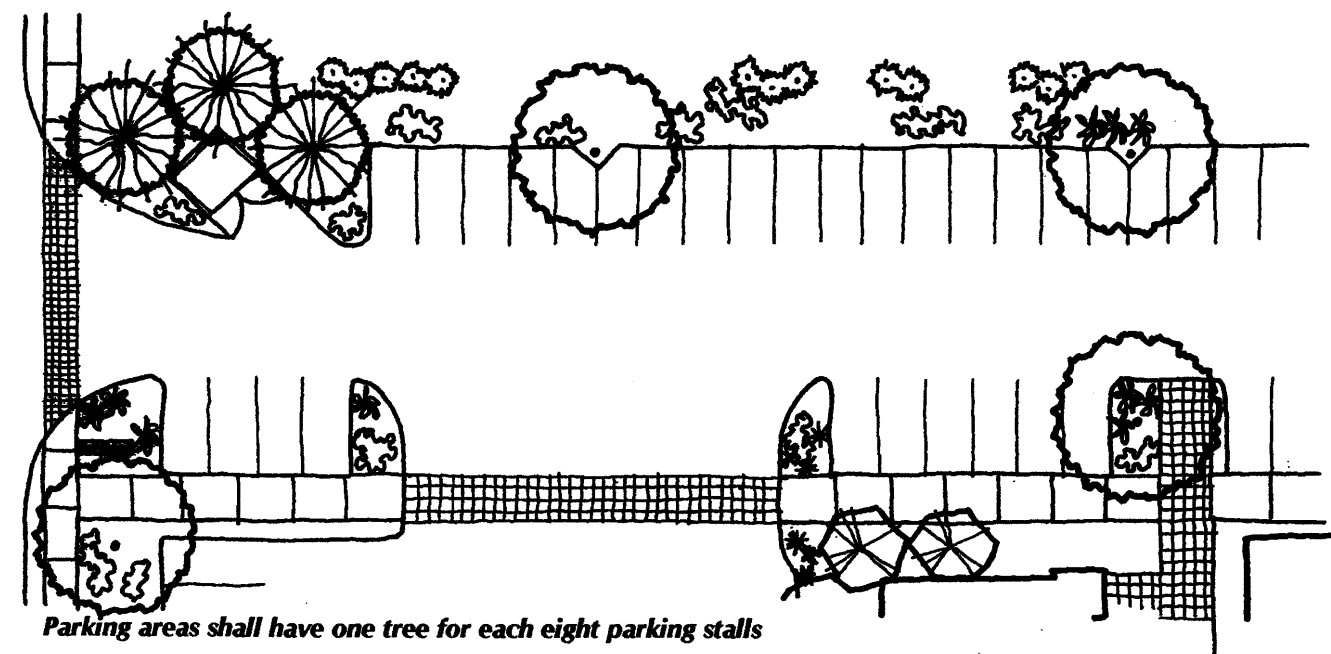
- Landscape buffers shall consist primarily of evergreen trees (to maintain its screening ability on a year-round basis) that must be at least 8 feet tall when planted and be capable of reaching a mature height of 25 feet. Trees shall be spaced at a maximum of 25 feet on center.

#### 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 tiered landscape buffer shall be required along the southern portion of Lot 5.



Parking areas shall have one tree for each eight parking stalls

- 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.
- 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 not be permitted.
- Landscape areas shall be a minimum of 25 square feet and a minimum width of 5 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 and the Coors Corridor Plan.
- 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.
- 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
Forestiera neomexicana	New Mexico Olive
Fraxinus spp.	Ash varieties
Gleditsia spp.	Honey Locust varieties
Koeleruteria 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
Caryopteris 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 sabina spp.	Juniper varieties
Juniperus horizontalis	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 tenuissima	Threadgrass

##### Lawn Grasses

Buchloe dactyloides	Buffalo Grass
Bouteloua gracilis	Blue Grama

## 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

- Buildings on Lots 3, 4, and 5 shall be located a minimum of 35 feet and maximum of 50 feet from the Coors Boulevard right-of-way. The building proposed for Lot 2 shall be located in accordance to the EPC approved Site Development Plan for Building permit due to constraints of lot configuration and grade.
- 10-feet from the right-of-way line of roadways other than Coors Boulevard
- 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

## 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 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.
- 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 26-feet and shall be in accordance with the Coors Corridor 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 relief from 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. 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.
- 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 east-facing buildings or in a location that is visible from residential areas east of this development.

### Guidelines

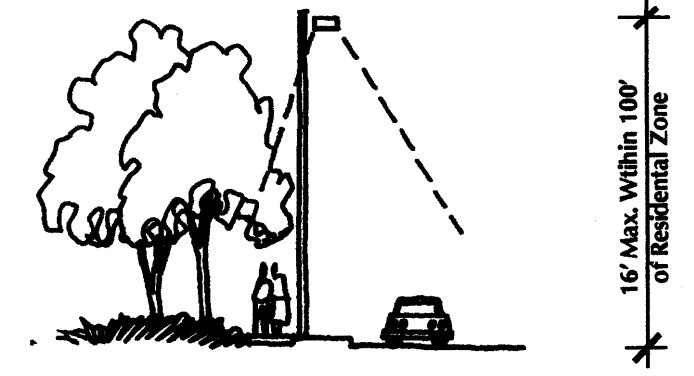
- Free-standing monument style signs are encouraged, particularly for multi-tenant commercial/office development.

## 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". 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 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 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 along the eastern and southern edge of the property to provide additional screening for the adjacent residential areas.



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

### 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 6-B

## Partition of Black Ranch

Prepared for:  
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Prepared by:  
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Albuquerque, NM 87102



CONSENSUS

December 2, 2004