



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

#### **PR-2019-002134**

SI-2024-00716 – SITE PLAN DFT

Tract A Block 12, Unit A, NORTH ALBUQUERQUE ACRES zoned MX-L, located on PALOMAS AVE NE between LOUISIANA BLVD NE and SAN PEDRO DR NE containing approximately 8.55 acre(s). (D-18)

REQUEST: Site plan - administrative (DFT) for the campus of Hope Christian high school. The scope includes new facilities, renovation of existing facilities, and associated site improvements to be completed in 5 phases. Please note: this is not a site plan amendment - see justification letter included in application for explanation of current status of property regarding previously applicable master plan which expired in 2013.

SKETCH PLAT 3-20-2019

IDO – 2022

#### **Comments:**

06-05-2024

The subject site is adjacent to the South Domingo Baca Trail along the South Domingo Baca Arroyo. The South Domingo Baca Arroyo is not a MPOS arroyo or an MPOS link in this section, but is considered an Urban Recreational Arroyo.

Please verify that these standards regarding ground-mounted mechanical equipment, outdoor loading, service and refuse areas, and walls/fences have been addressed with this site plan submittal. All standards for visibility and adjacency to City trail or public trail will apply if included in the site design.

**Applicant Response:** To the best of our knowledge, the standards referenced regarding screening of ground-mounted mechanical equipment, outdoor loading, service and refuse areas, and walls/fences have all been addressed in our Site Plan submittal. Please see note on Site Plan AS.100 describing how a vegetated fence per IDO 5-6(F)(3)(a) will be used to screen the south/east parking lots, as well as a nearby ground-mounted electrical transformer, from view of Domingo Baca Arroyo. Please also see landscape plans LP.101 and LP.102 for specification of the vines that will be used to achieve the required 75% minimum vegetative screening opacity. The proposed outdoor kitchen loading space and outdoor refuse area will also be screened by this fence. The refuse area itself will be located within an enclosure per IDO 5-6(G)(3)(e).



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#### **5-6(G)(2)(a) R-ML, R-MH, and Mixed-use Zone Districts**

*Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties to the maximum extent practicable.*

#### **5-6(G)(3)(c) R-ML, R-MH, and Mixed-use Zone Districts**

*Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties to the maximum extent practicable.*

#### **5-7(D)(3)(c) Development in Mixed-use Zone Districts**

*For development in any Mixed-use zone district, the maximum height of walls in any front or street side yard is 5 feet if all of the following requirements are met, as applicable based on the type of development.*

- 1. For all development, the wall shall be set back at least 10 feet from the lot line abutting the street or edge of the sidewalk closest to the primary building, whichever is more restrictive.*
- 2. For all development, view fencing shall be used for portions of a wall above 3 feet.*
- 3. For mixed-use, multi-family residential, or non-residential development, the area between the wall and the property line shall be landscaped with at least 2 trees and 6 shrubs every 25 feet along the length of the wall.*

#### **5-7(E) MATERIALS AND DESIGN**

##### **5-7(E)(1) Materials and Texture**

*5-7(E)(1)(a) Unless specified otherwise in this IDO, walls may be opaque.*

*5-7(E)(1)(b) Acceptable wall materials include, but are not limited to, concrete masonry unit (CMU) blocks or other structural materials; stabilized adobe; split face blocks; slump blocks; bricks; stone; glass blocks; curved interlock blocks; wood; tubular steel; wrought iron bars; chain link fencing; other grill work; or a combination of these materials, with the following exceptions.*

- 1. Exposed flat-faced CMU blocks shall not constitute more than 50 percent of any wall facing a public street or City park or trail.*



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*2. Except in the R-A, R-1, NR-LM, or NR-GM zone districts, chain link fencing (with or without slats) shall not be allowed on any portion of a site visible from a public street, City park or trail, Major Public Open Space, or major arroyo. Chain link fencing is allowed as temporary security fencing during active construction in any zone district.*

#### *5-7(E)(2) Articulation and Alignment*

*Portions of walls that obtain approval for a wall that exceeds the maximum height limits in Subsection 14-16-5-7(D) (Maximum Wall Height) or are required to exceed those limits and that face any public street, City park or trail, Major Public Open Space, or major arroyo, shall incorporate at least 1 of the following features to break up the massing of the wall.*

#### *5-7(E)(2)(a) Option 1*

*Vertical pilasters with a minimum projection of 2 inches from the public side of the wall surface at intervals of no more than 20 feet in length.*

#### *5-7(E)(2)(b) Option 2*

*Decorative features, such as columns with a minimum projection of 4 inches from the public side of the wall surface at intervals of no more than 60 feet in length.*

#### *5-7(E)(2)(c) Option 3*

*Offset in wall alignment of at least 16 inches, spaced so that no more than 3 consecutive lots have the same wall alignment.*

#### *5-7(E)(2)(d) Option 4*

*Curvilinear alignments with a minimum distance of 4 feet between the outer surfaces of the wall. The outermost point of each curve shall have intervals no greater than 80 feet.*

#### *5-7(E)(2)(e) Option 5*

*Terracing of walls with a minimum horizontal distance of 4 feet separating the vertical height segments.*

#### *5-7(E)(3) Wall Design*

*Any portions of a wall over 3 feet facing a public street, City park or trail, Major Public Open Space, or major arroyo shall comply with at least 1 of the following options.*

#### *5-7(E)(3)(a) Option 1*



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*Openings distributed throughout the length of the wall equal to at least 5 percent of the wall surface, constructed into the surface or created by using see-through pattern blocks, tubular steel or wrought iron bars, wood, or other grillwork.*

#### *5-7(E)(3)(b) Option 2*

*Variation in wall height at intervals of at least every 20 feet along the length of the wall. The normal stepping of the wall to accommodate grade change does not satisfy this requirement.*

#### *5-7(E)(3)(c) Option 3*

*Use of a second and visually contrasting material, texture, or color along the length of the wall on at least 20 percent of its surface.*

#### *5-7(E)(3)(d) Option 4*

*A continuous overhang cap along the length of the wall that projects at least 2 inches from the public side of the wall surface.*

#### *5-7(E)(3)(e) Option 5*

*A variety of living shrubs, trees, and/or vines covering or overhanging at least 1/3 of the length of the wall in conjunction with a streetscape/landscape maintenance agreement between the City and the adjoining property owner and/or community association as part of a subdivision*