

**SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION**

**THE SITE:**

The Site consists of approximately 20 acres. The property is bounded on the west by Unser Boulevard, to the north by Ladera Drive, to the east by Market Street, and to the south by Hanover Road. There is an existing out parcel at the southeast corner of Unser Boulevard and Ladera Drive developed with a gas station and convenience store.

**ZONING AND PROPOSED USE:**

The Site is zoned SU-2/SU-1 Special Use for Neighborhood Commercial and Office Uses within the El Rancho Atresco Phase III Sector Development Plan (1981). The site is a designated neighborhood activity center in the West Side Strategic Plan.

Development of the property can only occur through an approved site development plan as regulated by Section 14-16-2-22 of the Comprehensive City Zoning Code. Activities allowed on the site must correspond to those enumerated in the C-1 Neighborhood Commercial zone and office uses.

A maximum of 50 percent (12.5 acres) of the original 25-acre site as referenced on Sheet 5 of the El Rancho Atresco Phase III Sector Development Plan that is eligible for development with retail and service-type uses consistent with those of the C-1 zone. The existing gas station and convenience store located on Lot 1C (.85 acres) toward the northwest corner of the original 25-acre site is considered "commercial development". As such, an additional 11.65 acres - may be developed with commercial uses pursuant to the C-1 zone.

The remaining area of the property can be developed with office or residential uses, or a combination thereof. Residential development on this portion shall be regulated by Section 14-16-2-16(A)(7) of the Comprehensive City Zoning Code. **C-1 Zone**

**APPLICABLE PLANS:**

City of Albuquerque/Bernalillo County Comprehensive Plan (Rank I); West Side Strategic Plan (Rank II); and the El Rancho Atresco Phase III Sector Development Plan (Rank III).

**PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:**

**Vehicular Access and Circulation** - The proposed development has access to adjacent streets on all four sides of the property. Limited access to Unser Boulevard (a limited access principal arterial) has been approved by the Transportation Coordinating Committee of the Metropolitan Transportation Board of the Mid-Region Council of Governments (R-14-01 TCC). Access includes a right-in, right-out, and left-in access (approximately 1,040 feet south of Ladera) and an additional right-in access (approximately 529 feet south of Ladera) to serve the proposed development. There are existing access points on the north side of the property to Ladera Drive that remain. Additional access is shown on Ladera Drive, Market Street, and Hanover Road. Final design and location of these access points will be determined by future Site Development Plans for Building Permit. New median cuts must be requested in writing to the Traffic Engineer, Development and Review Services. The construction of appropriate left turn lanes must be included with any new median cuts.

**Transit** - The property is currently served by two existing bus routes: 92 Taylor Ranch Express and 94 Unser Express. Both routes have a bus stop adjacent to the subject property. Route 92 also travels along Ladera Boulevard adjacent to the site and existing bus stops are east of Market Street. Unser and I-40 are designated Express Transit Corridors.

**Bicycle Facilities** - Unser Boulevard has on-street bike lanes and an off-street multi-use trail on the east side of the street. The Unser Trail connects to the I-40 Regional Trail that runs along the north side of Interstate 40.

**Pedestrian Facilities** - Internal sidewalk and pedestrian facilities will be designed consistent with the design guidelines included in this site plan and future site plans for building permits.

**BUILDING HEIGHTS AND SETBACKS:**

Maximum building heights for all buildings shall be per the SU-1 zone. Setbacks shall be as provided in the O-1 and R-3 zones as enumerated in the Comprehensive City Zoning Code. Specific design restrictions for new residential shall be as provided in the C-2 zone (specific to Activity Centers and Transit Corridors).

**MAXIMUM FAR/DENSITY:**

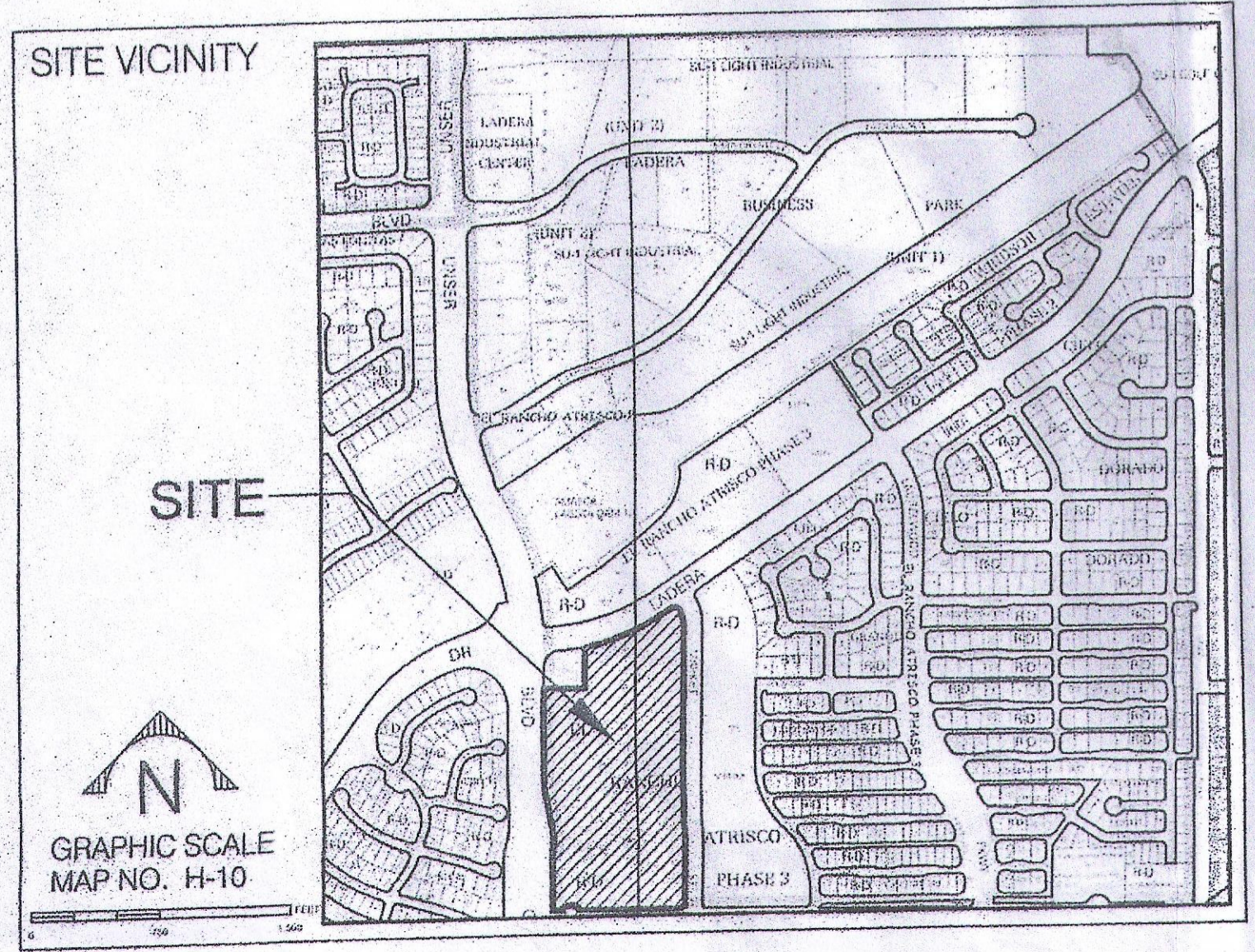
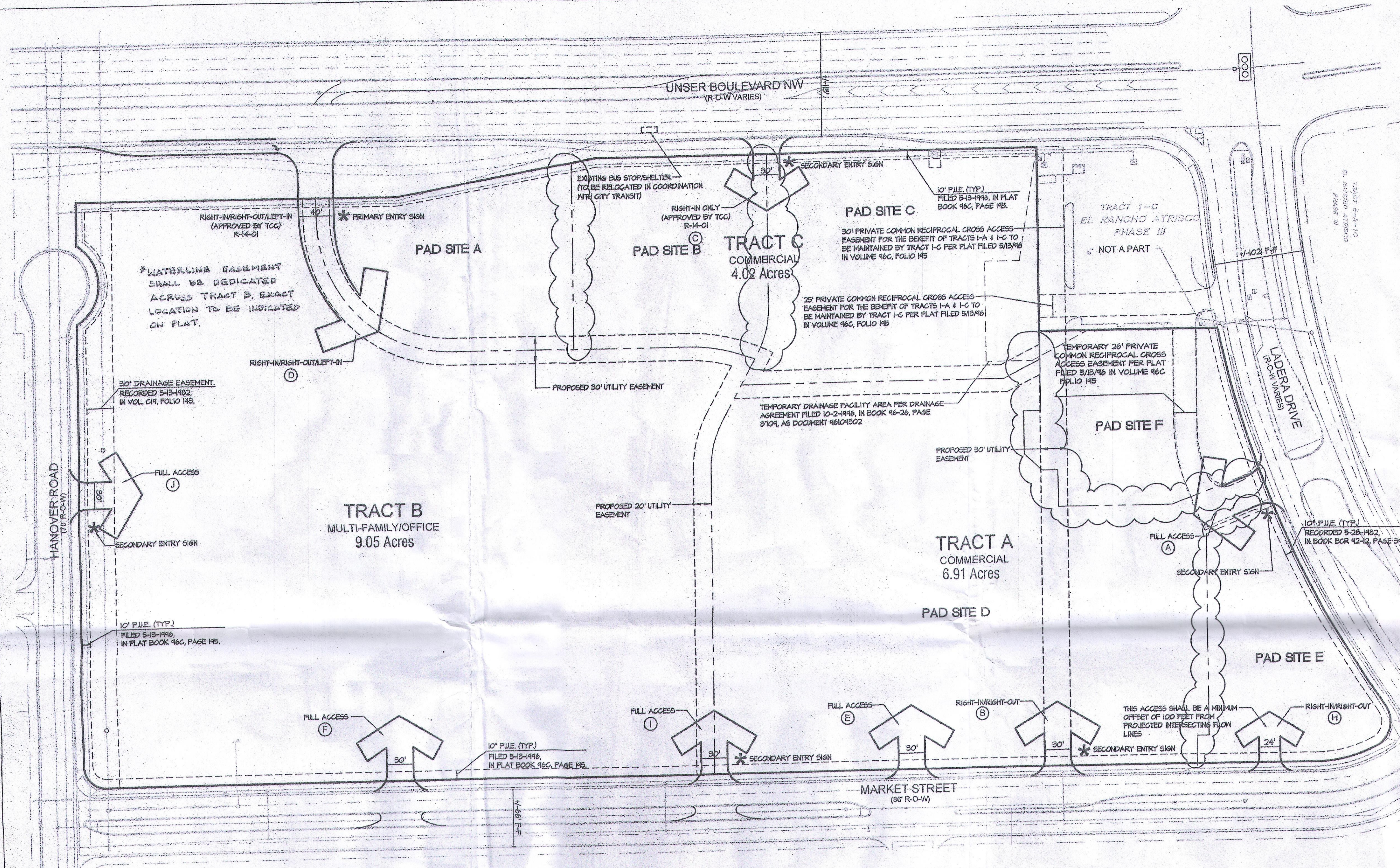
Commercial buildings shall not exceed a maximum FAR of .30. Residential shall be as provided in the C-2 Zone and shall have a minimum FAR of .3 and a maximum density of 30 dwelling units per acre.

**LANDSCAPE PLAN:**

Landscape plans shall be submitted with future Site Plans for Building Permit and shall be consistent with the Water Conservation Landscaping and Water Waste Ordinance, Pollen Control Ordinance, and the Design Standards (Sheet 2).

**Notes:**

1. A cross access easement and shared parking agreement shall be part of the platting process at DRB. Future development on the site will require EPC review of the Site Development Plan for Building Permit(s).
2. Stormwater control measures shall be designed to manage the first flush and control runoff generated by contributing impervious surfaces.



**PROJECT NUMBER: 1003275**  
**APPLICATION NUMBER: 14EPC-40078, 15DRB-70052**

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated February 13, 2014, 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 DRB 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:**

Traffic Engineer, Transportation Division	<i>[Signature]</i>	02-25-15
Water Utility Development	<i>[Signature]</i>	02-25-15
Parks & Recreation Department	<i>[Signature]</i>	3-25-15
City Engineer	<i>[Signature]</i>	2-25-15
* Environmental Health Department (conditional)		Date
Solid Waste Management	<i>[Signature]</i>	Date
DRB Chairperson, Planning Department	<i>[Signature]</i>	4-9-15

\* Environmental Health, if necessary

PROJECT NUMBER: 1003275  
 Application Number: 13EPC-40148

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Is an Infrastructure List required? ( ) Yes ( ) No. If Yes, then a set of approved DRB 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:**

Traffic Engineering, Transportation Division	<i>[Signature]</i>	12-10-14
ABOWUA	<i>[Signature]</i>	12-10-14
Parks and Recreation Department	<i>[Signature]</i>	12-10-14
City Engineer	<i>[Signature]</i>	12-10-14
Solid Waste Management	<i>[Signature]</i>	12-10-14
DRB Chairperson, Planning Department	<i>[Signature]</i>	12-10-14

# HERITAGE MARKETPLACE

## SITE PLAN FOR SUBDIVISION

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