



Los Senderos
Area Plan

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1. INTRODUCTION

Los Senderos is an approximately 1,200-acre Planned Unit Development at the base of El Cerro de Los Lunas Preserve. This Area Plan is predicated by the Huning Ranch Area Plan which was originally adopted in 2007, last amended in 2022, and covered an area of 2,197 acres. The 2022 update of the Los Senderos Area Plan ensured that land uses align with the planned I-25 Interchange at Morris Road and with changes to the trends in the housing market. The 2023 update adjusted the proposed roadways and land use alignment to be consistent with the final I-25 Interchange design, to accommodate necessary easement dedications along the I-25 corridor, and to provide references to the Huning Ranch Master Infrastructure Plan.

1.1. PURPOSE OF AN AREA PLAN

Within the Village of Los Lunas, there are multiple levels of plans, including the overall Village Comprehensive Plan and Area Plans. The Village of Los Lunas Comprehensive Plan helps the community envision the overall community within the next twenty-five years and beyond, providing direction for implementation of that vision. It sets a policy direction for decision-making and sets forth the actions that take priority in making that vision into a reality.

Area Plans are more specific and help to achieve the broader goals and policies set forth in the Comprehensive Plan. According to the Village of Los Lunas, Municipal Zoning Code, an "Area Plan means the initial plan for a contiguous area of land to be subdivided in phases that delineates the sequence and timing of development and that is reviewed and approved under this title. It is a plan submitted for the purpose of implementing an integrated development scheme for all phases of a proposed development and to foster general consensus regarding compliance with this title."

1.2. RELATIONSHIP TO THE COMPREHENSIVE PLAN

The land owner of Los Senderos seek the continuing approval and support of the Village and its residents. A central goal for Los Senderos is to be integrated with and accepted by the Village of Los Lunas. In support of the Village and its overarching goals, the development will help to meet some of the goals outlined within the Village of Los Lunas Comprehensive Plan including:

- > Encourage recreational activities at parks, open spaces, and pedestrian trail networks.
- > Rehabilitate transportation networks by encouraging traffic mitigation and promoting east/west mobility.
- > Foster the expansion of alternate modes of transportation by establishing pedestrian networks.
- > Provide the community with access to quality educational, cultural, and recreational assets
- > Support community inclusion through housing, employment, and community services/outreach.
- > Maintain and preserve existing open space and recreational facilities.
- > Maintain and protect the environmental quality of natural resources through development and economic standards.
- > Continue to encourage economic development and employment opportunities for mom & pop shops and large businesses.

Los Senderos would support the Vision Statement outlined in the Village of Los Lunas 2040 Comprehensive Plan "The Village of Los Lunas is finding sustainable ways to grow our job opportunities, neighborhoods, and amenities while protecting our natural resources, cultural heritage, and hometown character."

1.3. HUNING RANCH AREA PLAN AND LOS SENDEROS AREA PLAN COMPARISONS

The Los Senderos Area Plan continues to uphold the vision created by the Huning Ranch Area Plan for a balanced mix of land uses to generate a community in which residents can live, play, shop, attend school and work without driving long distances.

The primary difference between this and the Huning Ranch Area Plan is the distribution of transportation and land uses. The 2022 update aims to strengthen the previous mixed-use vision by aligning development patterns with the local market and the highest and best uses for the planned I-25 interchange at Morris Road. The new Los Senderos Area Plan creates a more connected street network for the development with a range of typologies that coordinate with adjacent land uses and provides improved mobility for pedestrians and cyclists.

The subsequent changes to the overall land use distribution of the Plan create a mixed-use corridor, along with a variety of residential neighborhoods of varying densities and architectural designs, and convenient commercial services connected by an extensive trail network to adjacent open space, neighborhood and regional parks, and schools.

The Los Senderos Area Plan is based off the framework set forth in the original Huning Ranch Area Plan and recognizes the work that has been accomplished as a result of the Huning Ranch Area Plan. Previously developed parcels that were originally included in the Huning Ranch Area Plan are removed from the Los Senderos Area Plan to ensure the protection of existing entitlements. The Los Senderos Area Plan was rebranded to emphasize the open space and trail element of the community.

1.4. CONTEXT

The Village of Los Lunas, New Mexico occupies a unique place within the Middle Rio Grande region. It contains areas that are crucial to the historical, cultural, and social fabric of the region. By virtue of its proximity to the Albuquerque Metropolitan Area and its young growing population, it is positioned to be a high growth area.

The development area of Los Senderos is located within the Village of Los Lunas and is west of Interstate 25 and south of Highway 6. The development area is located approximately 25 minutes from downtown Albuquerque and the Albuquerque International Airport and 8 minutes from downtown Los Lunas. *Figure 1* provides an illustration of Los Senderos location relative to the larger Rio Grande Valley area.

Los Senderos is located just east of El Cerro de Los Lunas Preserve, a natural open space with approximately 1,700 acres, offering outdoor recreational activities to the public. *Figure 2* illustrates the location of Los Senderos within the Village of Los Lunas. El Cerro de Los Lunas Preserve is the dominant landform in the area adjacent to the Rio Grande Valley. The protection of this majestic and symbolic landform, which provides Los Lunas residents and travelers along I-25 with a firm sense of place and visual interest, is critical to the success of this community. No building will be constructed on El Cerro de Los Lunas Preserve or above the 5,450-foot elevation line. Additionally, a preliminary archaeological assessment has been conducted and has resulted in the identification of cultural resources on El Cerro de Los Lunas Preserve. These resources will be protected from development and left undisturbed as open space.

The Los Senderos property was once part of the San Clemente Land Grant of 1716 and has been owned by the Huning family for many decades. This Area Plan strives to recognize the important history of the land through sensitive land treatment, aesthetically pleasing and environmentally appropriate design, amenities, and resource conservation. The Los Senderos land owner is committed to providing future residents and the Village of Los Lunas with a quality development that will enhance the Village economically and blend with Los Lunas' tranquil setting.

FIGURE 1. LARGE AREA CONTEXT MAP

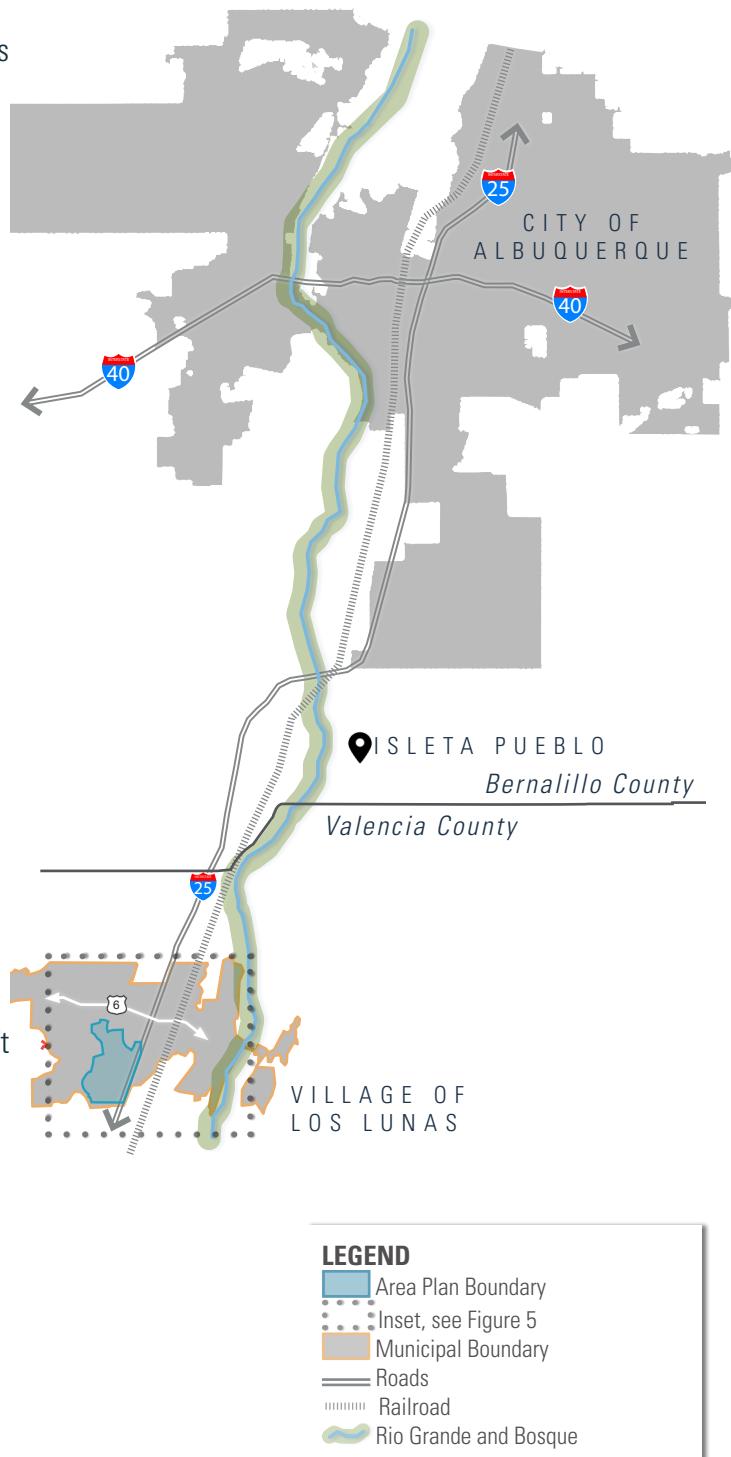
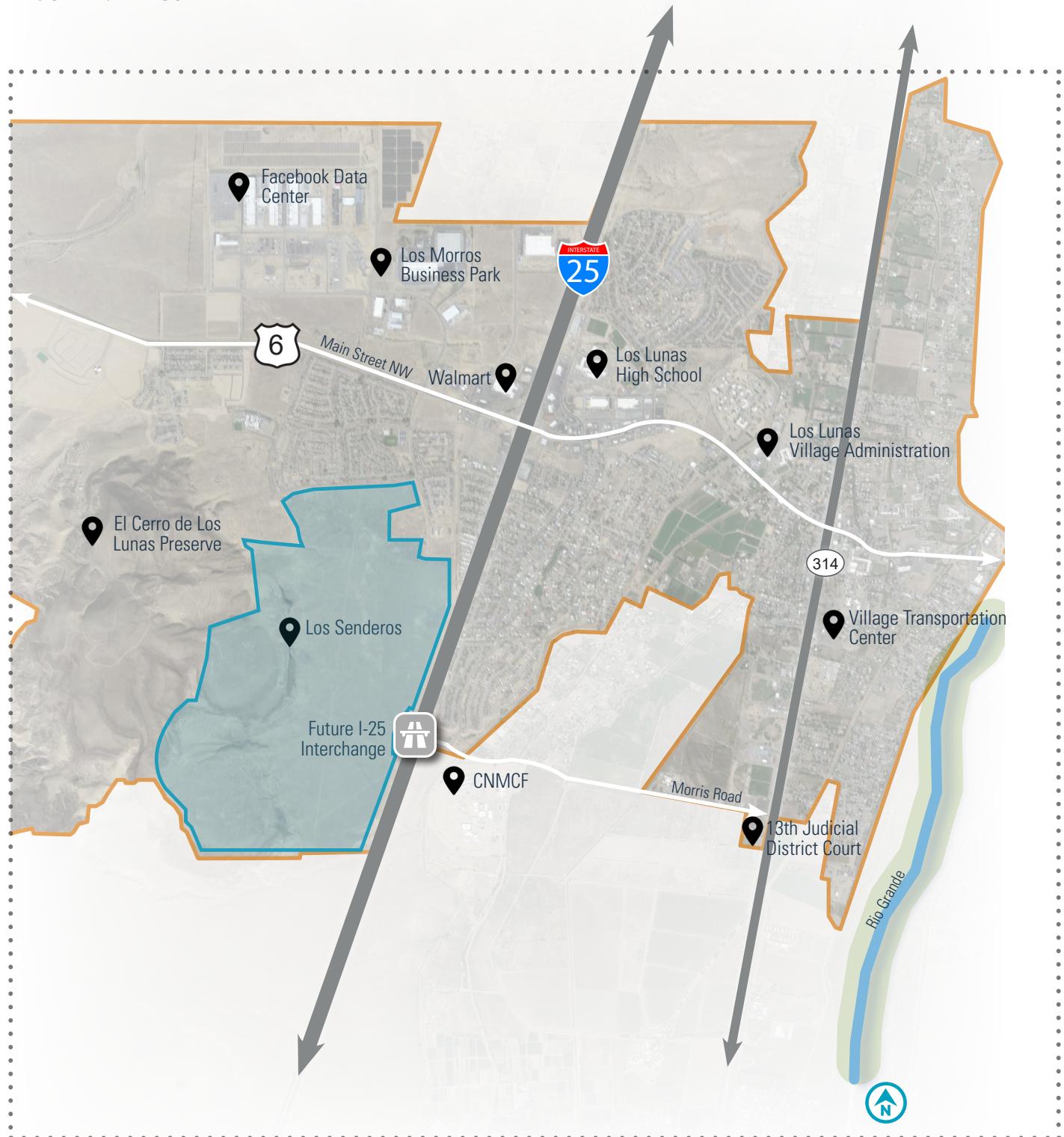


FIGURE 2. CONTEXT MAP



2. COMMUNITY VISION

Los Senderos is a community centered around sustainable growth principles to generate a vibrant mixed-use community nestled among a rich history of ecological and cultural resources. A gateway to El Cerro de Los Lunas Preserve and the greater Village of Los Lunas, the development is envisioned as a neighborhood center with a mix of residential, retail, and office development at a character and scale appropriate for the surrounding community. With attractive housing, shopping, and public spaces, along with an extensive network of trails and open space preserves, the community offers a wide range of housing, services and amenities that allow people to live, work, shop and play in place.

Los Senderos fosters a respect for the abundant ecological and cultural resources of the area by clustering a variety of residential and commercial development to ensure their preservation within an extensive open space network. Open space preserves are coupled with a multi-use trail that provides linkages to adjacent assets such as El Cerro de Los Lunas Preserve and its existing hiking trail system, community parks, and neighboring subdivisions and developments. A wellness loop runs along Huning Ranch Loop to provide a walking and bike trail that provides active recreation and transportation alternatives. A regional park with sports fields and a Community Center, centered in the northern section of the Plan Area, next to a school site, provides additional places for recreation and community gatherings.

The I-25 Interchange at Morris Road will become the primary gateway into the development. The interchange, along with a roundabout leading to the community's mixed-use neighborhood center area, will generate a defined entrance experience. This lively mixed-use center area will offer housing and easy access to services, employment, and arts and

entertainment. **Figure 3** is a conceptual illustration of the mixed-use center area with a rich pedestrian environment.

El Cerro de Los Lunas Preserve will frame the mixed-use neighborhood center area and surrounding neighborhoods on the west and will provide a prominent visual framework for the entire development. To preserve view corridors and provide appropriate transition to adjacent residential neighborhoods, zoning has been thoughtfully laid out in an effort to balance appropriate building heights. Residential Mixed Density uses are limited to an allowable maximum height of 26 feet and are located within the northeastern portion of the development to preserve these view corridors. Commercial and Residential High Density developments are located in the eastern and southeastern portion of Los Senderos and have an allowable maximum height of 50 feet. Additionally, commercial zoning fronting the interstate will open up opportunities for more commercial development close to I-25 and will be conveniently located for residents within the local and greater community.

FIGURE 3. LOS SENDEROS NEIGHBORHOOD CENTER AREA

Los Senderos Neighborhood Center Area

The mixed use center allows the integration of residential, commercial and office uses to create a vibrant neighborhood amenity where residents and visitors alike can shop, dine or seek entertainment options.



2.1. DEVELOPMENT FRAMEWORK

The Development Framework illustrates the ultimate development vision for the Los Senderos community. Key elements of that vision are outlined below and within *Figure 4*.

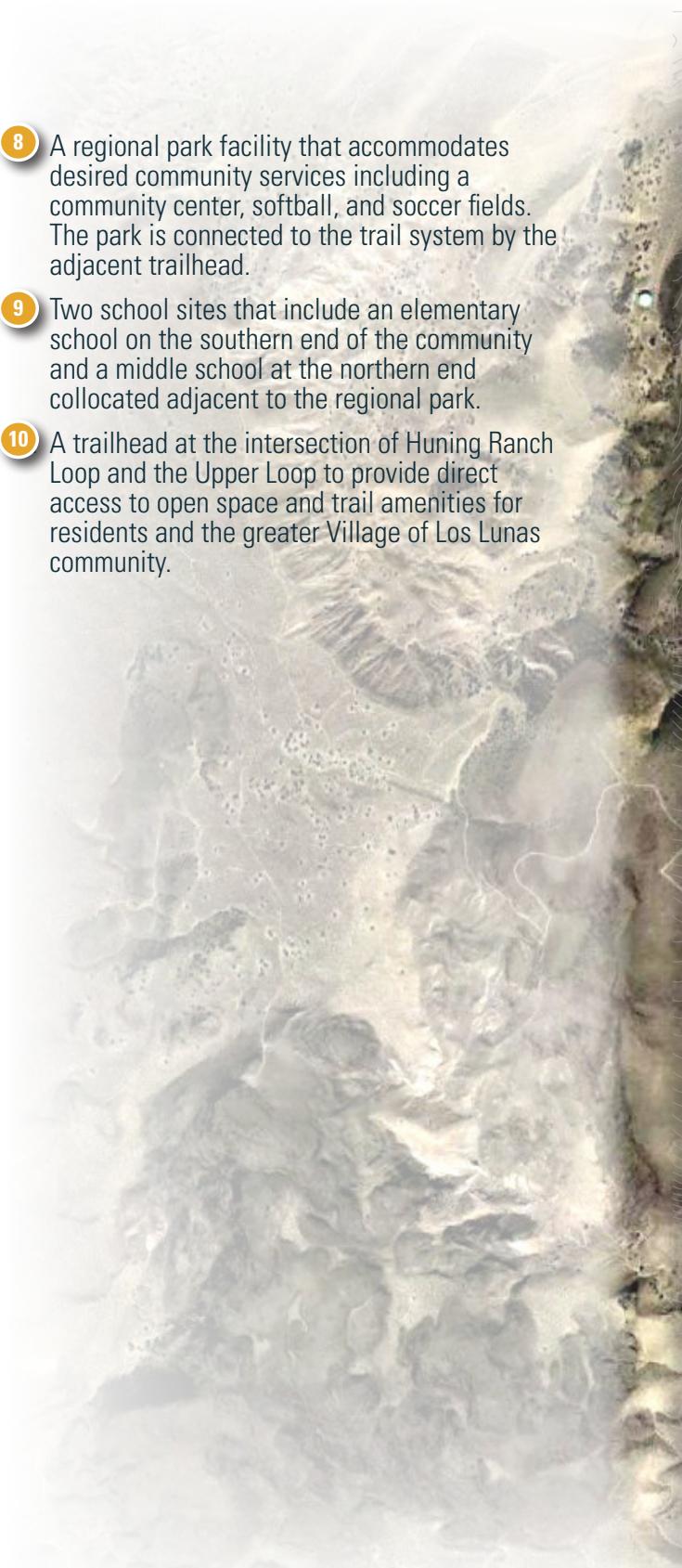
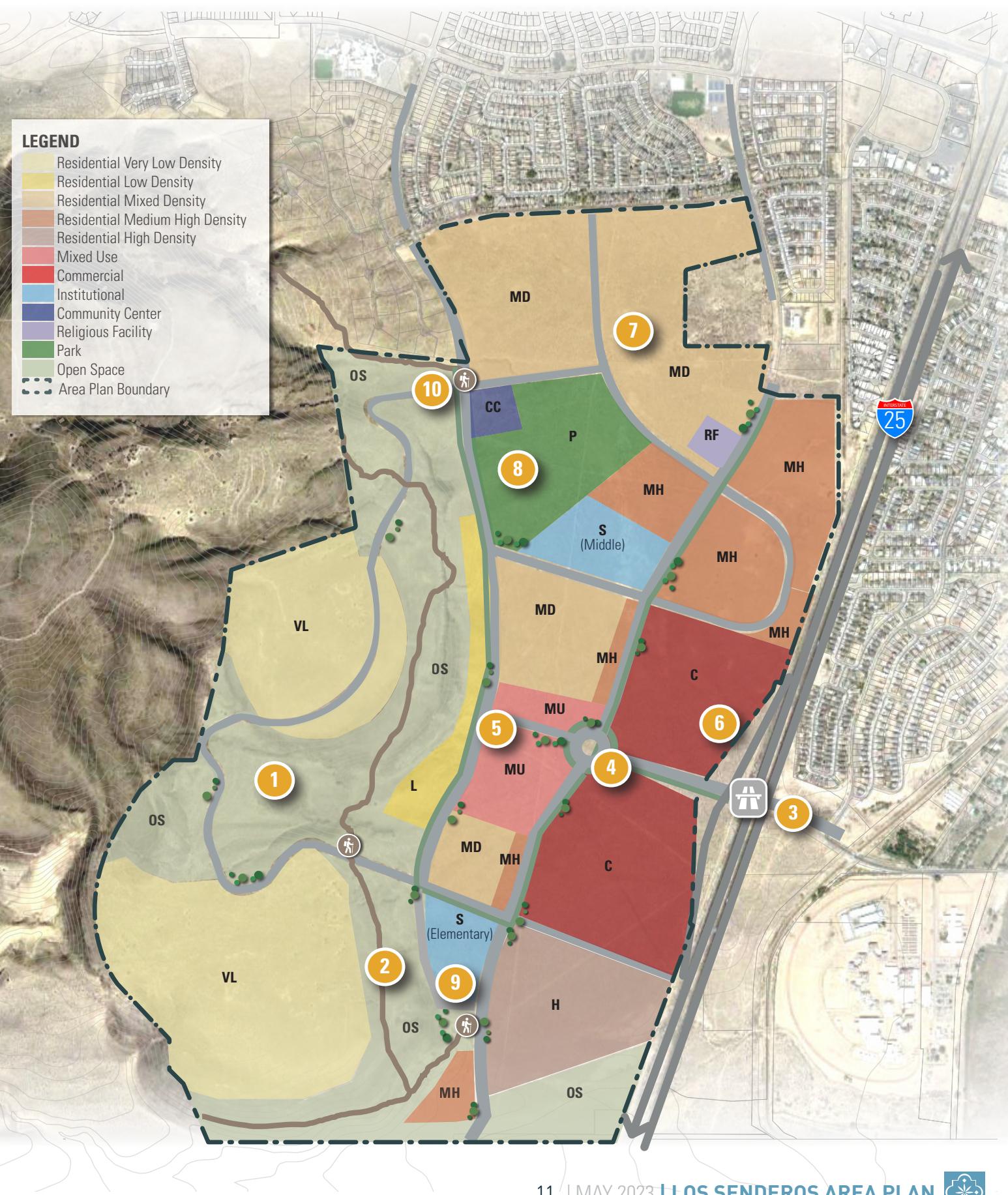
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- 1 An extensive open space network that preserves ecological resources such as the bluffs of El Cerro de Los Lunas Preserve and significant arroyos that should remain in a natural state to serve as a functional amenity, providing natural stormwater management, wildlife habitat, and recreational opportunities.
 - 2 A network of more formalized and rural multi-use trails within the open space and more urban roadway network to create internal and external access, connectivity, and recreational opportunities. This trail network is a key organizing feature of the community from which it derives its name.
 - 3 The new Morris Rd and I-25 Interchange will provide direct access into the Los Senderos community at a central point along Huning Ranch Loop. Direct interstate access will make Los Senderos more accessible and should help to stimulate its growth.
 - 4 A roundabout at the terminus of the interchange along Huning Ranch Loop will circulate traffic into the development's more tailored roadway network. Aside from its transportation functions, this feature will be enhanced with signage and landscape to simultaneously serve as a gateway feature that creates a sense of arrival into the community.
 - 5 A mixed-use neighborhood center area located directly to the west of the gateway roundabout accommodates a vibrant mix of residential, retail, and office development at a character and scale appropriate for the surrounding area.
 - 6 Commercial development fronts the interchange to take advantage of highly visible parcels and naturally buffer the residential areas from impacts of the adjacent interchange such as noise.
 - 7 A variety of residential neighborhoods that are strategically clustered around open space preserves and accommodate a variety of choices in housing products ranging from single-family to medium- and high-density residential uses.
 - 8 A regional park facility that accommodates desired community services including a community center, softball, and soccer fields. The park is connected to the trail system by the adjacent trailhead.
 - 9 Two school sites that include an elementary school on the southern end of the community and a middle school at the northern end collocated adjacent to the regional park.
 - 10 A trailhead at the intersection of Huning Ranch Loop and the Upper Loop to provide direct access to open space and trail amenities for residents and the greater Village of Los Lunas community.

FIGURE 4. LOS SENDEROS DEVELOPMENT FRAMEWORK



2.2. DEVELOPMENT PRINCIPALS

The following Development Principals were established to guide the overall parameters for the development of Los Senderos to achieve the community vision for a more sustainable, well-connected neighborhood.



PRINCIPLE 1

PROMOTE THE PROTECTION, CONSERVATION OF AND ACCESS TO ECOLOGICAL AND CULTURAL RESOURCES BY:

- > Designating resource areas including ecological communities, imperiled species, steep slopes, and cultural resources and sites as Open Space.
- > Clustering residential and commercial development around designated Open Space.
- > Creating a multi-use trail network that connects the community to existing natural and built recreational and educational opportunities.

PRINCIPLE 2



DEVELOP CONNECTED, SUSTAINABLE, AND LIVEABLE NEIGHBORHOOD PATTERNS BY:

- > Collocating residential, commercial, and office uses to create a proximity and balance between housing and employment opportunities.
- > Promoting safe, appealing, complete streets that promote multi-modal opportunities, encourage daily physical activity and reduce vehicle miles traveled.
- > Promote high levels of internal connectivity and as well as connections to adjacent open space, neighboring developments and to the greater community.
- > Planning a mixed-use neighborhood center area that provides a strong sense of place with access to civic and recreation opportunities and facilities.



PRINCIPLE 3

ADVOCATE FOR QUALITY DESIGN AND CRAFTSMANSHIP BY:

- > Promoting the use of diverse architectural styles and of high-quality materials to ensure that new development contributes to the overall project identity.
- > Encouraging the use of green building techniques and materials when applicable.
- > Promoting attractive gateways, signage, and green spaces to contribute to the community's unique identity and sense of place.

2.3. LAND USE

The Mixed-use Neighborhood Center area constitutes the heart of the Los Senderos community and is intended to contain the highest intensity and diversity of uses and activities ranging from office, business, retail, and residential. Located strategically to the west of the Morris Rd and I-25 interchange, the Neighborhood Center serves as a gateway into Los Senderos development. Building placement and selected uses within this center create an active and lively pedestrian environment that offers housing and easy access to services, employment, and arts and entertainment options. Such a mixed-use center is unique to the Village and creates a destination and sense of place for the Los Senderos community.

Commercial development that includes retail, commercial services, and office uses front the I-25 corridor. These highly visible parcels invite travelers to shop and dine within the Los Senderos development while providing a significant buffer for the nearby residential uses from the highway noise. This commercial development links Los Senderos to the Village of Los Lunas and provides another source of economic development for the community.

The regional park will have recreational amenities for the community including soccer fields and baseball facilities. The park will be located in the northern portion of the Plan Area, along Huning Ranch Loop for convenient access from existing and new developments. It will provide a space for events and gatherings and will be linked to a Community Center.

Open space and trails along the bluff and meandering through the development will provide recreational opportunities and ecological preservation. As a core principle of the development, a large portion of the western side of the development will be preserved as open space.

School sites will be provided in the northern and southern portions of the Plan Area. School sites are located adjacent to residential areas to provide safe routes to school for students to walk and bike. The school site to the north abuts the regional park.

In an effort to provide a diverse range of housing opportunities for mixed incomes and prospective owners, there are five residential land use types within the Los Senderos Area Plan including Very Low, Low, Mixed Density, Medium High Density, and High Density Residential. The very low and low districts accommodate single-family dwelling units within a maximum of 1 to 4 DU/acre respectively. The mixed density residential and medium high

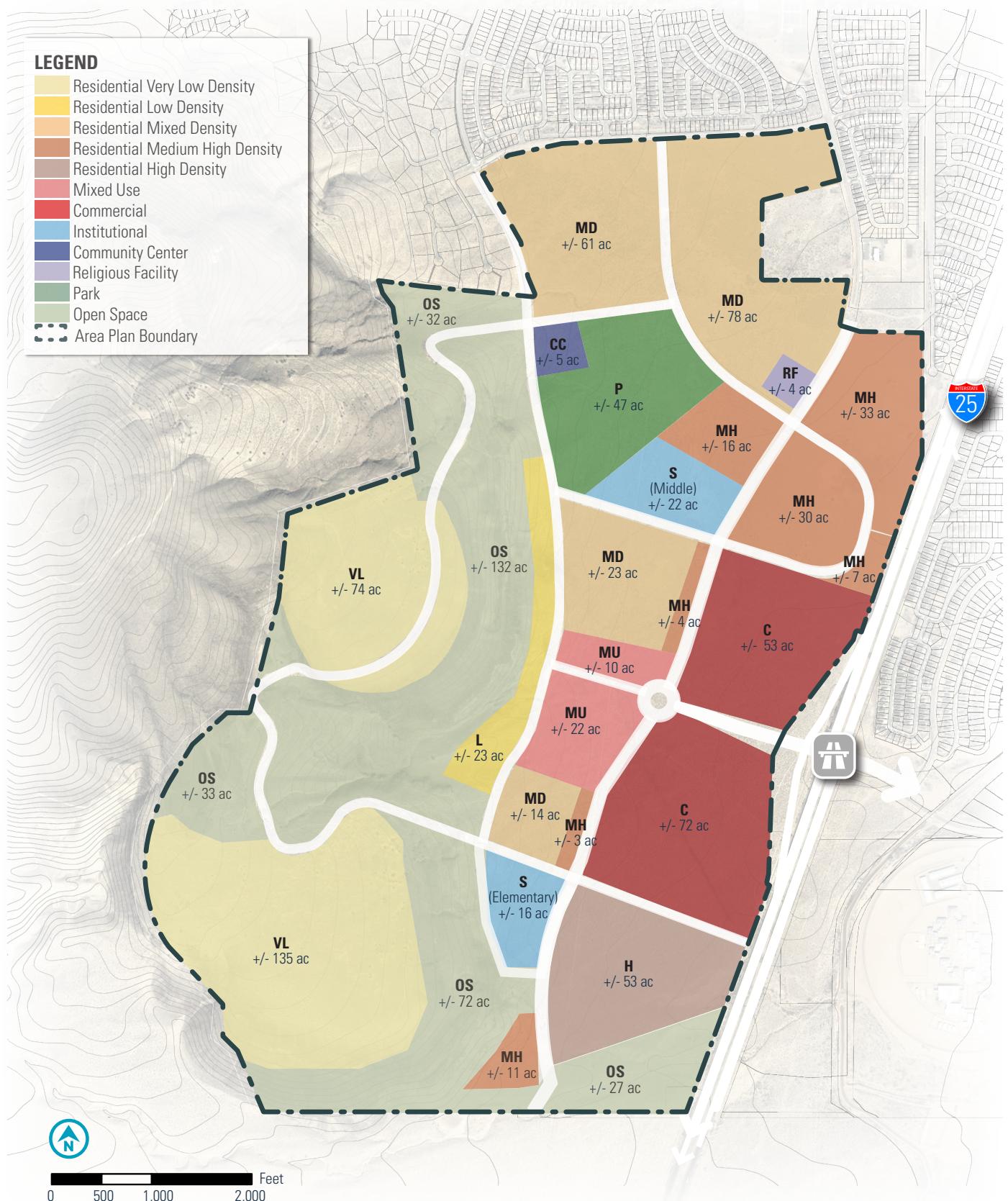
districts range from 7 to 15 DU/ac and allow a wider range of housing types including cluster and zero-lot line single-family subdivisions as well as duplexes, townhouses, and multi-family within MH. The high-density district accommodates a range of multi-family uses and allows up to 25 dwelling units per acre in order to expand the range of housing options currently available for the Village. An overview of these allowable densities and the maximum possible number of dwelling units that might be produced in each residential district is provided in [*Table 1 on page 14.*](#) This range of housing types will help contribute to the development's livability by conveniently collocating a variety of housing choices alongside neighborhood-serving commercial and institutional uses. Residential districts are clustered around the unique ecological resources of El Cerro de Los Lunas Preserve to preserve sensitive site features that are leveraged as additional recreational resources for the community.

TABLE 1: LAND USE DISTRICT OVERVIEW

Land Use Designations	Acreage*	Allowed Possible Du/Ac	Maximum Possible Du
Very Low Density Residential (VL)	209	1	209
Low Density Residential (L)	23	4	92
Mixed Density Residential (MD)	176	7	1232
Medium High Density Residential (MH)	104	15	1560
High Density Residential (H)	53	25	1325
Mixed-Use (MU)	32	15	480
Subtotal		597	4989 dus
Commercial (C)	125		
School (S)	38		
Community Center (CC)	5		
Religious Facilities (RF)	4		
Park (P)	47		
Open Space (OS)	296		
Subtotal		515	
Total Development Parcels Acreage*		1112	
Right-of-way	91		
Total Acreage*		1203	

*Acreages are estimates derived from GIS data and may vary from future boundary survey data.

FIGURE 5. LAND USE MAP



Los Senderos Neighborhood Center

The mixed use center allows the integration of residential, commercial and office uses to create a vibrant neighborhood amenity where residents and visitors alike can shop, dine or seek entertainment options.





Los Senderos Neighborhood Center

The neighborhood center will provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area, incorporate good pedestrian friendly design, and provide gathering spaces for local events such as festivals, markets, and street fairs.





2.4. ACCESS AND CONNECTIVITY

The Morris Rd interchange provides direct interstate access into the Los Senderos development that connects to the primary circulator – Huning Ranch Loop East and Huning Ranch Loop West. A roundabout at the intersection of the off-ramp and Huning Ranch Loop increases accessibility and acts as a major gateway component that will generate a sense of arrival into the development.

A comprehensive street network correlates to adjacent land uses and provides improved mobility for pedestrians and cyclists. The roadway hierarchy is comprised of six classifications: arterial, parkway, major locals, frontage road, residential alleys, and an upper loop. Higher-level roadways such as the arterials accommodate a wider range of users by including a multi-use trail and bike lanes and utilize a more enhanced streetscape design to mark arrival into and set the overall tone for the development.

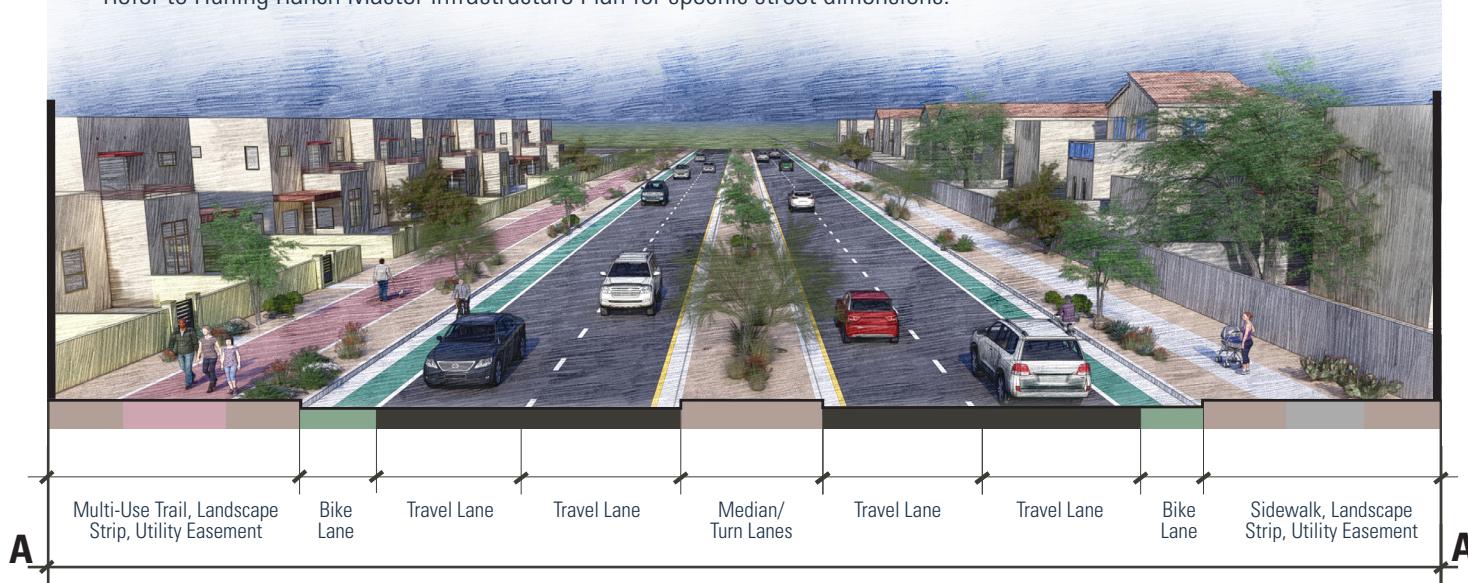
Figure 7 is a map of the Los Senderos Roadway network.

The Los Senderos roadway network of multi-use, bike routes, and public transit provides both access

and connectivity for the internal residents as well as the greater Village community. A multi-use trail along Huning Ranch Loop facilitates pedestrian and bicycle travel through Los Senderos and to the surrounding area. The multi-use trail along the Upper Loop road connects to the open space preserves and associated trail amenities to provide healthy recreation and transportation opportunities. Bike lanes are provided alongside the Morris Rd and I-25 interchange, along Huning Ranch Loop, along the Parkway and along the major local streets to provide access to the neighborhoods via a safe network of bicycle infrastructure. The use of public transit is encouraged as a sustainable alternative to the use of personal vehicles throughout the development. It can decrease traffic congestion and provide less emissions. Rio Metro Regional Transit District bus stops are already located along Main Street leading into Los Senderos and along Huning Ranch Loop and Lonestar Street. It is anticipated that, in coordination with the Rio Metro Regional Transit District, there will be multiple bus stops and public transit corridors leading into the development from Morris Road and along arterials within the development.

FIGURE 6. CONCEPTUAL HUNING RANCH LOOP SECTION*

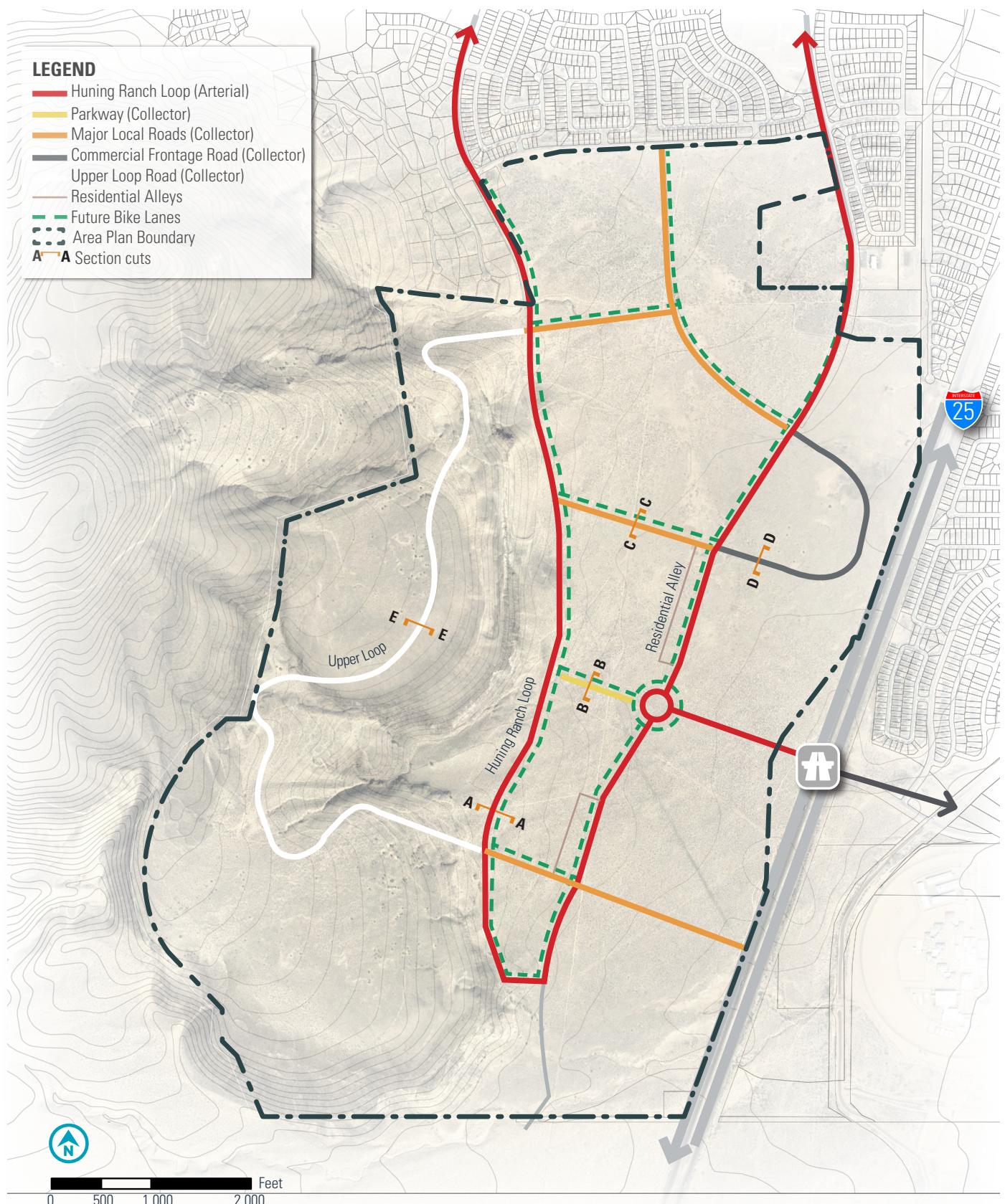
*Refer to Huning Ranch Master Infrastructure Plan for specific street dimensions.



Huning Ranch Loop is an arterial, as classified in the Los Lunas Development Process Manual. As the primary circulator that connects Main Street and the Morris Rd interchange, the loop provides the highest level of mobility for vehicles, pedestrians, and cyclists. Its streetscape, illustrated in Figure 6, provides a combination of a multi-use trail and sidewalk, buffered by landscape strips that accommodate street trees and landscaping that

enhance both the pedestrian experience and overall development identity. As the multi-use trail system that runs along this roadway is a key element of the community from which its name is derived, streetscaping along Huning Ranch Loop is prioritized. The roadway is comprised of four travel lanes, bike lanes, and a median that will accommodate street trees and drainage.

FIGURE 7. ROADWAY NETWORK MAP



Huning Ranch Loop Gateway Roundabout

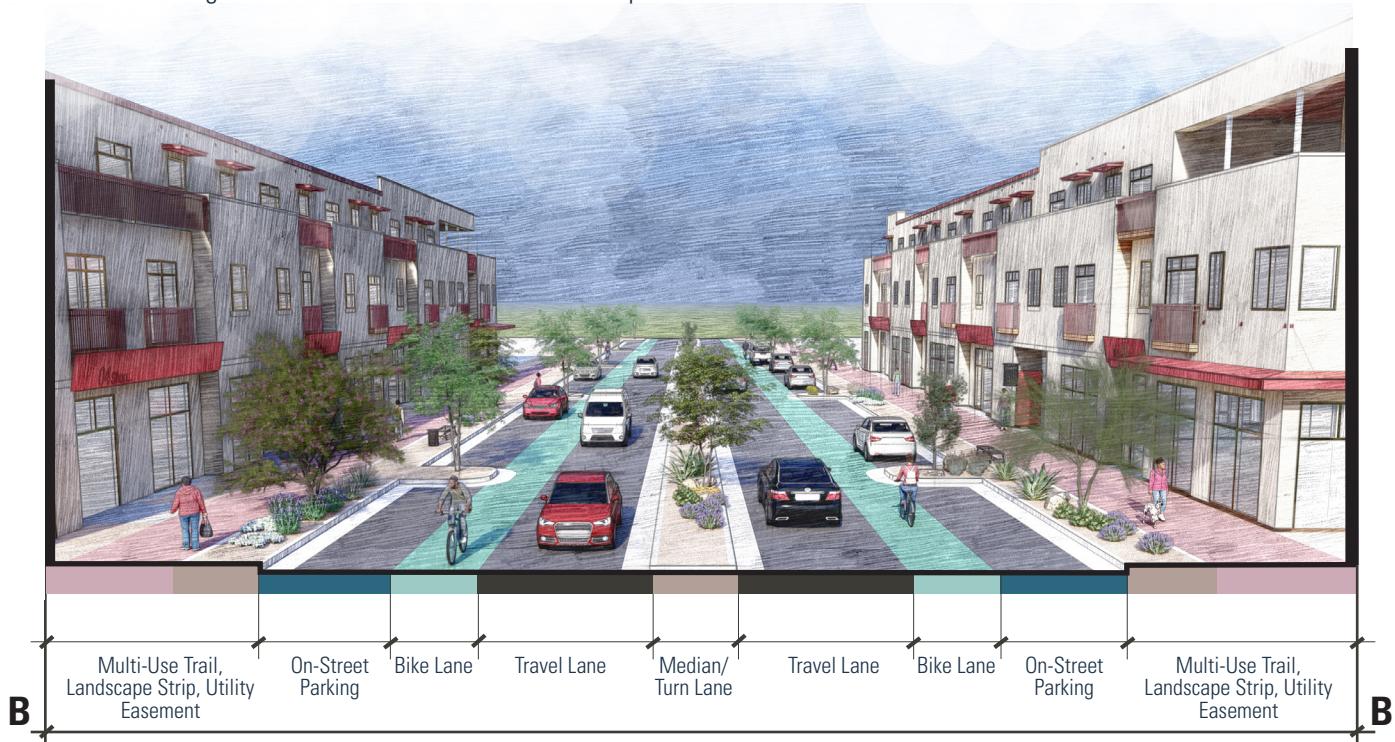
The roundabout connects Huning Ranch Loop to the Parkway and the 1-25 interchange, increasing accessibility and acting as a major gateway component that generates a sense of arrival into the development.





FIGURE 8. CONCEPTUAL PARKWAY SECTION*

*Refer to Huning Ranch Master Infrastructure Plan for specific street dimensions.



▲ **Parkway** is a collector, as classified in the Los Lunas Development Process Manual. It bisects the mixed-use neighborhood center, connecting to the roundabout. Illustrated in *Figure 8*, the parkway accommodates the same level of pedestrian and bicycle infrastructure as Huning Ranch Loop, maintaining multi-use trails, landscape buffer strips, and a bike lane. In addition, the roadway is comprised of two travel lanes and on-street parking.

▼ **Major Local** roadways are collectors, as classified in the Los Lunas Development Process Manual, and are connector roadways that link Huning Ranch Loop. Major Local streetscapes, illustrated in *Figure 9*, are comprised of two travel lanes, bike lanes, parking, and sidewalks buffered by landscape strips.

FIGURE 9. CONCEPTUAL MAJOR LOCAL ROAD SECTION*

*Refer to Huning Ranch Master Infrastructure Plan for specific street dimensions.

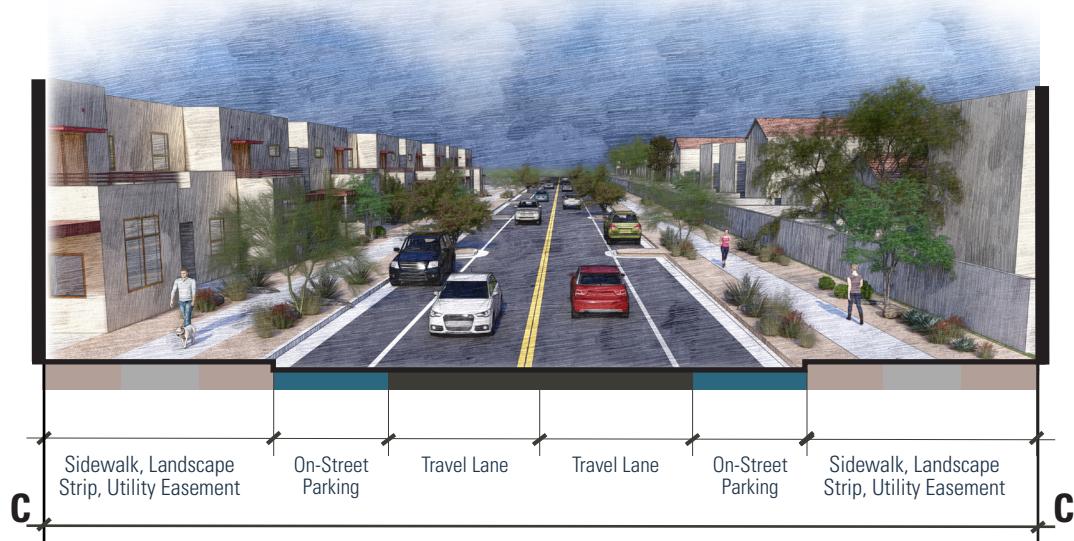
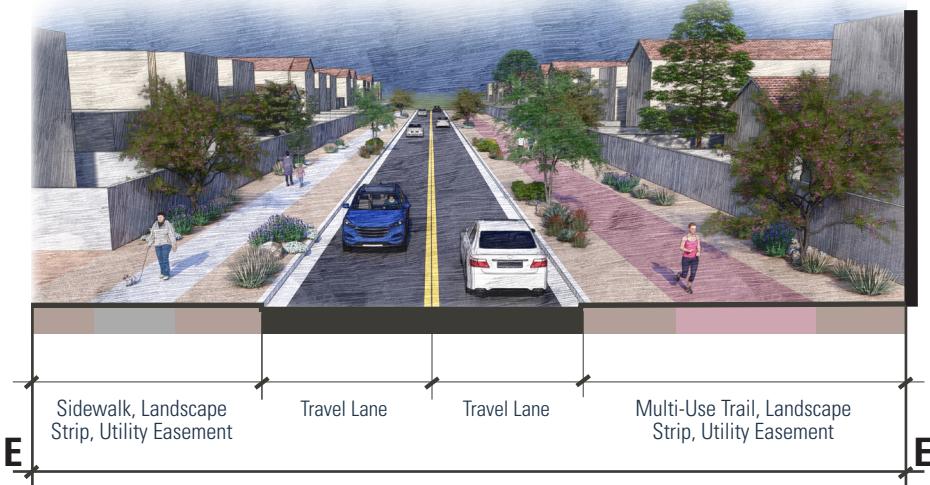


FIGURE 10. CONCEPTUAL UPPER LOOP SECTION*

*Refer to Huning Ranch Master Infrastructure Plan for specific street dimensions.



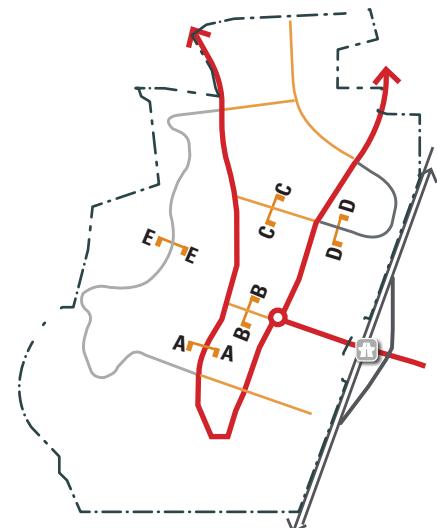
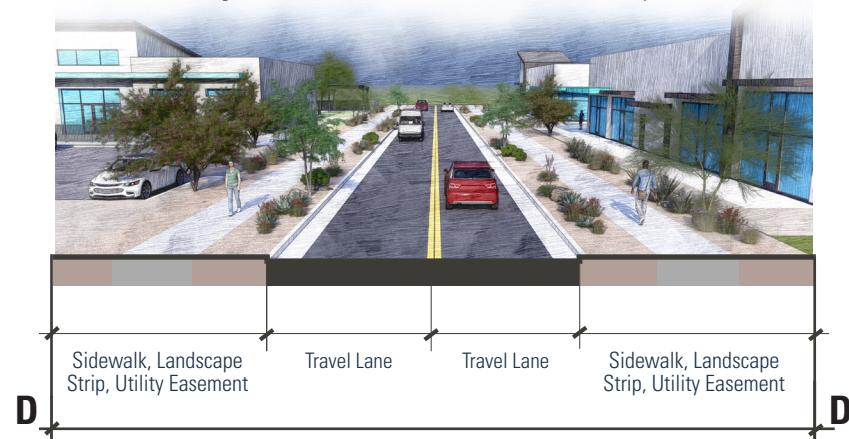
▲ **The Upper Loop** is a collector, as classified by the Los Lunas Development Process Manual, that provides access to the very low-density residential pads on the bluff of El Cerro de Los Lunas Preserve. This lower-ranking roadway provides two travel lanes as illustrated in *Figure 10*. This distinctive route along the bluff takes advantage of the expansive views by continuing the combination of the multi-use trail and sidewalk buffered by landscape strips.

▼ **Commercial Frontage** road is a commercial collector as classified by the Los Lunas Development Process Manual. These roadways are more utilitarian in nature, accommodating access to prime commercial parcels. The frontage road is comprised of two travel lanes and a sidewalk and landscape buffer to ensure a safe pedestrian connection, as illustrated in *Figure 11*.

The residential alleys are located to the rear of the Mixed Density Residential areas to the west of Huning Ranch Loop. These alleys provide access for alley-loaded townhouses within the Mixed Density Residential areas that front Huning Ranch Loop.

FIGURE 11. CONCEPTUAL COMMERCIAL FRONTAGE SECTION*

*Refer to Huning Ranch Master Infrastructure Plan for specific street dimensions.



Huning Ranch Loop Multi-Use Path

The multi-use path along Huning Ranch Loop serves as a major pedestrian circulator throughout the community. Streetscaping including shade trees, under story plantings and street furnishings create a pleasant user experience and create a unique sense of identity for the Los Senderos development area.



Huning Ranch Loop Bike Lane

The bike lanes along Huning Ranch Loop provide a network of bicycle infrastructure, encouraging healthy and sustainable alternatives mode of transportation to the use of personal vehicles.



2.5. OPEN SPACE AND TRAILS

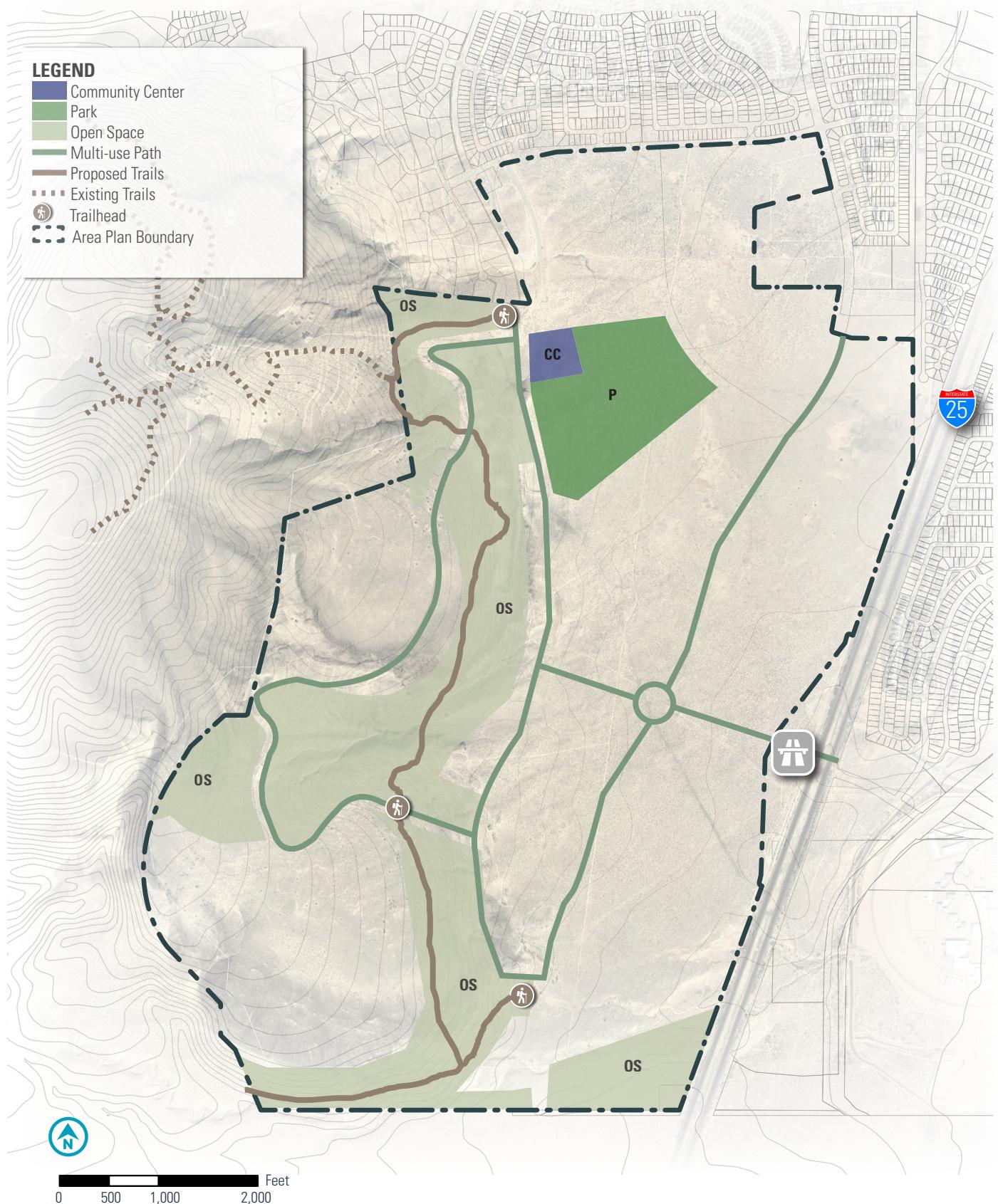
An extensive open space network serves to preserve the community's unique ecological resources while simultaneously providing recreational opportunities. Open space areas are located on steep slopes, archaeologically significant areas, and ecologically fragile landscapes. The open space network provides a natural setting in proximity to the developed areas of the community and serves as a functional amenity, providing natural stormwater management, wildlife habitat, and recreational opportunities. These areas should remain in an essentially undisturbed natural state but enhanced for purposes of drainage and recreational use. *Figure 12* provides a map of the open space, trails, parks, and recreation facilities within Los Senderos.

Formalized multi-use trails meander through the open space network to provide recreational opportunities for walking, hiking, and biking and provide alternative linkages within and to the surrounding community. A major trailhead is located at the northern intersection of Huning Ranch Loop and the Upper Loop, across the street from the Community Center Site, to provide direct access to this community asset.

The multi-use path network is expanded into the community by way of a paved multi-use path along major roadways. A continuous multi-use recreational path along Huning Ranch Loop provides recreational opportunities while expanding neighborhood access and connectivity. A similar outer loop along the Upper Loop road of the bluff extends this asset to provide direct links to the more natural trails provided within the open space areas. These more urban trails will be buffered from the adjacent roadways by landscape strips that accommodate street trees and landscaping to provide shade and enhance the overall user experience.

A regional park provides desired recreational amenities for the greater community including soccer fields and baseball facilities. The park is located in the northern portion of the Plan Area, along Huning Ranch Loop for convenient access from existing and new developments. A collocated Community Center provides additional recreational resources for the community including space for events and gatherings.

FIGURE 12. PARKS, OPEN SPACE, AND TRAILS MAP



Community Center with Regional Park

Regional park accommodates more regionally serving facilities including a potential civic center, playgrounds and sports facilities such as baseball and soccer fields for the Village.





3. DEVELOPMENT STANDARDS

The following Development Standards are hereby established to regulate the development of Los Senderos. The provisions of this document are part of the SU for PUD zoning granted by the Village of Los Lunas. Provisions not covered by this document, will be covered by the Village of Los Lunas Municipal Code. Additional design requirements will be imposed by the land owner and privately enforced by the Los Senderos Architectural Control Committee (LSACC).

3.1. LAND USE DISTRICTS

3.1.1. VERY LOW DENSITY RESIDENTIAL DEVELOPMENT DISTRICT

The intent of the VL (Very Low density) residential development district is to allow a range of single-family dwelling units which maintain the predominantly residential nature of the district. The maximum density is 1 dwelling unit per acre in this district.

3.1.2. LOW DENSITY RESIDENTIAL DEVELOPMENT DISTRICT

The intent of the L (Low density) residential development district is to allow a range of single-family dwelling units to maintain the predominantly residential nature of the district. The maximum density is 4 dwelling units per acre in this district.

3.1.3. MIXED DENSITY RESIDENTIAL DEVELOPMENT DISTRICT

The intent of the MD (Mixed Density) residential development district is to allow a mix of single-family, townhouses, and duplexes. The maximum density is 7 dwelling units per acre within this development district. A mixture of small and large lots are allowed on the same block and within neighborhoods.

3.1.4. MEDIUM HIGH DENSITY RESIDENTIAL DEVELOPMENT DISTRICT

The intent of the MH (Medium High density) residential development district is to a range of allow single-family dwelling units and multi-family dwelling units. The maximum density is 15 dwelling units per acre within this development district.

3.1.5. HIGH DENSITY RESIDENTIAL DEVELOPMENT DISTRICT

The intent of the H (High) residential development district is to allow higher density multi-family residential uses to expand the housing options for the Village. The maximum density in the H development district is 25 dwelling units per acre.

3.1.6. MIXED USE DISTRICT

The intent of the MU (Mixed-Use) development district is to allow neighborhood scale commercial and institutional uses, as well as townhouses and multi-family dwelling units at a maximum density of 15 du/ac.

3.1.7. COMMERCIAL DEVELOPMENT DISTRICT:

The intent of the C (Commercial) development district is to allow for the development of neighborhood and community scale commercial development within Los Senderos.

3.2. PERMITTED USES

Table 2: Permitted Use Table indicates the land uses allowed within each base land use district. A "P" in a cell indicates that the use is permitted by right in the respective land use district. An "C" in a cell indicates a Conditional Use, which is permitted in that development district upon approval of the Planning and Zoning Commission as outlined in Village of Los Lunas Zoning Ordinance. An "AP" in a cell indicates that the use is permitted in the respective land use district as an accessory use, i.e. allowed as an accessory use compatible with a permissive use on the lot, and is subject to any Use-Specific Standards referenced in the right-hand column of that line of the Table. A blank cell indicates that the use is prohibited in the respective land use district.

TABLE 2: PERMITTED USE TABLE

USE TYPES	VL	L	MD	MH	H	MU	C	USE STANDARDS
RESIDENTIAL USES								
Single-family, conventional subdivisions	P	P	P	P				
Single-family, zero lot line subdivisions			P	P				
Single-family, cluster subdivisions	P	P	P	P				
Duplexes			P	P	P			
Townhouses			P	P	P	P	P	
Vertical multi-family				P	P	P	P	<u>3.3.4</u>
Horizontal multi-family detached				P	P	P		<u>3.3.4</u>
Assisted living facility, nursing homes, congregate living					P	P	P	
INSTITUTIONAL USES								
Governmental facilities						P	P	
Public Park	C	C	C	C	P	P	P	
Public and private schools	C	C	C	C	C	C	C	
Utility structures	C	C	C	C	C	C	P	
Religious facilities	P	P	P	P	P	P	P	

TABLE 2: PERMITTED USE TABLE

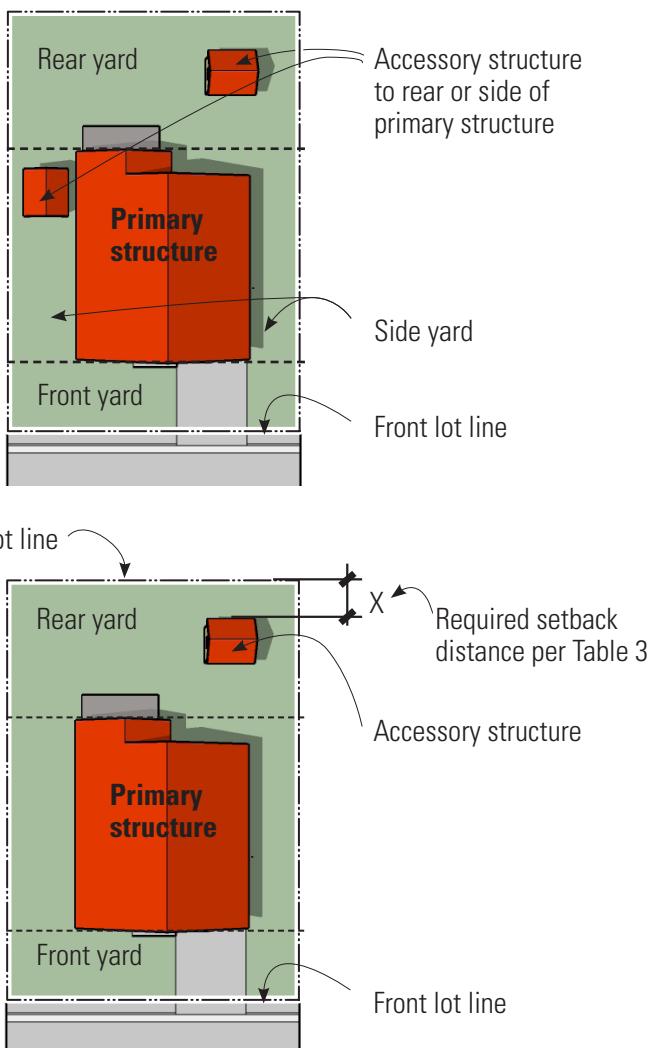
USE TYPES	VL	L	MD	MH	H	MU	C	USE STANDARDS
COMMERCIAL USES								
Banks and financial institutions						P	P	
Business and personal services						P	P	
Commercial retail and services						P	P	
Eating and drinking establishments						P	P	
General and professional offices						P	P	
Health club						P	P	
Hotels and motels						P	P	
Medical and related facilities						P	P	
Outdoor Vehicle Storage							P	<u>3.3.5</u>
Private educational facilities						C	P	
Self-storage							C	<u>3.3.7</u>
Shopping centers							P	
ACCESSORY USES								
Accessory uses and structures, such as workshops, tool sheds, and greenhouses	AP	AP	AP	AP	AP	AP		<u>3.3.1</u>
Residential Community Amenities	AP	AP	AP	AP	AP	AP		
Garages and carports	AP	AP	AP	AP	AP	AP		<u>3.3.2</u>
Guest Quarters	AP	AP	AP	AP				<u>3.3.3</u>
Home Occupations	AP							
Recreational vehicles or equipment	AP	<u>3.3.6</u>						
Outdoor swimming pools	AP	AP	AP	AP	AP	AP		
Recreational facilities (including dog parks)	AP	AP	AP	AP	AP			
Temporary real estate offices	AP	AP	AP	AP				<u>3.3.8</u>

3.3. USE STANDARDS

3.3.1. ACCESSORY STRUCTURES

1. Accessory structures in excess of 120 square feet in area shall require approval from the Village of Los Lunas.
2. Accessory structures, such as workshops, tool sheds, and greenhouses, shall not exceed ten (10) feet in height.
3. In the MD and MH district, detached accessory structures, with the exception of garages and carports, are not permitted on any lot of less than four thousand (4,000) square feet.

FIGURE 13. ACCESSORY STRUCTURE LOCATION



4. In the VL, L, MD and MH districts, accessory structures shall be limited in location to the rear or side of the principal dwelling, as illustrated in [Figure 13](#), and must comply with the setback standards in [Table 3: Accessory Structure Setbacks](#); except that a detached garage may be allowed in the front per Section [3.3.2](#).

TABLE 3: ACCESSORY STRUCTURE SETBACKS

	VL	L	MD	MH	H	MU
Setbacks from side and rear property lines	15'	5'	5'	5'	5'	0'

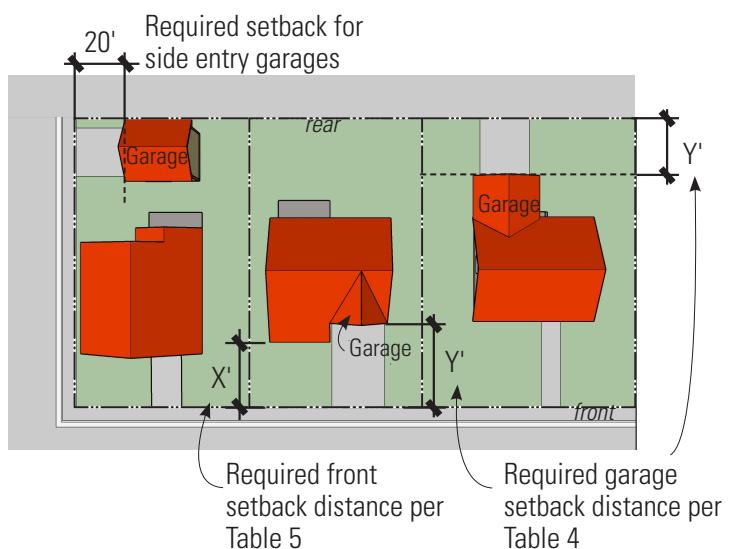
3.3.2. GARAGES

1. In the VL, L, MD, and MH districts, a detached garage shall be permitted in the front of the principal dwelling if part of initial construction of principal dwelling.
2. Garages must comply with the setback standards in [Table 4: Garage Setbacks](#) as illustrated in [Figure 14](#).

TABLE 4: GARAGE SETBACKS

	VL	L	MD	MH	H	MU
Front, min	25'	25'	20'	20'	20'	20'
Corner Lot Street Side, min	20'	20'	20'	20'	20'	20'
Rear, alley loaded	0'	0'	0	0'	0'	0'

FIGURE 14. GARAGE LOCATION



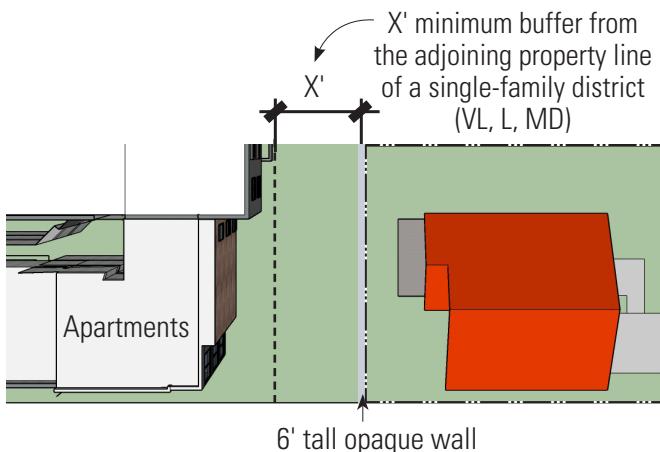
3.3.3. GUEST QUARTERS

1. If detached, this accessory use must be incorporated into lot layout and constructed of similar materials as the dwelling unit.

3.3.4. MULTI-FAMILY

1. Vertical multi-family, horizontal multi-family detached, and vertical mixed-use setbacks and building separation, including garages, shall be determined by a site plan approved by the Village and the LSACC. Horizontal multi-family detached uses shall include a minimum 10 foot building separation.
2. Where vertical multi-family, vertical mixed-use, or horizontal multi-family detached are constructed adjacent to single-family districts (VL, L, MD), a six (6) foot high, opaque wall or fence shall be required to separate the two (2) land uses, as illustrated in *Figure 15*. A single-story multi-family structure requires a minimum buffer of 10 feet from the adjoining property line of a single-family district. A two-story multi-family structure requires a minimum buffer of 20 feet from the adjoining property line of a single-family district. A three-story multi-family structure requires a minimum buffer of 30 feet from the adjoining property line of a single-family district. No wall or fence shall be required if there is a buffer space of more than one hundred (100) feet between adjacent habitable structures.

FIGURE 15. BUFFERS FOR MULTI-FAMILY DEVELOPMENTS



3. Each street-facing facade of apartments shall incorporate facade articulation techniques such as offsets, recesses, or projections to reduce the perceived massing of the building and add visual interest.

3.3.5. OUTDOOR VEHICLE STORAGE

1. Area dedicated to the storage of recreational vehicles, boats, trailer and oversized vehicles shall be enclosed within a fenced area, which is completely screened by a landscape buffer and a solid masonry wall seven (7) feet in height.
2. All outdoor vehicle storage areas shall be set back twenty (20) feet from all property lines.

3.3.6. RECREATIONAL VEHICLES OR EQUIPMENT

1. No recreational vehicle or equipment shall be kept, placed, or maintained within the Subdivision at any time, unless enclosed within a standard size garage or within the side or rear yard.
2. The parking of recreational vehicles shall be prohibited on the streets of the subdivision except for loading and unloading periods not to exceed forty-eight (48) hours, or for temporary visitors not to exceed seven (7) days.

3.3.7. SELF-STORAGE MINI-WAREHOUSES

1. Interior driving aisle within parking lots shall have a minimum width of twenty-four (24) feet; and
2. All self-storage mini-warehouse structures shall be set back twenty (20) feet from all property lines.

3.3.8. TEMPORARY REAL ESTATE OFFICES

1. This use is incidental when used in conjunction with a residential subdivision, provided such use is discontinued upon the completion of the development or within three (3) years from the date the first building permit is issued, whichever is sooner.

3.4. DIMENSIONAL STANDARDS

The dimensional standards which regulate lot sizes, building setbacks, and height for each development district are outlined in *Table 5: Dimensional Standards* below. Where the table is blank, the standards are not applicable because the use is not permitted within that district. Where the table includes a "-", the site plan or plat shall determine minimum dimensional requirements.

TABLE 5: DIMENSIONAL STANDARDS

STANDARD	VL	L	MD	MH	H	MU	C
Density, maximum	1 du/ac	4 du/ac	7 du/ac	15 du/ac	25 du/ac	15 du/ac	-
Lot Area, minimum							
Conventional SF	1 ac	8,000 sq ft	4,000 sq ft	4,000 sq ft			
Zero Lot Line SF			2,250 sq ft	2,250 sq ft			
Cluster SF	5,000 sq ft	3,000 sq ft	2,400 sq ft	2,400 sq ft			
Duplexes			4,000 sq ft	4,000 sq ft	4,000 sq ft		
Townhouses			2,400 sq ft	2,400 sq ft	2,400 sq ft	2,400 sq ft	2,400 sq ft
Vertical multi-family				-	-	-	-
Horizontal multi-family detached				-	-	-	-
Non-residential						-	5,000 sq ft
Lot width, minimum							
Conventional SF	80'	60'	40'	40'			
Zero Lot Line SF			30'	30'			
Cluster SF	45'	30'	30'	30'			
Duplexes			60'	60'	60'		
Townhouses			30'	30'	30'	30'	30'
Vertical multi-family				-	-	-	-
Horizontal multi-family detached				-	-	-	-
Non-residential						-	25'
Setbacks, minimum ^{1,2}							
Front	20'	20'	10'	10'	10'	0'	15'
Side	5'	5'	0' attached 5'	0' attached 5'	5'	0'	0' attached 10' de- tached
Rear	20'	20'	10'	10'	10'	10'	10'
Corner lots setbacks							
Primary street side	25'	25'	10'	10'	10'	15'	15'
Secondary street side	10'	10'	10'	10'	10'	10'	10'
Building Heights							
Building Height, maximum ³	26'	26'	26'	28'	50'	50'	50'

¹ Multi-family uses and vertical mixed-use development shall comply with the buffer requirements of Section 3.3.4.

² Garages must comply with the setbacks of Table 4 Garage Setbacks.

³ The height shall be measured from the established grade three (3) feet from the structure to the highest point of the parapet on a flat roof, the highest point on a pitched roof, or to the average height between the plane and the ridge of a gable, hip, or gambrel roof.

3.5. DEVELOPMENT STANDARDS

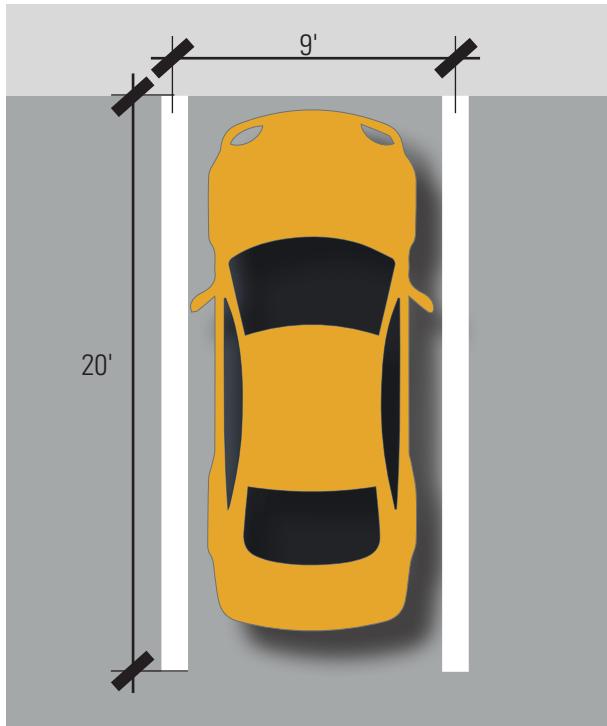
3.5.1. OFF STREET PARKING REQUIREMENTS

1. Off-street parking shall be provided per *Table 6: Off-Street Parking* below.

Use	Parking Standard
Single-family dwelling	2 spaces per dwelling unit
Multi-family dwelling	
Studio or one bedroom	1 space per dwelling unit
Two bedrooms	1.5 spaces per dwelling unit
Three or more bedrooms	2 spaces per dwelling unit
Guest parking	1 space per every ten required spaces
Assisted living, nursing homes, congregate living	1 space / 4 persons design capacity
Commercial	Per the Los Lunas Municipal Code

2. Each parking space shall measure a minimum of nine (9) feet by twenty (20) feet, as illustrated in *Figure 16*.

FIGURE 16. PARKING SPACE DIMENSIONS



3.5.2. PEDESTRIAN ACCESS

1. Pedestrian access to adjacent residential and commercial parcels, and to the nearby trail system (if applicable) must be provided and shown on the site plan.

3.5.3. WALLS / FENCES

1. Fence and wall heights and location shall be per the Village of Los Lunas Municipal Code.
2. Walls and fences are prohibited within the front yard setback area in Residential Districts, except retaining walls of masonry construction which do not exceed the height of the finished elevation of the high ground side.
3. Dog runs may be fenced in chain link to a maximum height of six (6) feet and must be located within the rear or side yard.
4. No wall or fence will be permitted in a public right-of-way.
5. The use of barbed wire, concertina wire, razors ribbon, or other barbed type obstacles is prohibited.
6. Except as otherwise allowed by these standards, the use of chain link fencing is prohibited within the front yard setback area and is prohibited around the perimeter of the lot.

3.5.4. LIGHTING

1. All exterior lighting shall be shielded source so as to direct all illumination down to the ground. Up-lighting is prohibited.
2. Light poles and standards used to support outdoor light fixtures shall be anodized or otherwise coated to minimize glare from the light source.
3. The use of high-pressure sodium, metal halide, or quartz lamps is prohibited for use outdoors.

3.5.5. SIGNAGE

1. Signage in all districts is limited to provisions defined in the Village of Los Lunas Municipal Code.

3.5.6. SUBDIVISION

1. All drainage will be addressed in the subdivision review and approval process.
2. Subdivisions shall comply with the standards and processes of the approved Village of Los Lunas subdivision standards.

4. REVIEW AND APPROVAL

The Village of Los Lunas will review and approve subdivisions and site plans to ensure that proposals conform to the development standards as outlined in this Planned Unit Development package and other Village regulations. The Village of Los Lunas review and approval processes are separate from that of the LSACC and disapproval by the LSACC does not constitute disapproval by the Village. The review and approval timeframes of the Village of Los Lunas and of the LSACC are separate and not coordinated.

An internal Los Senderos Architectural Control Committee (LSACC) was established within the Master Declaration of Covenants, Conditions, Restrictions, and Easements for Los Senderos. Additional restrictions may be established through supplemental declarations for each new subdivision or community.

The LSACC shall have the following authority and responsibilities:

1. Adopt and enforce Design Standards.
2. Review and approve new structures, additions, and alterations.
3. Review and approve landscape plans and building materials within the VL zone.
4. Review and approve site plans for multifamily developments.
5. Grant variances to adopted Design Standards.

Applications for review by the LSACC shall be made by the owner or agent of any property to be affected. Applications shall include information outlined in the CC&Rs and shall be submitted to the LSACC. The LSACC shall review applications based on the conformity to the adopted design

standards and Area Plan and consistency with the provisions of the Master Declaration. The decision of the LSACC shall be issued in writing within 45 days of the application submittal. If the LSACC fails to approve or deny an application within 25 days, the proposal shall be deemed disapproved by the LSACC.

5. DEFINITIONS

Definitions are intended to define uses not included in the Village of Los Lunas Zoning Code. For terms not defined in this section, see the Village of Los Lunas Zoning Code.

Assisted Living Facility means an establishment containing a combination of housing, supportive services, personalized assistance, and health care services designed to respond to the individual needs of those who need help with activities of daily living or memory care services, but not including skilled nursing care. Such facilities may include separate bedrooms or living quarters, a central or private kitchen, dining, recreational, and other residential accessory uses.

Congregate Living Facility means an establishment containing a combination of housing and services designed to respond to the individual needs of those who need help with activities of daily living.

Eating and Drinking Establishments means an establishment that serves food and/or beverages which are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon, and which may be engaged in providing customers with take-out service of food and/or non-alcoholic beverages for off-site consumption. Sale of alcoholic drink is controlled by the Village of Los Lunas Municipal Code and the New Mexico State statutes regarding alcoholic drink sales.

Garage means a single-story structure or part of a building in a low-density residential development designed to accommodate motor vehicle parking spaces that are partially or completely enclosed, but not including a parking structure.

Guest Quarter means a living space that is accessory to the primary residence used for residential purposes which does not contain kitchen facilities located

within an accessory building or attached to the primary building and on the same lot as the primary building on the lot.

Health Club means a non-medical service establishment intended to maintain or improve the physical condition of persons that contains exercise and game equipment and facilities, steam baths and saunas, or similar equipment and facilities.

Nursing Home means a facility primarily engaged in providing shelter, food and intermediate or long-term medical and health related care for individuals. This definition includes facilities providing in-patient care for individuals suffering from a terminal illness. Support services typically include commercial level kitchens with shared dining facilities for residents; medical services with personnel that provide assistance with medication, administration, dressing, bathing, and social activities; activity rooms; indoor recreational amenities; gift shops; hair salons; administrative offices; laundry services; worship space; overnight guest units for short term visitors; and other uses accessory to residential primary uses.

Outdoor Vehicle Storage means the keeping of motor vehicles or equipment not used for transportation purposes on an active, regular, or continuing basis outside of a building, generally for a period of 7 calendar days or more, whether or not the motor vehicle is titled, licensed, or operable, either as a primary use or accessory use, but not including a salvage yard.

Private Educational Facilities means a private institution offering a course of education recognized by the State as leading to a high school diploma or equivalent. Accessory uses may include student sports fields or facilities, playgrounds, gardens, and an accessory dwelling unit for a caretaker.

Recreational Facilities means areas and equipment intended for recreational use, including but not limited to playgrounds, swimming pools, dog parks, sports fields and courts, activity rooms, fitness centers, or other similar equipment, areas, and associated accessories.

Residential Community Amenity means common areas which are provided for the exclusive use of residents within a residential development, including but not limited to club houses, manager offices, laundry facilities, fitness centers, and other facilities for recreation or social purposes.

Self-storage means a use consisting of 3 or more individual, small, self-contained units that are leased or owned for the storage of business and household goods or contractors' supplies. Storage areas provided for renters of residential dwellings on the same premises are not considered self-storage.

Swimming Pool means structure intended for swimming or recreational bathing. For the purposes of this area plan, swimming pool means an in-ground structure.

Temporary Real Estate Offices means a building, structure, or trailer used for the purpose of the sale of dwelling units.

Vertical Mixed-Use means the integration of residential and non-residential uses in one building.

Vertical Multi-Family means one or more residential buildings containing three or more attached dwelling units divided by common walls rented or leased and situated on the same parcel.

