

SITE DEVELOPMENT PLAN FOR SUBDIVISION
THE SITE IS APPROXIMATELY 2.33 ACRES AND IS LOCATED ALONG CENTRAL AVENUE BETWEEN LAGUNA BLVD. SW AND SAN PASQUALE AVENUE SW.

PROPOSED LEGAL DESCRIPTION:
THE PROPOSED LOTS 1 THRU 3, COUNTRY CLUB PLACE, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

LAND AREA:
2.3382 ACRES (101,855 SQUARE FEET)

ZONE ATLAS MAP:
J-13-Z

CURRENT ZONING:
THE CURRENT ZONING OF THE PROPERTY IS SU-2/SU-1 FOR A MIXED USE DEVELOPMENT.

PROPOSED ZONING:
THE PROPOSED ZONING OF THE PROPERTY IS SU-2/SU-1 FOR A MIXED USE DEVELOPMENT TO INCLUDE ALL USES PERMITTED IN THE CLD ZONE, AN ADULT EDUCATION PRIVATE SCHOOL, AND RESTAURANT WITH FULL SERVICE LIQUOR.

SITE DEVELOPMENT PLAN FOR SUBDIVISION CONT

APPLICABLE PLANS:
HUNING CASTLE AND RAYNOLDS ADDITION NEIGHBORHOOD SECTOR DEVELOPMENT PLAN.
CENTRAL AVENUE STREETSCAPE URBAN MASTERPLAN.

PROPOSED DESIGN STANDARDS:
THE DESIGN STANDARDS INCLUDED IN THIS AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION SHALL GOVERN THE FUTURE DESIGN OF BUILDING 3 AS WELL AS THE RENOVATION OF BUILDINGS 1 AND 2.

PROPOSED DESIGN STANDARDS:
THE DESIGN STANDARDS INCLUDED IN THIS AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION SHALL GOVERN THE FUTURE DESIGN OF BUILDING 3 AS WELL AS THE RENOVATION OF BUILDINGS 1 AND 2.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS AND CIRCULATION
THE MAIN ACCESS POINT INTO THE SITE IS FROM AN EXISTING DRIVE (TO BE REBUILT) OFF OF CENTRAL AVENUE. A SECONDARY ACCESS POINT TO THE SITE IS FROM SAN PASQUALE AVENUE VIA AN ACCESS EASEMENT THROUGH THE ALBUQUERQUE LITTLE THEATRE PROPERTY. BOTH OF THESE ACCESS POINTS ARE FULL ACCESS.

RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT AND USE BY THE OWNERS OF LOTS 1 THRU 3, COUNTRY CLUB PLACE, SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH TRACT FOR THE BENEFIT OF ALL TRACTS. THIS WILL BE GRANTED WITH REPLAT OF ALL TRACTS.

PEDESTRIAN ACCESS AND CIRCULATION
PEDESTRIAN ACCESS IS PROVIDED OFF OF CENTRAL AVENUE ALONG THE TWO EXISTING BUILDINGS, SIDEWALKS AND DESIGNATED CROSSWALKS CONNECT THE FRONTS OF ALL BUILDINGS THROUGH THE SITE.

PROPOSED USES

THE PROPOSED USES FOR LOT 1 ARE:
ALL USES PERMITTED IN THE CLD ZONE, AN ADULT EDUCATION PRIVATE SCHOOL, AND RESTAURANT WITH FULL SERVICE LIQUOR.

THE PROPOSED USES FOR LOT 2 ARE:
ALL USES PERMITTED IN THE CLD ZONE, AN ADULT EDUCATION PRIVATE SCHOOL, AND RESTAURANT WITH FULL SERVICE LIQUOR.

THE PROPOSED USES FOR LOT 3 ARE:
ALL USES PERMITTED IN THE CLD ZONE, AN ADULT EDUCATION PRIVATE SCHOOL, AND RESTAURANT WITH FULL SERVICE LIQUOR.

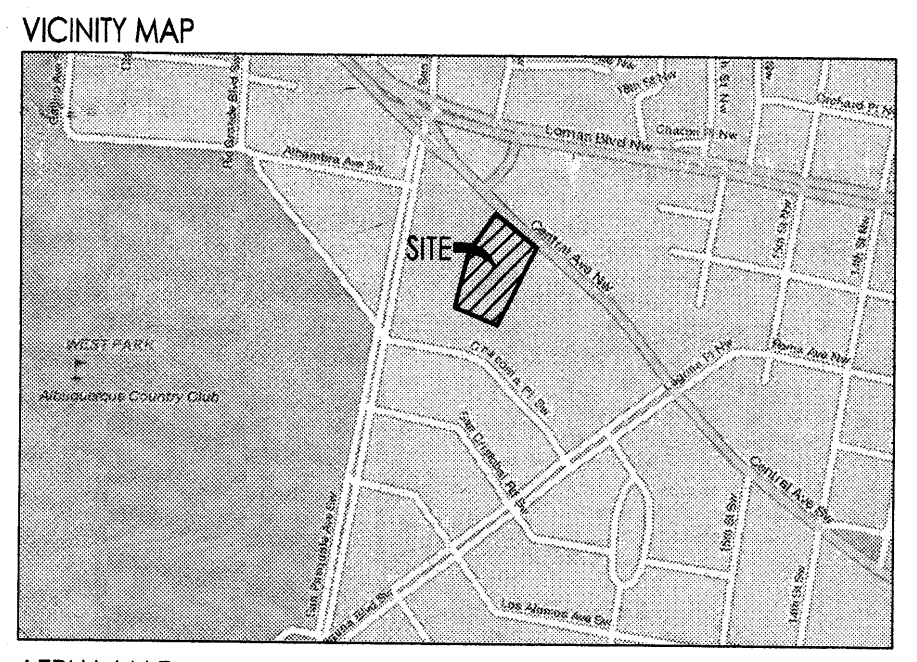
PROHIBITED USES
R-2 COMMUNITY RESIDENTIAL PROGRAMS, DRIVE-THRU SERVICE WINDOWS, AND WIRELESS TELECOMMUNICATIONS FACILITIES.

BUILDING HEIGHT AND SETBACKS
SEE THE DESIGN STANDARDS AS PART OF THIS SUBMITTAL.

FLOOR AREA RATIO
THE MAXIMUM F.A.R. FOR LOTS 1 THRU 3 IS .61 FOR ALL USES, AS STATED IN THE HUNING CASTLE AND RAYNOLDS ADDITION NEIGHBORHOOD SECTOR DEVELOPMENT PLAN.

THE F.A.R. FOR THE EXISTING BUILDING ON LOT 1 IS .33, AND THE F.A.R. FOR THE EXISTING BUILDING ON LOT 2 IS .20.

LANDSCAPE PLAN
THE LANDSCAPING FOR THIS SITE IS PART OF THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND IS SUBJECT TO THE DESIGN STANDARDS.



PROJECT NUMBER: 1004677 APPLICATION NUMBER: 10026-70311

THIS PLAN IS CONSISTANT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED OCT. 14, 2010 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES () NO IF YES, THEN A SET OF APPROVED DRG 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	11/10/10
Utilities Development	11/10/10
Parks and Recreation Department	11/10/10
CITY ENGINEER	11/10/10
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT	11/10/10
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

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Project Title: Country Club Place Development
Sheet Title: Amended Site Dev't Plan For Subdivision

Location: Lots 1 thru 3, Country Club Place Albuquerque, NM

Project Number: 10-07
Drawn by: JDH
Project Manager: JDH
Date: 8/26/10

Revision: PER EPC NOTICE OF DECISION
By: JDH
Date: 9/27/10

Scale: 1"=30'-0"

Page: 1 of 2

Country Club Place Design Standards

Introduction

The following Design Standards apply to the renovation of the existing buildings on Lots 1 and 2, and to the future building on Lot 3 of Country Club Place development to be built on the 1800 block of Central Avenue S.W. on lands between Laguna Blvd. S.W. and San Pasquale Avenue S.W..

Procedurally, this project shall submit a Site Development Plan for Building Permit which will be reviewed by the City of Albuquerque Planning Department's Development Review Board (DRB). The intent of these Design Standards is to provide guidance for the DRB when reviewing future development.

Additionally, the regulations and standards in the City of Albuquerque Zoning Code, the Huring Castle and Reynolds Addition Neighborhood Sector Development Plan, and the Central Avenue Streetscape Urban Design Master Plan shall apply to all buildings.

Design Theme/Land Use Concept: Project Background

The Country Club Place development infills a major hole in its neighborhood with a design theme of a small Route 66 neighborhood center. The project uses the walkable, urban scale of Old Town and is intended that there will be a uniform style throughout the development that relates to the existing context.

The land use concept proposes creation of a vibrant neighborhood center with a full menu of uses: retail, office, and residential. This mix of uses is arranged in a walkable, neighborhood-scaled area of shops, offices, and possibly residential uses. The site's proximity to the City's main mass transportation route will encourage ridership and reduce traffic, and the arrangement of building types will help protect residential areas to the south. Parking and vehicular circulation are arranged such that the existing buildings shield parking from the street and flows easily from the front of the site to the rear. Wide walks and landscape frame the parking areas to create a highly connective system of pedestrian circulation within the site and to the surrounding streets.

A. Architectural Character and Architectural Design Elements

The building on Lot 3 of the Country Club Place development requires architectural design which respects and creatively blends with the image of the two renovated buildings on the site, which is the Route 66-inspired Moderne style. Generic, franchise architecture is prohibited.

The General Building and Site Design Regulations for Non-Residential Uses (14-16-3-18) as found in the City of Albuquerque Comprehensive Zoning Code will apply to all development.

Moderne Style

The Moderne style originates with the earliest and purist modernism, which was then tempered by the stylistic Art Deco movement. The movements focus on the machine age and streamlined design. Many examples are found on Central Ave., or Route 66, which co-opted the style to express American's passion with car travel.

Principal characteristics of the Moderne style include simple massing, stepped massing at towers and/or parapets, vertical or horizontal flow lines and zigzag patterns, rounded corners or windows, cantilevered awnings and pylons, and flat roofs. Facades are composed rhythmically, alternating mass and opening in a logical manner which belies the building's structural system. Openings accentuate the massing by being punched, or recessed, and doors and windows are large when fronting on public ways. They are detailed in spare, clean details. Entry elements are often the prominent architectural feature on the building.

Massing

A building mass is defined as a volume of space that usually appears as a rectilinear form, consisting of a roof and at least three walls. Massing for this building shall be well proportioned and consistent with the architectural character of the renovated buildings' style. Particular consideration shall be taken to preserve natural view corridors at the site, as well as terminating major vistas within the site.

Interpretations of the Moderne style include: asymmetry, horizontally proportioned, corner towers (round, square, or octagonal stepped form), and signage incorporated building signage into its massing. Entry elements are often the prominent architectural feature on the building.

Roofs

Main roofs of structures in the Moderne style shall follow these standards: flat roofs with parapets that are simple, stepped or streamlined, and may incorporate stylized building signage into its parapet or roof form.

Windows & Doors

Windows and doors of Moderne structures shall follow these standards: facades are composed rhythmically, alternating mass and opening in a logical manner which belies the building's structural system. Openings compliment and accentuate the massing by being punched, or recessed, and doors and windows are large when fronting on public ways. They are detailed in spare, clean details, and incorporate large expanses of glass, metal window and metal storefront frames, especially at public access. Glass block may be used as accents.

Shading & Entries

Shading and entries of Moderne structures shall follow these standards: typically have awnings or canopies at openings. One may incorporate a tower or stylized mass of overhand at entries. Balconies may also provide shading.

Building Details

Moderne building details shall follow these standards: details may include wall relief moldings, pilasters, articulated bases to walls, and detailed parapets. Other detailing would include the shading devices mentioned above placed at openings and entryways or used to distinguish volume or massing elements. Designs may incorporate stylized elements of signage or lighting into their detailing.

Building Materials & Colors

Building materials and colors for buildings on Lots 1 thru 3 of the Country Club Place development shall be consistent with the architectural character of the two renovated buildings on the site. Quality materials, architectural features, and craftsmanship shall be employed in the execution of each building. Building material approved, but not limited to, shall include stucco, brick, stone (laid horizontally in load-bearing fashion), concrete, split-faced concrete masonry unit, glass, glass block, ceramic tile, decorative tile, clay tile, wood, copper, galvanized metal, aluminum, and neon (lighting).

Generous amounts of exposed metals and glass may be incorporated into the wall design, or on awnings, canopies, and towers. Designs may incorporate stylized elements of metal signage or lighting. Colors include cream, off-white, or warm earth-toned saturated color for walls, and saturated colors for accents.

B. Building Density and Height

Building Density

Floor Area Ratio (F.A.R.) is the ratio of the heated gross floor area of structures to the total premises. It is measured from outside surface of outside walls, including multiple stories, in square feet. The maximum F.A.R. for Lots 1 thru 3 is .61 for residential uses, as stated in the Huring Castle and Reynolds Addition Neighborhood Sector Development Plan. Consistent with the Sector Development Plan and the previous submittal, there is no maximum F.A.R. for commercial uses.

The F.A.R. for the existing building on Lot 1 is .33, and the F.A.R. for the existing building on Lot 2 is .20.

Building Heights

Maximum building height for buildings on Lots 1 thru 3 shall be 46', per the Huring Castle and Reynolds Addition Neighborhood Sector Development Plan.

Building Setbacks

Setbacks apply to the exterior edges of the Property. The front of lot is at the northern edge facing Central Ave.

Front yard setback: 0'
 Sideyard setback: 15' min, except 0' at internal lot lines
 Rear yard setback: 0', except on Lot 3 where the setback shall be 50' min, where abutting R-1 zone

C. Landscaping

Landscaping for this development shall comply with the Landscape Regulations (14-16-3-10) in the City of Albuquerque Comprehensive Zoning Code, and the City of Albuquerque requirements in the Water Conservation Landscaping and Water Waste Ordinance, and the Pollen Ordinance. Future landscaping in conjunction with the development of the building on Lot 3 shall be in accordance with the Landscape Plan in the Site Development Plan for Building Permit submittal.

If residential uses are a part of this project, Usable Open Space shall be provided as required in the R-2 Residential Zone (14-16-2-11) in the City of Albuquerque Comprehensive Zoning Code.

D. Walls and Fences

Walls and fences shall be compatible with the nearby buildings and architectural themes in terms of color, materials and style. To that end, all perimeter walls shall be concrete masonry unit (CMU) with stucco finish, pier (CMU w/stone or stucco) with wood or metal fence infill, or metal fence. Chain link and/or barbed wire/razor wire are prohibited. Walls and fences shall conform with the City of Albuquerque Comprehensive Zoning Code General Height and Design Regulations for Walls, Fences and Retaining Walls (14-16-3-19).

E. Site Lighting

Site lighting shall conform with the City of Albuquerque Comprehensive Zoning Code Area Lighting Regulations (14-16-3-9).

Lighting design shall compliment the architectural styles, and not overwhelm them. Lighting shall be scaled appropriately to the purpose it is serving - taller heights for more coverage for safety such as parking lots, lower and concentrated for pedestrians. Walkways within the site shall be lit with pole fixtures, bollards, or lighting in the portals, downlighting, sconces, or pendants. Building-mounted lighting shall enhance the architecture of each building, and shall include sconces, shielded accent lights, and arm-mounted lights aimed towards projects' building walls.

Pedestrian scale lighting: 1.) Not higher than 4 feet at key pedestrian gathering areas. 2.) 16 feet maximum along internal streets measured from finished grade to the top of the pole.

Lighting shall be fully shielded and high-pressure sodium lighting and unshielded uplighting shall be prohibited.

Site lighting type, color, and materials shall compliment the character of the project and not contrast or stand out from the designs of the buildings. The lighting design shall enhance both the pedestrian scale and the automobile portions of the site.

F. Signs & Signage

On-premise signage will comply with City of Albuquerque Comprehensive Zoning Code requirements for the C-1 zone as well as the General Sign Regulations (14-16-3-5), with the following exceptions:

- One freestanding sign shall be allowed for the development. Maximum height shall be 18 feet and maximum sign area shall be 100 square feet.
- Buildings on Lots 1 thru 3 shall be allowed one projecting sign each.
- The area of the total building-mounted signage shall be limited to 9% of the façade to which it is applied.
- There is no limit on the number of building-mounted signs except there shall be no signs facing residential development on Lot 3.

revision
 by mms JDH
 date 11/2/10 9/27/10
 rev 1 2 3 4 5
 PER EPC NOTICE OF DECISION
 PER PLANNING DEPT COMMENTS



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job number 10-07
 drawn by JDH
 project manager JDH
 date 8/26/10

project file
 Country Club Place Development
 Lots 1 thru 3, Country Club Place
 Albuquerque, NM
 sheet file
 Design Standards