

# PETROGLYPH MEDICAL PLAZA

## MASTER PLAN & AMENDMENT TO THE UNSER GATEWAY VICINITY PLAN

(REVISED AMENDMENT - JANUARY 2013)

AS GUIDED BY THE

“VISION 2020 INTEGRATED COMPREHENSIVE PLAN”

**LANDOWNER:**

PETROGLYPH REAL ESTATE DEVELOPMENT, L.L.C.

**DEVELOPER:**

AMC DEVELOPMENT

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- 1. INTRODUCTION AND HISTORY**

In August 2001, the City of Rio Rancho adopted an Integrated Comprehensive Plan (ICP) designed to be the guiding document for the City in its continuing development through the horizon year of 2020. Subsequently, the following applications have occurred in the area that has an influence over the Petroglyph Medical Plaza Master Plan application:

- VASA Ranch LLC requested approximately 3.8 acres fronting on 20th Street (now Unser Blvd.) as a rezone from R-1 to SU/C-1 with design guidelines.
- The properties of Tom and Rose Willoughby requested a zone map amendment from R-1 to SU/C-1 zoning for approximately 6.1 acres. This application “joined” with that of VASA and other abutting property owners to comprise the Unser Gateway West Vicinity Plan, consisting of 31+ acres.
- In 2005, Mr. Franz Springer requested and received approval for a zone change from R-1 to C1 for approximately 7.6 acres located at 19th Avenue SE and Unser Boulevard.
- In 2008, Petroglyph Real Estate Development, LLC acquired property from the Springer Four, LLC thereby assembling the property in the master plan subject area.
- In 2008, the Presbyterian Healthcare Services (“PHS”) purchased the tract of land across the street from Unser Blvd. PHS is grading and performing infrastructure improvements in anticipation of constructing a regional medical facility in 2010/2011.
- In 2009, the landowner of the southeast corner of Unser Blvd. and Westside Boulevard submitted a TIDD application in reliance on constructing a “lifestyle” center retail outdoor shopping center.
- On November 9, 2010 this Original Master Plan was submitted to the City of Rio Rancho and approved by the Governing Body.
- Because of changes in building sizes, locations and adjustments to project entry points, this Amendment dated December 16, 2010 is being submitted to the City of Rio Rancho for consideration and approval.
- On December 16, 2010 this Original Master Plan was amended and submitted to the City of Rio Rancho and approved by the Governing Body.
- On August 22, 2012 The properties to the west and south of Petroglyph Plaza were granted a rezone from R-1 and MU-A to SU for "Limited C-1/Retail Commercial", eliminating the adjacent residential zoning.

- Because of the elimination of the adjacent residential zoning and for clarification of inconsistent design standards, this Amendment dated \_\_\_\_\_, 2013 is being submitted to the City of Rio Rancho for consideration and approval.

### **PROJECT VISION:**

The Petroglyph Medical Plaza will consist of an 18 acre (+/-) commercial development located in the gateway of Rio Rancho (on the southwest corner of Unser and 19<sup>th</sup> Avenue SE). The project centerpiece (Situated in Building Pad 7) is a planned 60,000+ square foot medical office building that will be home to an Urgent Care, X Ray Associates of New Mexico Imaging Center, and additional health care professionals. The balance of the 18+ acre campus will include commercial opportunities for the surrounding community in the form of six super pads (see Exhibit D) with potential end users ranging from hotels to gas stations to restaurants.

The Petroglyph Medical Plaza has also planned for the relocation of the storm drain pond for the Special Assessment District 7A (“SAD 7A”) to the south of Ronda Road and adjacent to Unser Road, where it will become a joint use facility allowing for adequate storm water discharge as well as a regional park and related equipment. The extensive infrastructure and park improvements have given rise to the Applicant submitting a GRIP application to aid in the reimbursement of these community-wide facilities. The park will impact the existing Unser Gateway Vicinity Plan by moving the SAD 7A storm pond facility from its previously planned location into an area where it can act as a community wide solution to the storm water collection and provide recreational opportunities. The joint use pond and park details are currently being developed.

**ICP PLAN GOALS:** Public testimony and active involvement with the City of Rancho has transpired during the Integrated Comprehensive Plan review process and with economic development forums. Those activities have suggested that the City of Rancho must expand their opportunities for Gross Receipts Tax Revenue with quality commercial, higher density residential and mixed use opportunities that will enhance the City’s sustainability. Accordingly, this Master Plan is proposing to develop a commercial center to include medical office facilities, and various retail and commercial sites to enhance Rio Rancho’s sustainability and to visually enhance the gateway of Rio Rancho.

**MASTER PLAN COMPLIES WITH ICP PLAN:** The Master Plan Application is consistent with the adopted elements of the Comprehensive Plan by “*promoting development of high-density, mixed use activity centers*” at the development node forming at the corner of 19<sup>th</sup> Avenue SE and Unser Blvd. The medical office buildings and retail/commercial pads will provide for a nice mix of uses and at densities that will support the kind of responsible urban development clearly articulated in the City of Rio Rancho Comprehensive Plan.

Consistent with Page 5.1.5 of the Comprehensive Plan, the Master Plan Application will “*Promote infill and limit strip commercial and sprawling disjointed development,*” by creating one development entity that mandates via the CCR’s a visually cohesive collection of buildings. The master plan application is attempting to avoid a “disjointed” development that typically results in side by side “strip centers.” We believe the Petroglyph Medical Plaza is exactly the kind of project that the City of Rio Rancho is seeking and it is certainly congruent with the policies of the Comprehensive Plan.

The Master Plan application is consistent with the safety, morals and general welfare of the City for the following reasons: (1) **Park.** The construction of a community park supports the health and welfare of the City of Rio Rancho by providing citizens of all ages an opportunity to recreate at a local park, play soccer games, jog or walk the park, and overall promote exercise and community activities (2) **Job Creation.** The Petroglyph Medical Plaza will create a number of jobs in the construction, engineering, architectural and consulting industries to implement the project. (3) **Rio Rancho Medical and Retail Services.** The Petroglyph Medical Plaza will provide the residents of Rio Rancho accessibility to an urgent care, X Ray Assoc. of NM imaging services, health care professionals, and local retail for restaurants, banks, and shop space. This will benefit the environment by reducing the miles traveled by Rio Rancho citizens for services and provide Gross Receipts Tax and Property Tax increases that will benefit Sandoval County and the City of Rio Rancho.

**ZONING AND MASTER PLAN PROCESS:** Upon approval of the Master Plan Application and Zone Map Amendment presented by Petroglyph Real Estate Development, LLC together with necessary attachments and addenda, the next process for project approval would be the GRIP application. The final step would be specific site development plan applications which must follow the zoning code amendment and this approved Amended Master Plan. The requested zoning will be for Special Use Zoning (SU) with Commercial Uses (C-1) and this will accompany a future site development plan application. After that time, future site specific development plans can be approved administratively by the Planning Director if they reasonably comply with the Master Plan (See Planning Director Flexibility Provision Below)

## **2. SITE LOCATION AND PHYSICAL CONDITIONS**

The Building Pad AS-100 plan of this Master Plan (see Exhibit D) is legally described as:

### **Legal Description of Master Plan Amendment**

Lots 1-4, Lot 5-A, 6-A and 7, Block 29, Lot 1 and Lots 21-25, Block 28, Rio Rancho Estates, Unit 10, and the North Portion of Parcel A, Plat of Unser Blvd. R/W.

### **Off-site pond/recreational field**

Lots 6-7 and 11-14, Block 82, Rio Rancho Estates, Unit 10, and the South Portion of Parcel A, Plat of Unser Blvd. R/W.

The Petroglyph Medical Plaza master plan is approximately 18 acres located primarily on the southwest corner of Unser Blvd. and 19<sup>th</sup> Avenue SE. Since the property is highly visible, these areas should comply with the provisions of the ICP and prior studies for an attractive, well balanced land use mix together with design guidelines that can accomplish non-residential growth to the advantage of the City of Rio Rancho.

### **3. INTEGRATED COMPREHENSIVE PLAN ELEMENTS & LAND USE**

This is a Master Plan, however, where the property contained in this Master Plan overlaps with the currently adopted “**Unser West Gateway Plan**” this Master Plan will amend and supersede the Unser West Gateway Plan. The attached revised November 10, 2010 land use and building pad plans (See **Exhibit D**) will govern all of the proposed future site development plan applications within this Master Plan boundary.

#### **Petroglyph Medical Plaza Master Plan and Establishment of an SU Zoning District:**

The Petroglyph Medical Plaza Master Plan is being submitted pursuant to **154.14 SU: SPECIAL USE DISTRICT** of the Rio Rancho Zoning Code. Specifically, the zoning district being established (SU – C-1) is suitable for property which is special because of its potential effect on surrounding property in the Unser Blvd. and Westside Blvd. corridors. This special use zoning application is also appropriately used to:

- (a) To restrict uses otherwise permitted in an underlying zoning district,
- (b) To allow a combination of uses not otherwise permitted in an underlying district,
- (c) To establish requirements or conditions that are unique to the property.

Also, as a benefit of the SU/C-1 Zone, it is the intention of the landowner and developer to form a Common Area Maintenance Association amongst the tenants for the maintenance of landscaping, internal private roads, parking areas, parking lot lighting, and other elements incorporated as amenities for the benefit of the occupants in the development.

Further, this Master Plan establishes permanent access easements and cross parking easements for all occupants of the development.

**The Petroglyph Medical Plaza Permitted Land Uses for each of the Building Pads [an application for a change to SU zoning must state the proposed land use(s)]. It is anticipated that some of the super pads will be subdivided in future Site Development Plans:**

#### **I. Building Pads/Super Pads 1, 2, 3, 4, 5, 6, and 7 (See Exhibit D for Building Pads):**

Permissive Uses:

- (1) Stores for the sale of retail goods and products;
- (2) Restaurants, bars, and lounges which exclude drive up liquor dispensing windows;

- (3) Repair shops-electrical, radio, and television appliances, keys, and similar articles;
- (4) Shops-dressmaking, tailoring, laundry, dry cleaning, photo, pet, and similar trades;
- (5) Banks, theaters, and office buildings;
- (6) Churches and other places of worship, Sunday school buildings, and parish houses;
- (7) Bakeries and confectioneries where goods are sold at retail prices;
- (8) Parks, recreational parks, open spaces, and public utilities;
- (9) Nursery schools and daycare facilities;
- (10) Undertaking establishments;
- (11) Club houses, buildings for fraternal organizations, nonprofit public service organizations;
- (12) Medical complexes, professional offices associated with medical complexes, and veterinarians;
- (13) Construction trailers for a period not to exceed 21 days before construction plus the entire period of construction up to 6 months and no more than 30 days after construction has finished, provided that the use of the trailer is for assisting in the security of the construction site and facilitating the delivery of construction material, and that no sales are conducted from the construction trailer either before or after the site development is completed.
- (14) Photocopying and blueprinting;
- (15) Public facilities;
- (16) Nursing homes and similar institutions;
- (17) Hospitals;
- (18) Temporary structures and enclosures used in construction of a building and used for storage of equipment and material provided they remain for no longer than five months.
- (19) Drive-in or drive-up window restaurants, and/or convenience stores, provided drive up liquor dispensing windows are excluded at such establishments; bowling alleys and other indoor recreational uses. As per 154.09 C-1
- (19) Residential uses within the structures; and
- (20) Office Uses stated in the O-1 Zone
- (21) Pharmacy and Drug Store
- (22) Grocery Store
- (23) Amusement enterprises:
  - (a) Indoor: Auditorium, billiard or pool hall, dance hall, theater, skating rink.
- (24) Automotive dealerships and Gasoline services stations with adjoining convenience stores that sell alcohol for off premises consumption provided that:
  - (a) Lubricating, minor repairs, and associated activities are conducted within a completely enclosed building; or
  - (b) A solid masonry wall at least six feet high is erected between the activity and any abutting or contiguous residential zone.
- (25) Hotel or Motel: provided Hotels and Motels are permissive in Building Pads #2 through 6.

## **II. Pad 7 (See Exhibit D for Building Pads):**

### **Permissive Uses:**

- (1) Stores for the sale of retail goods and products;
- (2) Restaurants and bars
- (3) Hospitals
- (4) Medical Office Buildings
- (5) Office (all the permissive uses in the O-1 zone)
- (6) Research and development office;
- (7) Public facilities;
- (8) Nursing homes and similar institutions;
- (9) Temporary structures and enclosures used in construction of a building and used for storage of equipment and material not to exceed five months.
- (10) Drive-in or drive-up window restaurants, and/or convenience stores
- (11) Pharmacy and Drug Store
- (12) Gift Shop
- (13) Restaurants situated within office buildings or within medical office buildings
- (14) Museum

**(D) Lot Area Requirements within Pad 1-7:** Minimum 1/4 acre

**(E) Height.** Two Stories Height Limitation in Building Pads 1-6, (which shall in all cases not exceed 32 feet as measured from finished grade to the top of the parapet) and a Four Story Height Limitation for Building Pad 7 (which shall in all cases not exceed 60 feet as measured from the finished grade to the top of the parapet).

**(F) Building Setback.** Ten-foot minimum setback from internal roadways and Unser Blvd. and Westside Blvd. If any structure is adjacent to residential zoned property then the front, rear, and side setback adjacent to the residential property shall be equal to those in the residential zone.

**(G) Off-street parking.** Off-street parking shall be permitted in Building Pads 1-7, provided it is approved as part of a Site Development Plan, and the policies of the off street parking shall be guided by the regulations set forth in § 154.20.

**(H) Landscaping.** Appropriate landscaping shall be provided for visual relief along the frontage of the parcels in Building Pads 1 through 7, provided that no less than 10% of the lot shall be landscaped or open space. Landscape Buffers shall be provided for any lots adjacent to residential development. The Landscape Buffer shall be 10 feet in width, with a six foot wall and include hedges or trees that visually reduce the impact of situating structures adjacent to the residential uses. The City staff shall approve required landscape buffer elements as part of the site development plan review, for any structures located within the Master Plan Area.

**Prohibited Uses within Building Pads 1 through 7:**

- (1) Adults-only bookstores, adults-only motion picture theaters, adult entertainment centers, massage parlors, and saunas.
- (2) Self storage facilities
- (3) Recycling collection centers
- (4) Gun shops or shooting ranges
- (5) Circuses or outdoor carnival activities
- (6) Auto Dismantling Yard, or auto storage yard.
- (7) Manufacture or storage of food products, including beverage blending or bottling, bakery products, candy manufacture, dairy products and ice cream, fruit and vegetable processing and canning, packing and processing of meat and poultry products, distilling of beverages, but not slaughtering of poultry or animals;
- (8) Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing and fabrics and printing and finishing of textiles and fibers into fabric goods;
- (9) Manufacture of boxes, crates, furniture, baskets, veneer, and other wood products

**Petroglyph Medical Plaza Master Plan and Future Site Plan Submittal:**

The SU zoning designation established within this Petroglyph Medical Plaza Master Plan requires that a site plan be approved by the Governing Body. The Petroglyph Medical Plaza Master Plan does not include conceptual site plan. The official site development plan for Pad 7 is included as a separate Site Development Plan submittal. All other super pads will be submitted as Site Development Plans in the future, which is authorized by the Rio Rancho Zoning Code. Approval of the site plan must be obtained prior to any development of the property. The site plan at a minimum shall contain the following information:

- (a) Scale and north arrow;
- (b) Lot boundaries and easements;
- (c) Existing and proposed utilities;
- (d) Existing and proposed rights-of-way;
- (e) Proposed structures with uses dimensions, and setbacks;
- (f) Proposed ingress, egress, parking and circulation;
- (g) Landscaping and landscape buffers;
- (h) Elevations;
- (i) Adjacent property characteristics;
- (j) Preliminary drainage plan.

**Petroglyph Medical Plaza Master Plan Establishes Flexibility with the Director of Development Services for Future Changes to an Approved Site Plan:**

The Director of Development Services may approve minor changes to an approved Petroglyph Medical Plaza site plan if the change is consistent with the use and other written requirements and/or conditions of approval. Substantial changes to an approved Petroglyph Medical Plaza site plan must be approved by the Governing Body. Substantial changes are defined as square footage within building pads that exceed 10% of the

building pad changes in the Super Pad configuration or any change that will substantially aggrieve the city or immediately adjacent neighboring property owners.

**Elements Considered With This Master Plan & Gateway Vicinity Plan:**

- The site is scaled to the type of transportation situated on Unser Blvd. and 19<sup>th</sup> Avenue SE.
- The proposed activities (medical office, retail, commercial, restaurant, hotel, etc.) reflect the appropriate scale proximity to other zoning districts and affects on growth nodes in the area. For example, the employment and pedestrian traffic caused by the Presbyterian facility situated across from Unser Blvd. will be seeking the retail, lodging and medical office uses that this Master Plan contemplates.
- The building pad and land use plans attached to this Master Plan encourage pedestrian-friendly uses and bicycle connections running east and west along 19<sup>th</sup> Avenue SE.

- **Medical Office Building Vision for Building Pad #7**

- A. General. The vision for the Building Pad #7 is the construction of a medical office building. The design and tenant mix is subject to change as tenants and owner/users needs are modified over the coming months.

- **Retail/Office Vision for Building Pads #1-6**

- **General:** The vision for Building Pads 1 through 6 is to situated retail, restaurant, gasoline fueling station and convenience store, grocery store, hotel and other retail uses along Unser Blvd. and West Side Blvd. These retail uses will provide great shopping opportunities for local residents and provide for “walkable” retail opportunities for the employees and patients being situated within Building Pad 7. The Vision for Building Pads 1 and 6 is to allow the flexibility of either retail/commercial build out or office facilities.
- **Circulation:** The goal is to create a “frontage road” allowing vehicles to easily access the site from the Ronda Road intersection or the full access off of West Side Blvd.

**4. INFRASTRUCTURE IMPROVEMENTS FOR THE MASTER PLAN AREA**

SAD 7A

Just recently the City of Rio Rancho substantially completed construction of SAD 7A in the area surrounding the site. These improvements consist of new paving, water and sewer lines, storm drain system, and a new regional pond that was constructed along the west side of Unser Blvd. just south of the Petroglyph site. This new drainage pond collects runoff for the entire upstream basin and then it outfalls to the east through pipes beneath Unser Blvd., which in turn flows into an existing storm drain system further east of Unser. The owners of Petroglyph paid to acquire additional land to expand the SAD pond and also paid additional monies for modifications to the SAD’s existing storm drain

system to specifically allow for the receipt of fully developed runoff from their site. Outlays for future landscaping and supplemental recreational amenities to be installed within and around the pond have also been funded by Petroglyph. The expanded pond was also shifted further south so that connection of Ronda Road to Unser Blvd. could be accomplished.

#### UTILITIES

The SAD built a new water line just west of Unser Blvd. between 19<sup>th</sup> Ave./Westside and Ronda Road, along with a new line in 19<sup>th</sup> Ave./Westside Blvd. from Unser west along the full length of the Petroglyph project. The SAD also extended a new sanitary sewer line west up Ronda Road from the east side of Unser. For the south end of Petroglyph new sanitary sewer lines within the project will drain south to the new sanitary line in Ronda, while the balance of the project will drain north to an existing manhole in 19<sup>th</sup> Ave./Westside located directly west of Unser Blvd. Additional new lines to accommodate proposed new buildings within the site will be extended off of these new utility lines. A new on-site water line will be extended west through the site and loop north to connect to with the existing water line in 19<sup>th</sup> Ave./Westside (at Rincon Road).

In fall of 2009, the Rio Rancho Utility Commission approved Petroglyph's request for providing water and sewer service to this site (attached as **Exhibit F**). Petroglyph is committed to working with the Rio Rancho Fire and Rescue Department to ensure adequate fire flow and the on-site water line looping was created with their involvement.

#### TRANSPORTATION

Access to and from the site will be off 19<sup>th</sup> Ave./Westside on the north and through a new signalized intersection to be constructed at Ronda Road and Unser Blvd. off the southeast corner of the site. The Ronda Road extension west from Unser lines up with the proposed Wellspring Road extension being built just east of Unser for the new Presbyterian Hospital. Full access to the site on its north side will be provided at the realigned intersection of 19<sup>th</sup> Ave./Westside, approximately 1000 feet west of Unser Blvd. Limited access off Westside will be provided approximately 550 feet west of Unser (right-in, right-out and a left-in) and at Rincon Road (right-in and right-out only). A new private road will circulate through the site between 19<sup>th</sup> Ave./Westside and Ronda Road that will run parallel 19<sup>th</sup> St./Westside and Unser. A new right-in off Unser Blvd. into the site will be provided halfway between 19<sup>th</sup> Ave./Westside and Ronda Road.

#### VACATION OF RINCON ROAD

At the present time Rincon Road runs diagonally in a southeast direction through the site from its intersection with 19<sup>th</sup> Ave./Westside to a cul-de-sac located just west of Unser. Except for its western extent where it fronts four vacant lots, Rincon Road will be vacated through the site. The area of this vacation is expected to be approximately the same as the area of proposed R/W dedication along Ronda Road and Along 19<sup>th</sup> Ave./Westside.

#### GRADING AND DRAINAGE

The existing site contains well-drained sandy soils covered by sagebrush, Four-winged Saltbush and related native grasses. The land surface slopes down from northwest to southeast at a grade of approximately two to three percent. There is a difference of 40 feet between the NW and SE corners of the site. The site's existing, undeveloped runoff now collects in a low-point along the west side of Unser where it eventually passes east beneath Unser through a corrugated metal pipe just north of Ronda Road. Overflow not able to pass in this pipe flows south and into the new SAD 7A pond.

To account for the significant grade differential across the site, buildings across the site will have to be stepped-down in order to follow the slope of the landscape. Relatively short retaining walls will be necessary at selected locations within the site to accommodate larger buildings that are oriented east-west over the naturally sloping terrain. Other buildings on-site will be graded flat and the surrounding local areas will be tiered-down or sloped-down as necessary from west to east. Along the eastern portion of the site new surfaces will be effectively graded to drain south toward the new ponding south of Ronda Road. New storm drain pipe will also be installed within the site to convey runoff that exceeds surface flow capacity. Water-quality features will be integrated into the new storm drain system design so that potentially adverse surface pollution can be prevented from reaching the new regional ponding area south of the site.

## 5. DESIGN GUIDELINES

The following goals, policies and terms shall govern all of the development residing with the Petroglyph Medical Plaza Master Plan:

### a. SIGNAGE

**Monument and Signage:** All proposed signage shall be reviewed and approved by the City Development Department in accordance with the City of Rio Rancho's Sign Code and this Plan. The sign locations, dimensions and design shall be determined pursuant to the subsequent Site Development Plan application(s).

#### Design and Dimensions of Monument Sign to be Included in Site Development Plan:

The design and dimensions of the monument signs shall be submitted with the site development plan application which will be subsequent to the adoption of the Petroglyph Master Plan. The Monument Sign demonstrated on the Conceptual Building Elevations page (Exhibit E) is conceptual in nature. The signs will incorporate multiple tenants on to each monument sign and will be of high quality design and construction. Each monument sign shall include landscaping within the signage easements to help beautify the appearance of the monument sign and to avoid every tenant/owner using their site for signage.

**Building Signage:** Except as noted under awnings, all signage shall be channel type lettering. Letters shall be internally illuminated. Exposed neon signage, if used, must be within channel lettering, and/or logos, if applicable.

## **b. BUILDING ORIENTATION STANDARDS**

**Building Setbacks:** Building setbacks are described above in the Land Use Section and shall be a minimum of ten feet from Unser Blvd. and 19<sup>th</sup> Ave SE. The setbacks shall take into consideration the City's Zoning Ordinance and final locations of buildings shall be vetted as part of any approved Site Development Plan. Buildings situated adjacent to residential development shall include landscape buffering and be setback to afford a buffer from any residential zoned properties.

## **c. LIGHTING STANDARDS**

**On Site Lighting:** Exterior lighting shall comply with the New Mexico Night Sky Protection Act (HB 39) and any City lighting regulations. The use of "low level" lighting is encouraged should it be deemed necessary for security purposes. All exterior lighting shall not be directed toward adjacent streets and/or adjacent properties. No mercury vapor exterior fixtures shall be allowed on the Property without directed shielding design features. All exterior lighting should be directed such that minimal light trespasses onto adjacent property. All outdoor pole lighting fixtures shall be high-pressure sodium lights in shielded shoebox type light lens to be flushed with bottom of fixture. Light emitted from the site shall not exceed .2 horizontal and .75 vertical foot-candles when measured from the property line of each parcel, as is the method used by the city development department to measure light. Unshielded light fixtures shall be prohibited. All lights must be downward facing and white lights are permitted in canopies only, but must be recessed within the canopy.

\* All parking areas, pedestrian walkways and roadways shall be illuminated with metal halide 24'-0" tall light poles, regularly spaced through each area. The site lighting shall be part of a full cut off system, complying with the Night Sky Protection Act.

## **d. OUTSIDE STORAGE**

**Outside Storage:** If outside storage is required, it shall be fully screened by a minimum of a six foot tall solid wall (for ex. a stucco'd CMU block wall) that eliminates views of the storage from adjacent properties and rights of way.

## **e. PARKING**

The intent of the standards for the development of parking areas is to: mitigate heat/glare through the provision of landscaping; minimize the visual impact of parking areas; and provide, accessible, safe circulation within and adjacent to the parking areas.

\* Parking aisles shall be 24'-0" in width.

\* Large parking areas shall be broken into smaller parking areas by including a minimum of 8-foot wide pedestrian walkways.

- \* ADA-compliant parking shall be located adjacent to main building entries.
- \* Clear pedestrian connections shall be provided through parking areas at a minimum width of 6 feet and shall be clearly demarcated with slightly raised and/or textured paving where they cross vehicular entrances and drive aisles. Shade trees shall be provided along pedestrian walks at approximately 30 feet on center.
- \* Sidewalks and/or pedestrian paths that are perpendicular and at the front of parking spaces shall be protected from overlapping cars by permanently anchored tire stops, bollards, or raising the walkway to provide for a 6 foot wide, clear pedestrian area.
- \* Landscaped islands shall be distributed throughout parking areas. The maximum distance from any parking space to a tree/planter shall be 50 feet. Trees located within 8 feet of the perimeter of the parking area may be counted toward this requirement, but may not be used to fulfill street tree requirements. A minimum of 75 percent of parking lot trees shall be large canopied deciduous trees to provide shade during the summer months and reduce shading during the winter months.
- \* Parking spaces shall be 9 feet (wide) x 20 feet (long), typ. 25% of spaces may be 9 feet (wide) x 15 feet (long), and will be labeled as “COMPACT”.
- \* Parking Area Setbacks: To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:
  - Parking areas are to be set back from interior roadways to accommodate 3 feet of landscape on road side, 6 feet sidewalk, and 5’ landscape on parking side.
- \* Drive-thru facilities located within Building Pads 1-7 shall be designed so that they do not interfere with main pedestrian ways or create conflicts between pedestrians and vehicles.

#### **f. BICYCLE FACILITIES**

- \* Bicycle parking for employees shall be provided to promote alternative vehicle use. 1 bicycle parking spaces per 100 total parking spaces is required for the site, and shall be conveniently located near building entrances, but not within pedestrian pathways or landscape areas.
- \* The bicycle facilities will be located on the Site Development Plans which will be submitted subsequent to the adoption of the Master Plan. The bicycle facilities are to be reviewed during each Site Plan Review.

#### **g. GENERAL ARCHITECTURAL REQUIREMENTS**

All buildings and structures shall be built using a similar architectural theme, where possible. Decorative accents (i.e., overhangs, vigas, beams, pedestrian walkways, trims, etc.) shall be the same in color and style throughout Building Pads 1-7. Tinted windows

shall be allowed on all buildings and required on building windows facing west. It will be a goal to break up long buildings by utilizing a vertical or horizontal offset in the façade. The retail buildings situated on Building Pads 1-5 shall have flexibility in architectural style.

#### **h. BUILDING MATERIAL STANDARDS**

Exterior materials shall consist of the following or a combination thereof:

- Earth tone plasters
- Stone
- Tile in earth tone colors
- Glazing
- No reflective coatings shall be allowed on glazing.
- Glazing colors shall be muted and consist of clear, light blue or light green. Colors shall be consistent on entire building.
- Glazing frames shall be silver, bronze or dark bronze.
- Mechanical units shall be screened from view.
- Metal roofs are allowed and shall be compatible with surrounding buildings.
- Architectural pre-finished metal wall panels

#### **i. SITE PLANNING**

The intent of the following guidelines is to create pedestrian-friendly environments for employees and visitors. A goal is to enhance the opportunities for interaction and the exchange of ideas.

\* As individual parcels are created, cross access easements shall be provided between adjoining parcels. Additionally, there shall be cross parking easements executed for all Building Pads that mandate retail/commercial structures to share parking with their adjacent property owners. This will ensure adequate circulation and alleviate parking congestion.

\* The following design standards are applicable to all structures located with Building Pads 1-7:

\* Sidewalks, a minimum of six feet in width, shall be provided along the entire length of major facades containing primary entrances. The width of the sidewalk shall be increased as follows:

\* Ten feet in width for buildings over 30,000 square feet.

\* The width of the required sidewalk may vary along the entire length of the facade provided the average required width is maintained and provided the width of the sidewalk along the facade does not fall below 6 feet.

\* A six-foot wide clear path shall be maintained along the sidewalk at all times. Site amenities, cars, landscaping and other uses of the sidewalk may not encroach upon the six-foot clear width.

\* The building's overall footprint will be considered the area for calculation of sidewalk width. A collection of smaller buildings linked by common walls will be considered as one building.

\* Amenities, landscaping, vending and customer pick-up may be incorporated into the width of the sidewalk as long as they do not encroach upon the clear width as stated above.

\* Patios, plazas, courtyards, and other outdoor activity or seating areas shall be shaded (25 percent minimum, 50 percent maximum) from summer sunlight by tree canopies and/or shade structures that are architecturally integrated with the building.

\* Pedestrian connections (minimum 6-foot clear path) shall be provided from each building to the internal circulation system and to adjacent roadways. Shade trees shall be provided along the pedestrian connection at an interval of 30 feet in planters that have a minimum interior dimension of 5' x 5'.

\* Pedestrian links between parking areas and buildings shall be clearly visible and highlighted with an alternative textured paving material.

\* Pedestrian pathways, at a minimum, shall be 8 feet wide where there is overlapping parking on two sides; 6 feet wide where there is parking on one side; and 6 feet wide where there is no adjacent 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).

\* A difference in paving material, color, or pattern shall be provided at entry drive crosswalks to bring attention in a visual and tactile way for safe pedestrian crossing.

\* Paving of primary pedestrian connections and primary outdoor activity areas shall use patterned, stained or integrally colored concrete, and/or concrete inlaid with tile, concrete pavers, brick pavers and/or stone pavers when crossing vehicular pathways.

\* 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.

## **j. SITE PLANNING EXCEPTIONS**

Where primary entrances are located adjacent to a public sidewalk, the width of the public sidewalk may be included in the calculation provided a pedestrian connection is provided to connect the public sidewalk with the entrance(s).

Where a vestibule or other projecting entryway is provided, the depth of the vestibule or entryway may be included in the sidewalk calculation, provided 6 feet of sidewalk is located in front of the vestibule or projecting entryway in order to allow pedestrian connectivity along the entire length of the façade.

## **k. SITE LANDSCAPE**

\* Landscape plans must comply with the City's Ordinances, and be approved by staff . It is the intent of Petroglyph Real Estate Development, LLC to submit a complete landscape and irrigation plan with each subsequent Site Development Plan(s) which will be submitted subsequent to the adoption of the Master Plan. That landscape and irrigation plan will indicate the location of irrigation water meter, location and type of backflow preventer and controller. All mainline/s lateral lines, and valves shall be indicated. Subsequent Site Development Plan(s) shall also include details on how the **parking lot meets the requirements for tree cover**, specifically in the parking areas and the plan shall demonstrate how the facility will utilize water harvesting.

**Future Site Development Plan Goals:** This section has been removed. The off-site park and pond was submitted and approved independently from this Master Plan. **Exhibit A** (C-101 – Conceptual Grading & Drainage Plan )

\* A minimum of 10 percent of the site area (minus building square footage) shall be devoted to landscape materials. Organic landscape material shall provide coverage per City ordinances at a minimum.

\* A mixture of drought tolerant species and lawn areas shall be used at landscaped areas and in conformance with the City's Water Conservation Ordinance. Live plant materials shall, at a minimum, comply to city ordinances.

\* Gravel, mulch, cobble, bark, and similar materials are acceptable as a mulch for landscape areas; however, they are not to be considered a focal landscape element.

\* Minimum 10-foot wide landscape buffer shall be provided along West Side Blvd SE.

\* Minimum plant material sizes at the time of installation shall be as follows:

- Canopy trees-- 2" caliper B&B
- Evergreen trees-- 8 foot minimum height
- Accent trees-- 1 1/2" caliper B&B
- Shrubs and groundcovers-- 1 gallon minimum

- Low water use turf shall be provided at a maximum of 5 percent of the landscape area.

\* Landscape materials shall be used as a transition between land uses.

\* Street trees (located within the public right-of-way or within 20 feet from the back of curb) shall be installed at a frequency of 25-30 feet per linear foot of street frontage (including driveway locations). They can either be randomly or evenly spaced; however, there shall be no more than a 50 foot gap between groupings. There shall be a 70:30 percent mix of deciduous to evergreen trees.

\* Landscape areas shall be a minimum of 36 square feet and a minimum interior width of 3'-0" or 6'-0" x 6'-0" outside curb dimension.

### **I. SUGGESTED PLANT PALETTE**

The suggested plant materials 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
Gleditsia spp.	Honeylocust varieties
Pinus nigra	Austrian Pine
Pistachia chinensis	Chinese Pistache
Platanus wrightii	Arizona Sycamore
Prunus spp.	Flowering Plum varieties
Robinia x ambigua	Purple Robe Locust

#### **\* General Use Plant Materials**

Trees

Chilopsis linearis	Desert Willow
Chitalpa tashkentensis	Chitalpa
Cupressocyparis leylandii	Leyland Cypress
Forestiera neomexicana	New Mexico Olive
Fraxinus spp	Ash varieties
Gleditsia spp.	Honey Locust varieties
Koelreuteria paniculata	Goldenrain Tree
Pinus edulis	Pinon Pine
Pinus nigra	Austrian Pine

### **M. NOISE, REFUSE AND SAFETY**

Any equipment operating at greater than seventy (70) decibels at a seventy-foot distance shall only run Monday through Friday from 7:00 am to 5:00 PM.

**Crime Prevention:** Crime Prevention Through Environmental Design (CPTED) concepts shall be incorporated into the Site Plan.

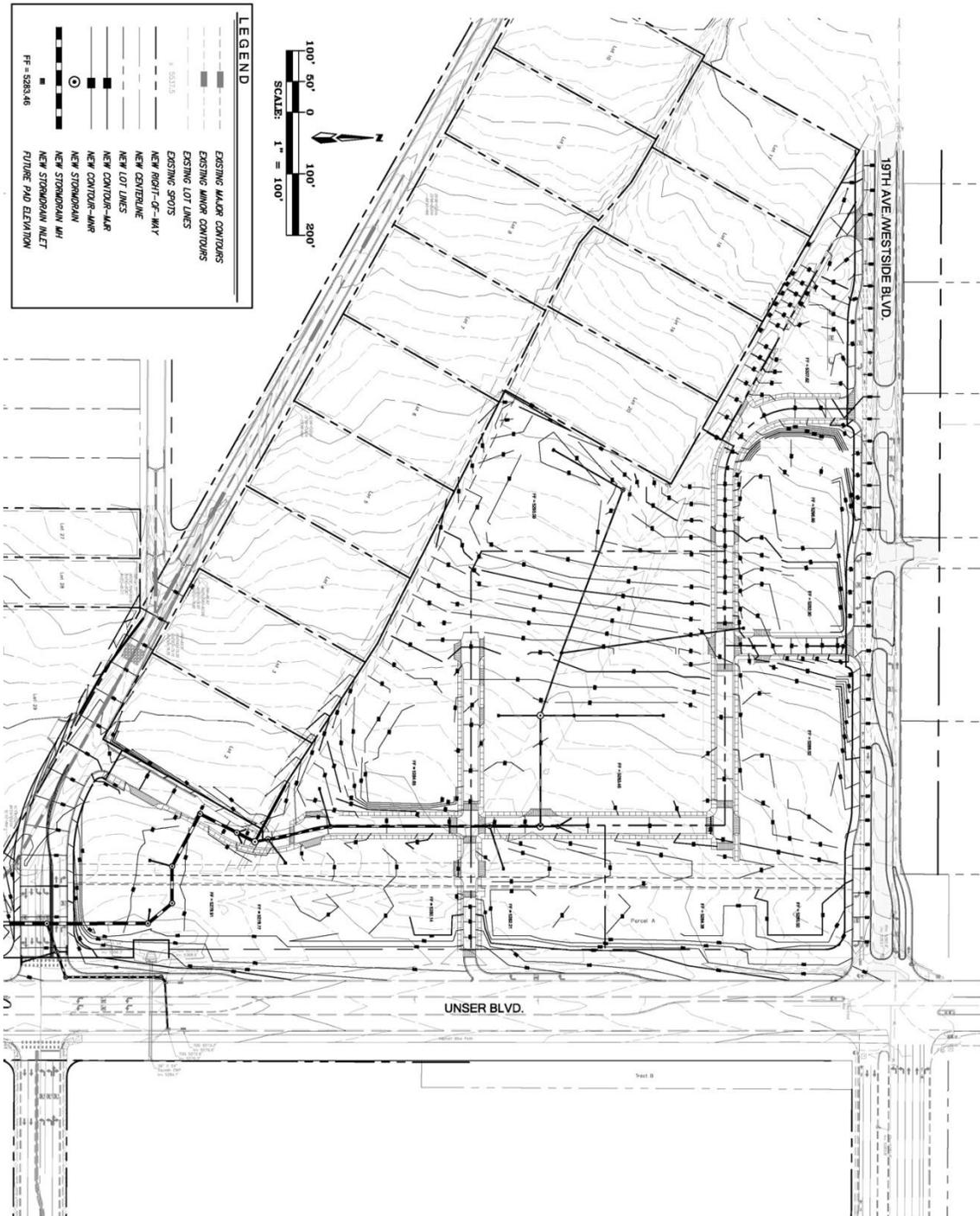
**Refuse Collection Areas:** Refuse collection areas shall be allowed between any street and building front. All refuse containers shall be screened within a minimum of a 6 foot tall enclosure that is large enough to contain all refuse generated between collections. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.

## EXHIBITS INDEX

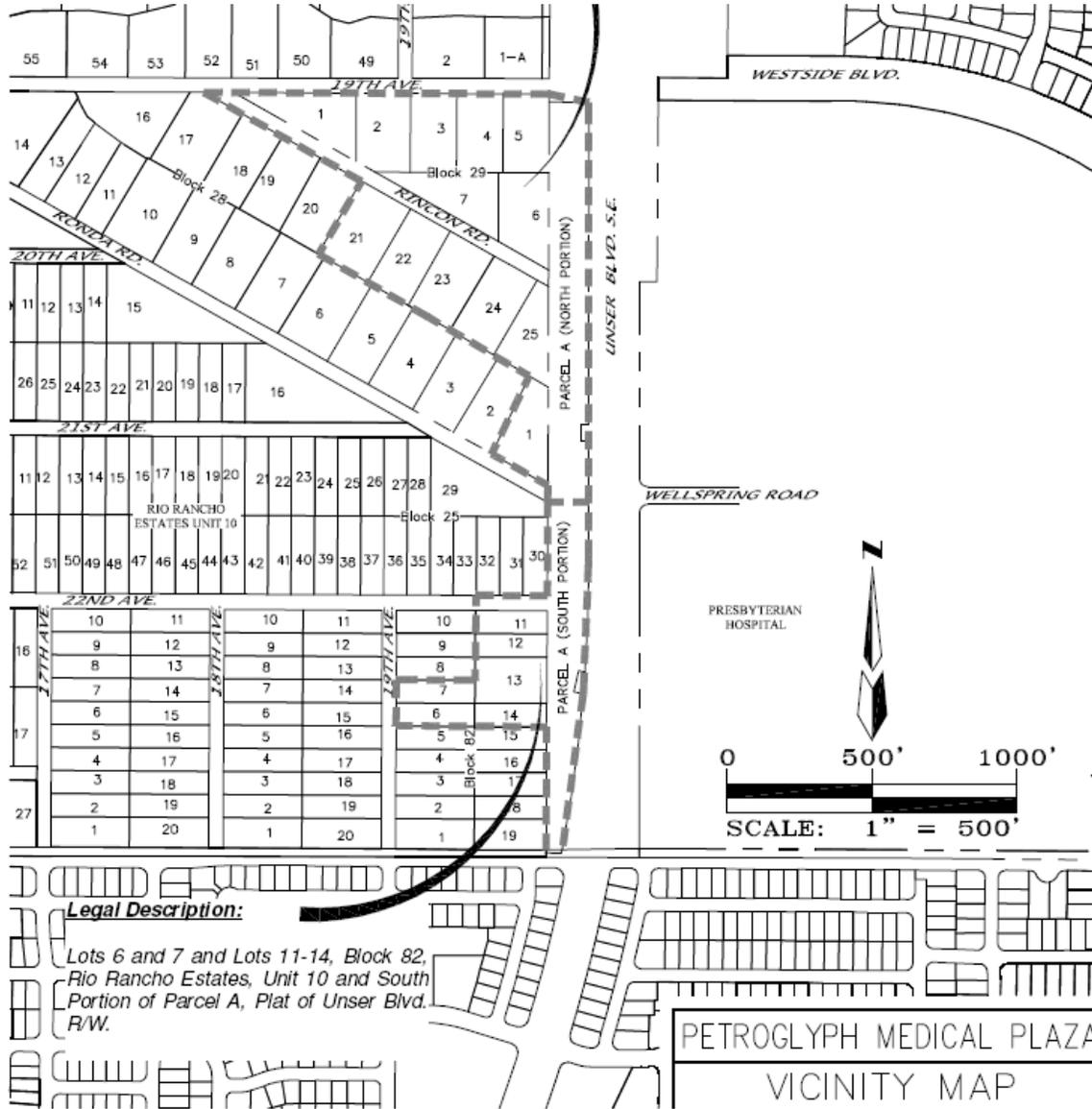
- EXHIBIT A: Grading and Drainage Plan for Petroglyph Medical Plaza
- EXHIBIT B: Vicinity Map for Petroglyph Medical Plaza
- EXHIBIT C: Master Utility Plan for Petroglyph Medical Plaza Master Plan
- EXHIBIT D: Petroglyph Medical Plaza Building Pad Plan (AS-100)
- EXHIBIT E: Conceptual Building Elevations (A-200)
- EXHIBIT F: Wastewater Availability Statement from Rio Rancho

# EXHIBIT A

## Conceptual Grading and Drainage Plan for Petroglyph Medical Plaza



**EXHIBIT B  
VICINITY MAP PETROGLYPH MEDICAL PLAZA**

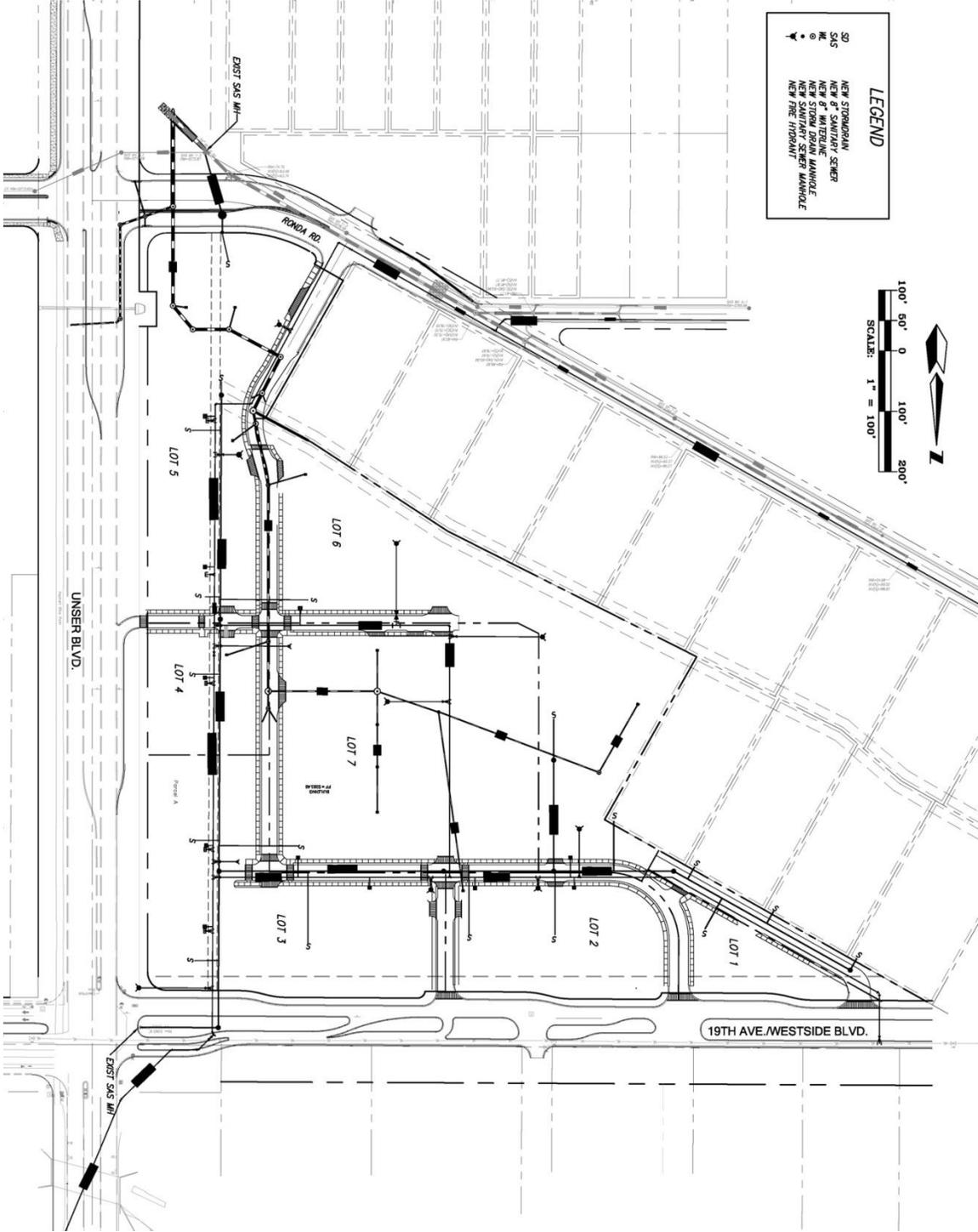


**Legal Description:**

Lots 6 and 7 and Lots 11-14, Block 82,  
Rio Rancho Estates, Unit 10 and South  
Portion of Parcel A, Plat of Unser Blvd.  
R/W.

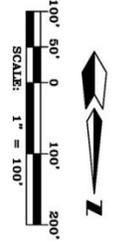
PETROGLYPH MEDICAL PLAZA  
VICINITY MAP

# EXHIBIT C CONCEPTUAL MASTER UTILITY PLAN FOR PETROGLYPH MEDICAL PLAZA

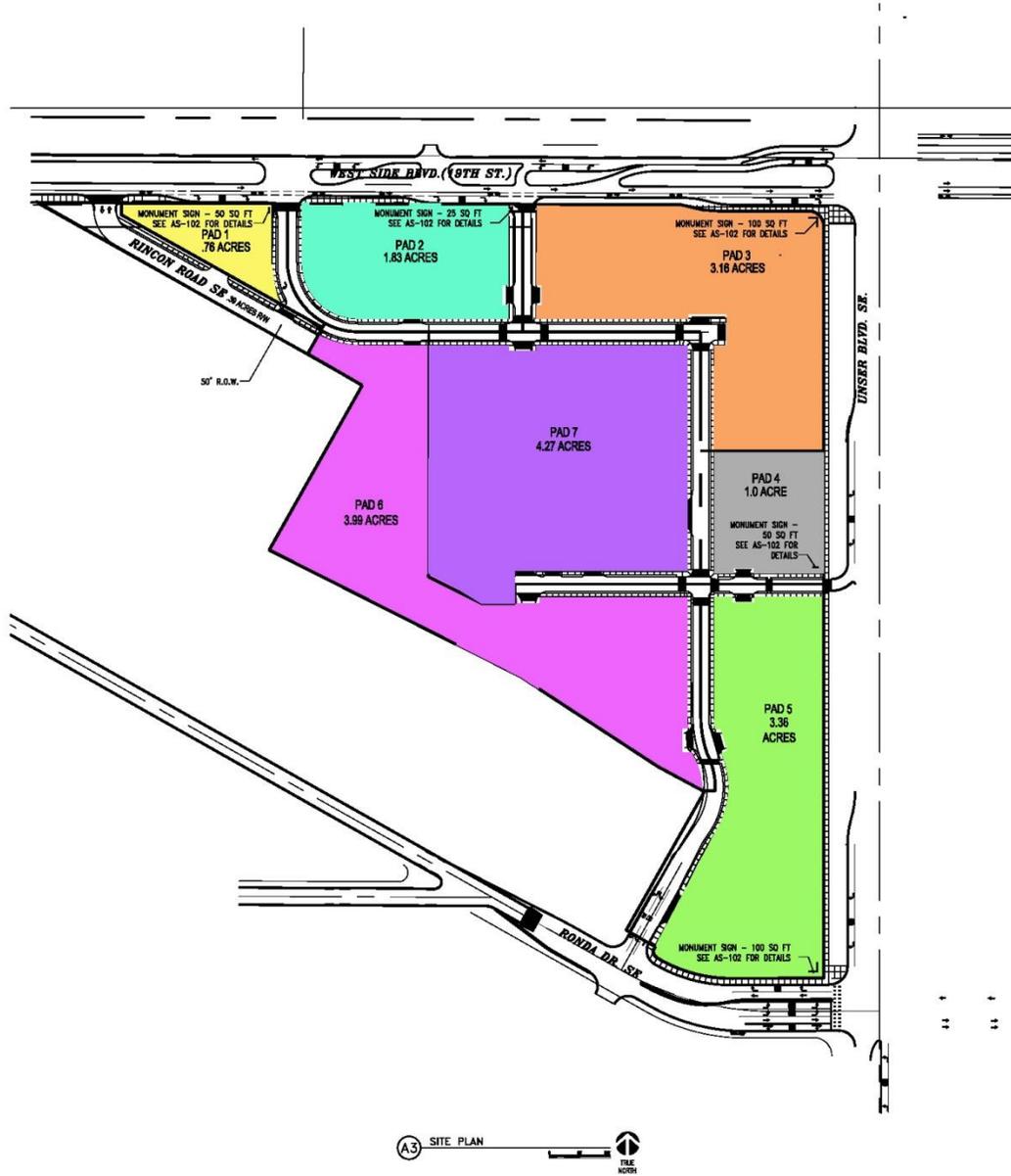


**LEGEND**

SD	NEW STORMWATER
SAS	NEW 8" SANITARY SEWER
WC	NEW 8" WATERLINE
○	NEW STORM DRAIN MANHOLE
○	NEW FIRE HYDRANT MANHOLE
○	NEW FIRE HYDRANT



**EXHIBIT D**  
**Petroglyph Medical Plaza Proposed Building Pad Plan (AS-100)**



**EXHIBIT E**  
**Conceptual Building Elevations (A-200)**

BUILDING ELEVATION CONCEPTS



TYPICAL PAD BUILDING

SIGNAGE



EAST ELEVATION



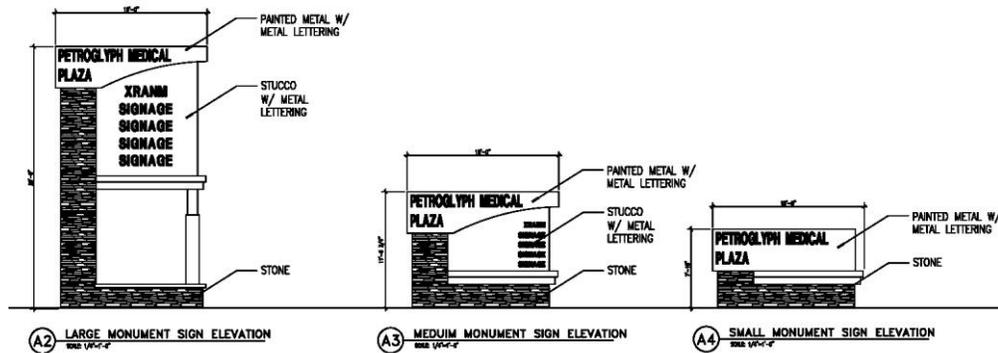
WEST ELEVATION

ARCHITECTURAL FEATURES:

- CANOPIES OVER WALKWAYS AND ENTRANCES
- SCREEN OUTDOOR DINING AREAS
- BALCONIES
- SCREEN WALLS TO BE SPLITFACE OR STUCCO
- LOADING AREAS WILL HAVE SCREEN WALLS

MATERIAL PALETTE:

- STUCCO/PLASTER IN EARTH TONE COLORS
- STONE
- EARTH TONE TILE



**EXHIBIT F**  
**Wastewater Availability Statement**

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October 20, 2009

Mr. John MacKenzie P.E.  
D. Mark Goodwin and Associates, P.A.  
Consulting Engineers  
P.O. Box 90606  
Albuquerque, NM 87199

**Re: Letter Granting Water & Wastewater Availability with conditions for Petroglyph  
Medical Plaza  
Location: Unit 10, Blocks 28 & 29, 20-acre site. Southwest corner of 19<sup>th</sup>  
Avenue/Westside Boulevard and Unser Boulevard.**

Dear Mr. MacKenzie

The Utilities Commission approves the granting of this Wastewater Availability Statement based on the following conditions. Initial water model results indicate a fire flow of 3,200 gpm to 3,400 gpm. Developer shall work with the City of Rio Rancho Fire and Rescue Department to ensure adequate fire flow for the anticipated buildings.

Approval of this availability statement does not imply or suggest approval of zoning changes, construction plans, conceptual layouts, or any other requirements that may be conditions of approval for this development. This statement merely represents a commitment from the City that, if all other necessary approvals are obtained, and the completion of the proposed water system improvements, this development will be allowed to be served by the City's water and wastewater systems as described above.

Also, in accordance with the *Utility Commission Policy Statement*, this Availability Statement will expire unless construction starts within 18 months of approval by the Commission and is complete within 3 years of approval. If you have questions regarding this Availability Statement or the Utility Commission Policy Statement, please contact Elaine Allen, Utilities Administrative Assistant, at (505) 896-8715 or myself at 891-5046.

Sincerely,

A handwritten signature in cursive script that reads 'Steve Gallegos'.

Steve Gallegos,  
Utilities System Engineer

3200 Civic Center Circle NE Rio Rancho, New Mexico 87124  
Office (505) 896-8715 Fax (505) 891-5201

