



SIERRA VISTA AREA PLAN

LOS LUNAS, NEW MEXICO

Approved
September 6, 2018



VILLAGE OF LOS LUNAS RESOLUTION 18-14

A Resolution of the Village of Los Lunas Adopting the Sierra Vista Area Plan, Encompassing Tract 6 257.91 ACRES 2007 REV, Tract J 13.47 ACRES 2007 REV, and Lot: WATER TANK 0.92 ACRES Within Subdivision: LAND OF HUNING LIMITED PARTNERSHIP, Repealing Existing S-U Zoning Standards for the Referenced Parcels and Establishing New S-U Zoning Standards Within the Area Plan.

WHEREAS, THE VILLAGE OF LOS LUNAS COUNCIL, the governing body of the Village of Los Lunas, has retained the authority to adopt master plans for the physical development of areas within its planning and platting jurisdiction as authorized by Chapter 3, Article 19, NMSA 1978, and

WHEREAS, the Planning and Zoning Commission, acting as advisor to the Village in matters related to planning has reviewed and recommended the Sierra Vista Area Plan; and

WHEREAS, the owner of the above-referenced parcels of land, which were included in the Huning Ranch Area Plan, is proposing a new development; and

WHEREAS, said land owner has removed his parcels from the Huning Ranch Area Plan in order to establish new S-U zoning standards; and

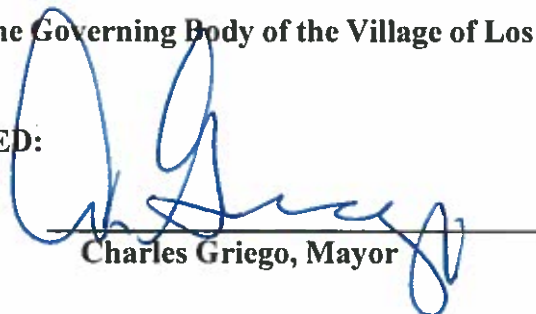
WHEREAS, the new S-U zoning standards are defined by the Sierra Vista Area Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE VILLAGE OF LOS LUNAS, COUNTY OF VALENCIA, STATE OF NEW MEXICO, as follows:

That the Village of Los Lunas approves the Sierra Vista Area Plan and establishes the new S-U zoning standards set forth within.

PASSED, APPROVED AND ADOPTED by the Governing Body of the Village of Los Lunas this 6th day of September, 2018.

APPROVED:


Charles Griego, Mayor

ATTEST:


Gregory D. Martin, Village Administrator

SIERRA VISTA AREA PLAN

APPROVED

September 6, 2018

Los Lunas, New Mexico

PREPARED FOR:

Sierra Vista Los Lunas, LLC

PREPARED BY:

Consensus Planning, Inc.

302 8th Street NW

Albuquerque, NM 87102

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1. Introduction

Sierra Vista is a new 272.3-acre Master Planned Community to the north of the *Cerro de Los Lunas Preserve* in Los Lunas, New Mexico (see Figure 1). The site consists of Tract 6, Tract J, and Lot: Water Tank of the Huning Ranch Subdivision, and is directly south of NM Highway 6 and west of Jubilee Boulevard.

This Area Plan contains details of the Planned Unit Development for the site, including development standards and land use descriptions. Sierra Vista was originally part of the Huning Ranch Master Plan and is being renamed as part of this Plan. This Area Plan draws from and improves upon the

development standards of the previous Huning Ranch Area Plan, and does not substantially change the envisioned uses, density, or characteristics outlined in that plan.

At full build-out, the development will contain approximately 750 single-family residential dwellings; multi-family housing and/or senior housing; a small amount of commercial retail and/or services; and an extensive trail and open space network. It is expected that development of Sierra Vista will be phased over a 5 to 10 year period.

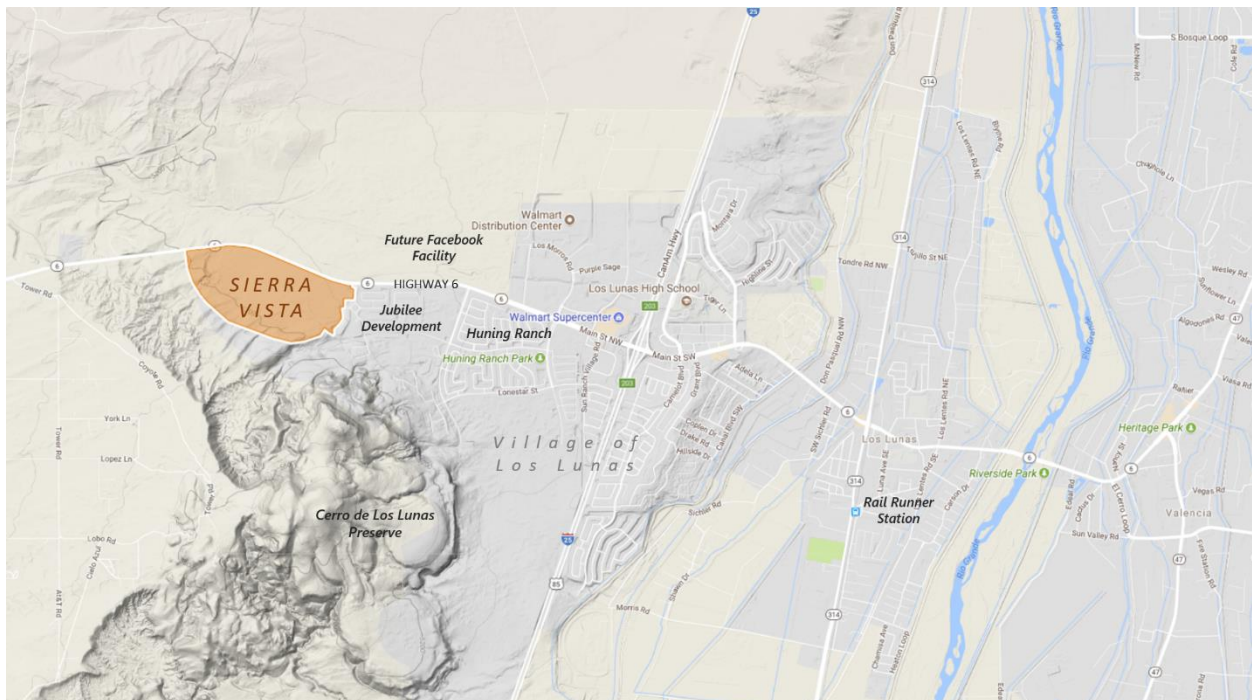


Figure 1. Sierra Vista Location and Context

Context & History

The property was originally part of the San Clemente Land Grant of 1716 and part of the Huning Ranch Area Plan, which was adopted in 2007 and subsequently amended several times. The area was annexed by the Village in 1998 and approved as a Planned Unit Development with the establishment of SU zoning pursuant to the Village of Los Lunas Municipal Code. More recently, Facebook has begun to develop a new data center to the north across NM 6. This project is expected to provide several thousand construction jobs and several hundred permanent jobs to serve the facility's six data center buildings.

The development of the Huning Ranch area has had many positive benefits for the Village of Los Lunas. These include the creation of an extensive open space and trail network including access to El Cerro; major new recreational amenities including future soccer and ballfields for Village residents; three new school sites; a variety of housing choices for Los Lunas residents; gross receipts tax opportunities from additional commercial development; predictable phased infrastructure improvements; and an increased tax base.

Development Philosophy

After a downturn in the housing market following the Great Recession, Los Lunas is once again positioned to see rapid growth in the near future. Sierra Vista can help meet the needs of Los Lunas to provide high-quality housing for new and existing residents. Sierra Vista offers opportunities for the Village to:

- Provide an attractive new neighborhood to accommodate population growth and support economic development.
- Provide additional multi-family units to meet demand for a diversity of housing types aimed at a wider range of household incomes and lifestyles.
- Expand the Village's tax base.
- Expand the customer base for local businesses.

The developer, Sierra Vista - Los Lunas, LLC, is committed to creating a high quality residential development for future residents and the Village of Los Lunas. The Plan strives to recognize the important location of the site through aesthetically pleasing and environmentally appropriate design, community amenities, and by addressing the need for additional housing in Los Lunas.

The plan supports several goals of the Village of Los Lunas Comprehensive Plan regarding land use, housing, and desired growth. These include goals to assure new development achieves orderly development and provides adequate access, infrastructure, and services; goals to provide a mixture of housing types to meet the needs of the community; and goals to preserve open space and provide recreational amenities.

Review and Approvals

The Village of Los Lunas has approval authority for subsequent subdivisions and site plans within the Sierra Vista Area Plan. As Sierra Vista develops, subdivision plats and detailed engineering and design plans will be submitted to the Village of Los Lunas for approval.

Additional design requirements may be imposed by the developer and privately enforced through private *covenants, conditions, and restrictions* (CC&R's). Enforcement of the CC&R's will be the responsibility of future Sierra Vista Homeowner's Associations (HOAs).

2. Development Characteristics

Population

Based on the American Community Survey's estimated 2016 average household size (2.72 people) and housing vacancy rates in Los Lunas, Sierra Vista is projected to have a population of approximately 2,500 to 2,800 residents after full build-out.

multi-family housing, approximately 15.5 acres (6%) for primary parks, and about 15 acres (6%) for open space areas. A small, 1.5-acre portion is reserved for future neighborhood-scale commercial development. Single-family uses will include additional land for future pocket parks, open space, buffer areas, drainage, and roadways.

Land Uses

The generalized land use plan for Sierra Vista is shown on page 5. This plan shows the location of the land use areas anticipated within Sierra Vista, as well as land use percentages. Single-family land uses account for a majority (219 acres or 80%) of the site, followed by 20 acres (7%) for

Multi-family housing is envisioned to consist of market rate apartments with approximately 80-100 units per apartment project/phase, senior housing and/or assisted living facilities, and may also include workforce housing units. It is expected that the multi-family developments will be phased to match market conditions.

Table 1. Overview of Sierra Vista Land Uses and Estimated Number of Housing Units

LAND USE	AVERAGE DUs/ACRE	MAX DUs/ACRE	TOTAL ACRES	PERCENT TOTAL	ESTIMATED UNITS	MAX UNITS
Medium Density (M) Residential*	3.5	5	219	80%	750	1,095
High Density (H) Residential	15-20	20	20	7%	300	400
Commercial (C)			1.5	0.6%		
Parks (P)			15.5	6%		
Open Space & Drainage (OS)			15	6%		
Utility (U)			1	0.5%		
Totals	4.0		272	100%	1,095	1,475

*Notes: Totals may not add to 100% due to rounding. *Includes land that will be dedicated to roadways, pocket parks, and drainage facilities.*



Figure 2. Existing topography and vegetation looking northeast from the El Cerro Trail

Site Topography & Geotechnical Conditions

The land of Sierra Vista is relatively flat and has an average slope of 3%. There is an existing intermittent drainage channel on the eastern side of the property that drains runoff from El Cerro. This channel and the areas immediately adjacent create a natural buffer area between Sierra Vista and the existing Jubilee development to the east. This 50' to 65' buffer area will be preserved as Sierra Vista develops to ensure adequate buffering between the two subdivisions.

Smaller drainage channels are also fed by runoff coming from the foothills of El Cerro. These drainage channels and any developed site runoff can be managed through the construction of on-site detention basins, site grading, water harvesting techniques, and future stormwater management along local roads.

A preliminary geotechnical report has been completed for the site that investigated soil stability to support future development. The primary geotechnical risk is post-construction settlement due to consolidation of site soils after infiltration of surface runoff. However, this soil settlement risk can be mitigated by proper preparation of the near-surface soils and good stewardship of surface runoff to prevent infiltration into the soils. This will be accomplished with pre-development

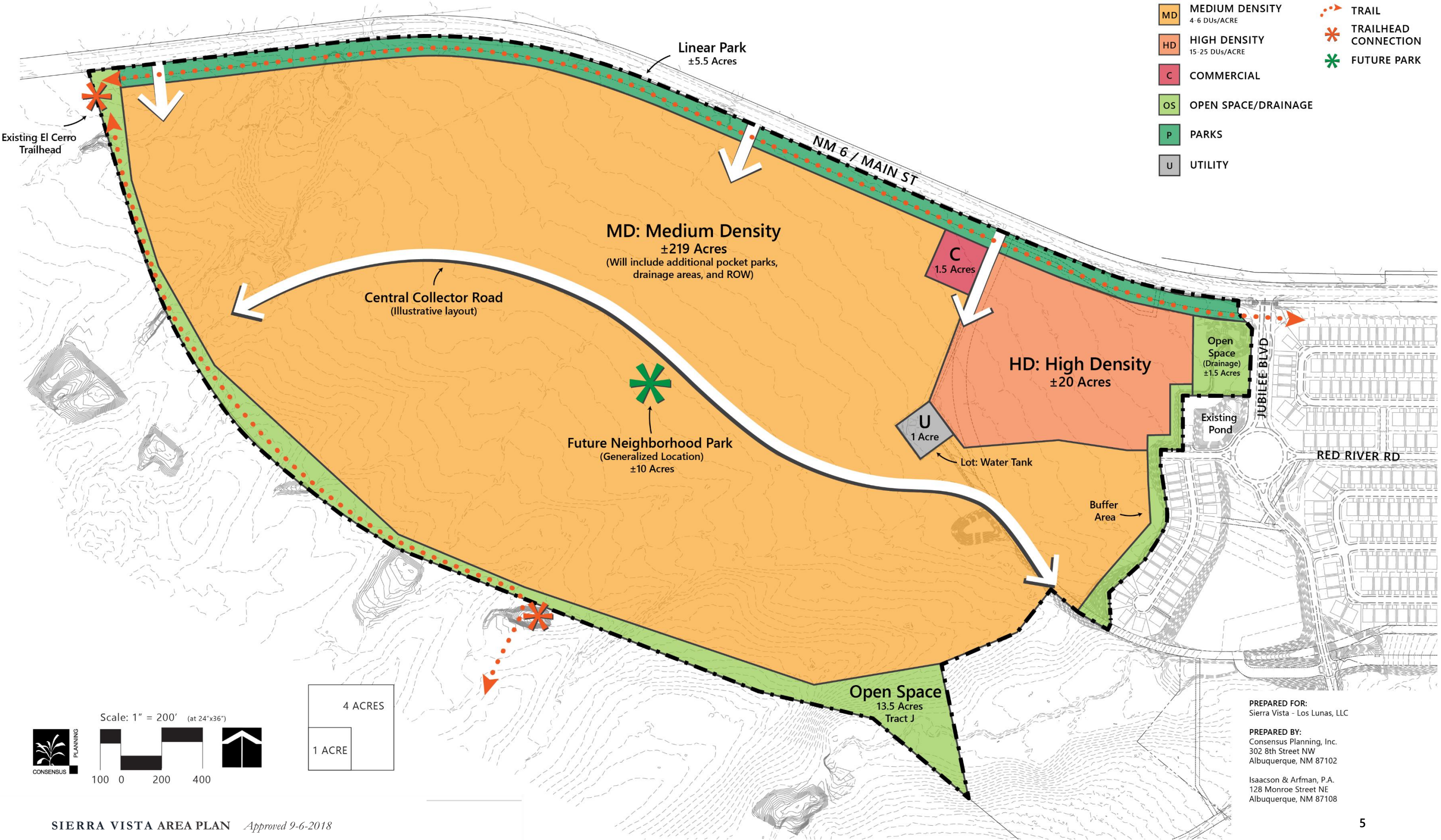
grading; soil stabilization through remedial earthwork consisting of excavation and re-compaction of the soils supporting future buildings; and the construction of several stormwater retention areas.

Stormwater Management

Sierra Vista is required to retain 100% of the storm water runoff generated by the development. Retention will be provided by on-site drainage facilities consisting of surface collection systems to accept storm waters off public streets. The initial development of Sierra Vista will include construction of an approximately 1.5 acre ponding area at the northeast corner of the site (along NM 6) that will manage flows generated by the first phase of development. Maintenance of drainage facilities will be the responsibility of a future Sierra Vista Homeowner's Association.

Off-site storm waters generated by the historical drainage basins to the south that previously drained through the site have been retained within Village owned open space area using multiple storm water retentions ponds (approximately 11 ponds) and storm water collection trenches. These facilities are on Village-owned property and are maintained as part of an annual inspection and maintenance program.

SIERRA VISTA AREA PLAN
GENERALIZED LAND USE



PREPARED FOR:
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Figure 3. Looking south along the El Cerro Trail

Schools

There are two elementary schools and one middle school that are included as part of the Huning Ranch Area Plan to serve the surrounding residential developments. One of these elementary schools, Sundance Elementary School, has been built and will serve future Sierra Vista school children. Middle school and high school age students will be able to attend Los Lunas Middle School, Los Lunas Family School, Valencia Middle Century High School, Los Lunas High School, and Valencia High School.

Parks, Open Space, & Trails

Sierra Vista will be designed to provide an internal network of trails and pocket parks, as well as connect to larger regional facilities including the El Cerro Preserve to the south. Open space will include the existing El Cerro Trail area in Tract J, as well as several acres devoted to storm water management.

Parks

Single-family residential development will be subject to the Village of Los Lunas' park dedication ordinance. It is anticipated that the parks and recreation needs shall be met in a variety of ways:

- Provision of a 5.5 acre linear park and trail along NM Highway 6;
- A new 5 to 10 acre neighborhood park to be dedicated and improved by the developer;

- Several small, private pocket parks within the neighborhoods (privately maintained by the HOA);
- Internal trail and open space areas that will provide a connection through Sierra Vista between the NM 6 trail and the El Cerro public trail system and trail head; and
- Multi-family development shall include private recreation areas for their residents;

Final determination of exact dedication acreage requirements shall be at the time of individual subdivision approvals.

In addition, Huning Ranch Park is an existing park one mile to the east of Sierra Vista. This 12-acre neighborhood park includes basketball courts, playground equipment, a soccer field, and land to expand in the future.

Trails

Trails within Sierra Vista will include an internal circulation network connecting to the community's pocket parks and existing adjacent trails outside the boundaries of the site. The trails are envisioned to be paved, multi-use facilities wide enough to serve both pedestrians and bicyclists.

There is an existing trail along the southern boundary of Sierra Vista that begins at the El Cerro Trailhead south of NM 6. The trail leads southward through Tract J of the original Huning Ranch subdivision and has been conveyed to the

Village as an open space area. The trail is a combination of crusher fines, millings, and natural earth surfaces. The land in this tract may be disrupted by future pre-development grading of the Sierra Vista site. However, the developer will ensure that any disrupted portion of the trail is rebuilt, stabilized, and connects to the internal trails within Sierra Vista. The trail area may also be reconstructed to function as a natural grade transition to Sierra Vista.

There is a second paved, 10-foot wide multi-use trail that runs along the north boundary (NM 6) of the Jubilee development directly to the east. This trail will be extended along the entire northern boundary of Sierra Vista (approximately 1 mile) to connect to the El Cerro Trailhead.

Jubilee Buffer Area

Sierra Vista will include a buffer area approximately 50 to 65 feet wide between the eastern boundary of Sierra Vista and the Jubilee subdivision to the east. This buffer area consists of an existing drainage channel that will retain existing vegetation and may include additional landscape elements including small trees and bushes. Illustrative cross-sections of this buffer area can be seen Figure 4 on the following page.

Water & Sewer

Water

Water service for Sierra Vista will be supplied by an existing water reservoir located approximately ½ mile to the south. This reservoir currently serves the Huning Ranch development to the east of Sierra Vista through a 14-inch transmission line. Addition developments coming online will result in the water height being raised to meet the future water demands. The installation of the required offsite water transmission line to serve Sierra Vista will occur prior to any other site improvement.

There is a second existing water transmission line that supplies water to the two reservoirs within Sierra Vista (serving the existing Jubilee subdivision, but not Sierra Vista). This line extends from the northwest corner of the Jubilee subdivision

and runs along the northeastern boundary of Sierra Vista (parallel to NM 6) and then extends on-site along a 20-foot wide easement from NM 6 to the reservoirs.

In addition to these water lines, the Village plans to extend a water transmission line along NM 6 that will provide Village water to the Rail Yard development to the west. The water transmission line extension may require additional right-of-way dedication along NM 6 by Sierra Vista.

Sewer

The entire Sierra Vista development can be served by the two existing 8- and 10-inch diameter sanitary sewer stubs at locations coming out of the Jubilee subdivision. Wastewater will gravity flow to the two existing stubs.

Transportation

Sierra Vista will have access to the Village of Los Lunas and Interstate 25 via NM Highway 6. Three access points are proposed off NM 6, which will feature deceleration lanes and left-in/left-out lanes. A traffic impact study is being completed to assess possible traffic issues and the feasibility of future signalization at each proposed access point.

All new local streets within the development will be built to meet or exceed the Village subdivision standards. As shown in Figure 5 on page 9, the prototypical local residential roadway within a 50-foot right-of-way will include a 6 foot sidewalk and 4 foot landscape buffer on one side, two 16 foot drive lanes (with room for on-street parking), and approximately 4 to 6 feet of additional landscape buffer space.

As shown in Figure 6, the primary collector road will have a 60 foot right-of-way, and will include a 6 foot sidewalk and landscape buffer on one side, two 16 foot drive lanes, and a 10 foot multi-use trail on the opposite side.

Figure 4. Cross-sections of Landscape Buffer Between Jubilee Subdivision

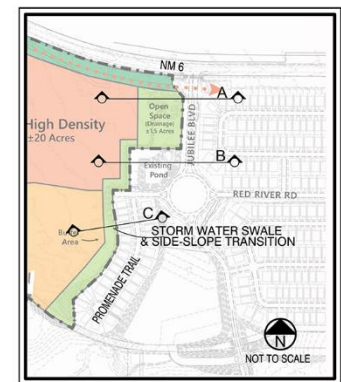
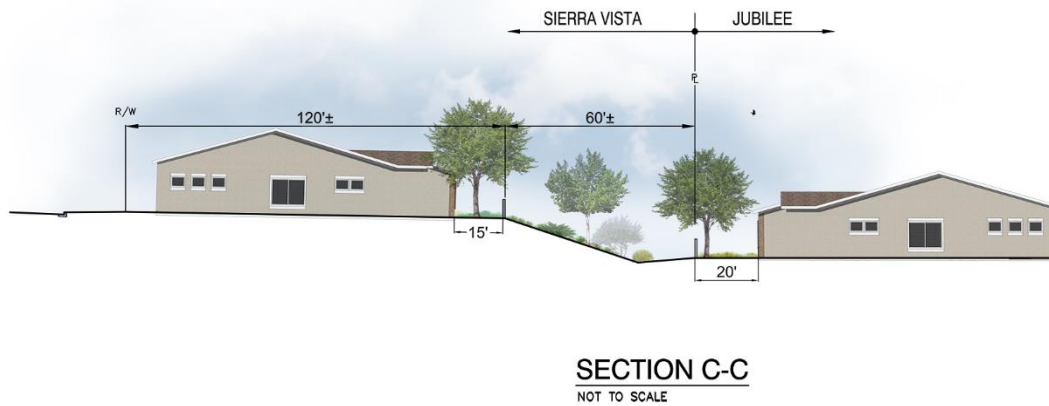
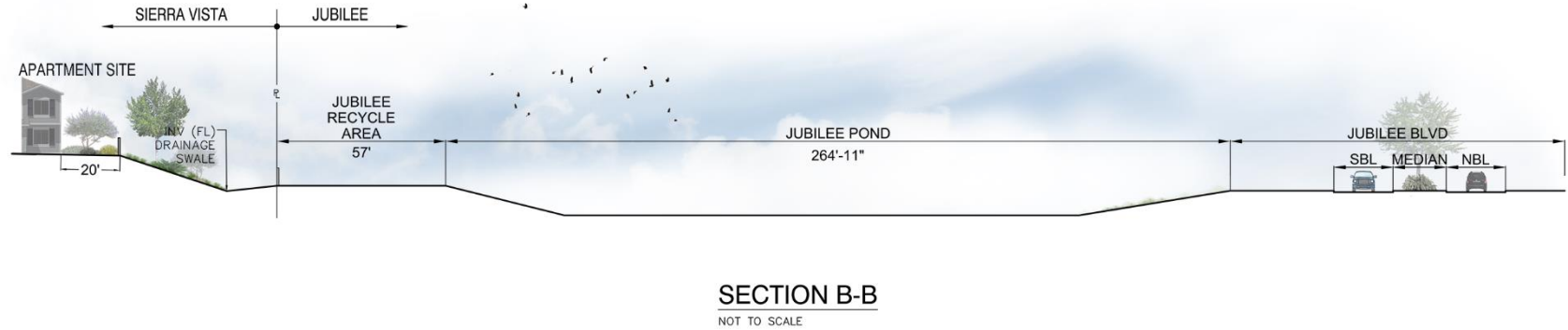
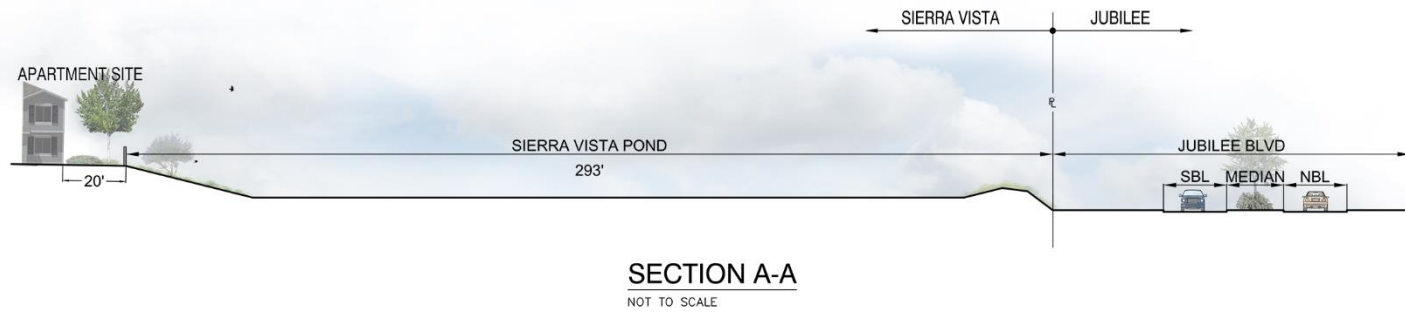


Figure 5. Typical 50' Residential Roadway Cross Section

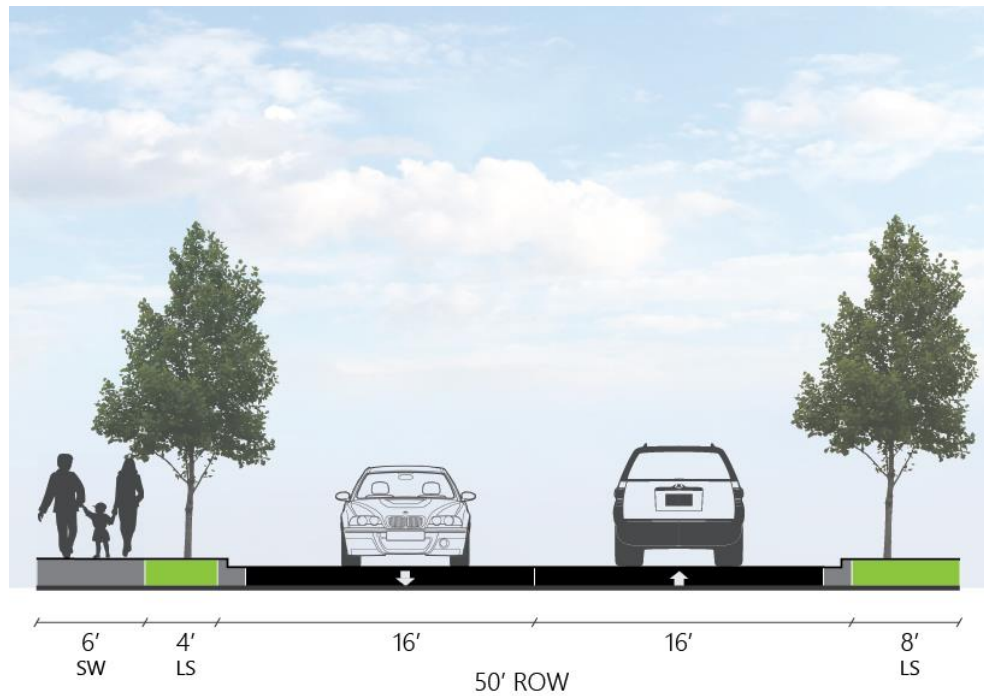
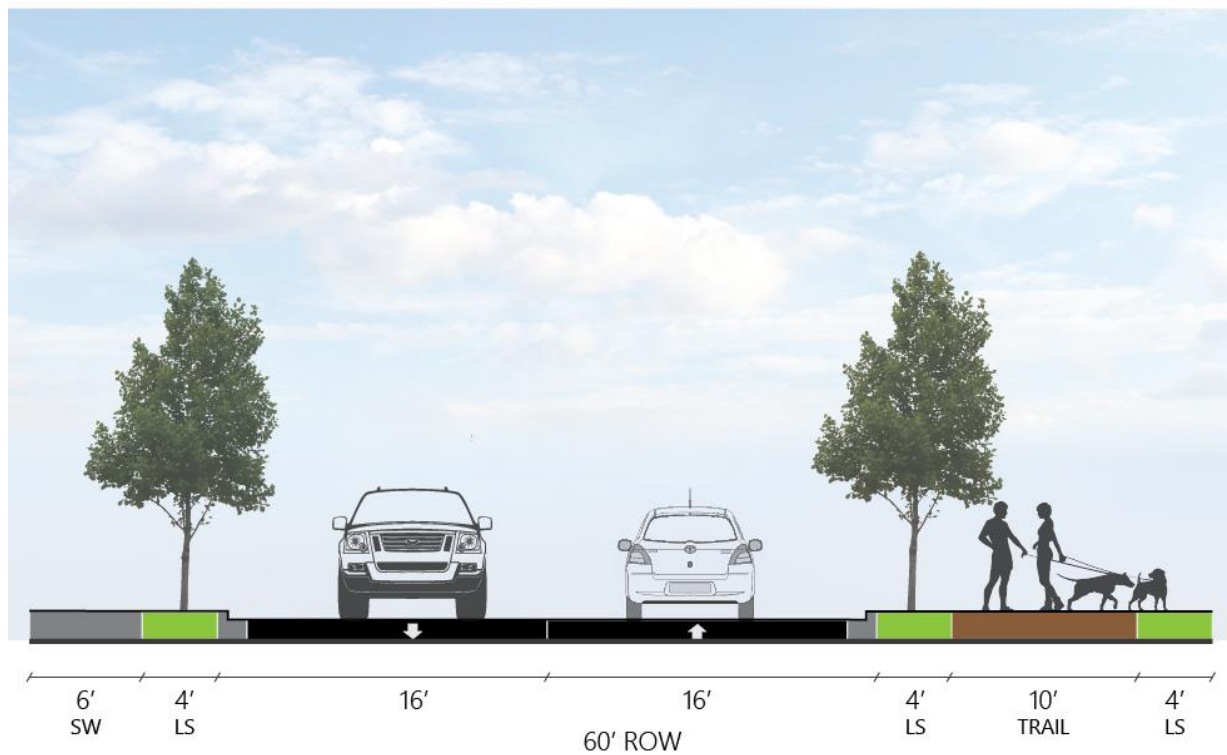


Figure 6. Typical 60' Collector Road with Trail



3. Development Standards

The following Development Standards are hereby established to regulate the development of Sierra Vista. The provisions of this document are part of the Special Use (S-U) District for PUD zoning granted by the Village of Los Lunas. Provisions not covered by this document are regulated by the Village of Los Lunas Municipal Code. Additional design requirements may be imposed by the developer and privately enforced through *covenants, conditions, and restrictions* (CC&Rs). The Village of Los Lunas will not be responsible for enforcing the CC&Rs, and they are not included in this Area Plan.

Development Districts

Three development districts are established to support the goals of this plan and the Village. Each development district establishes a maximum gross residential density, which cannot be exceeded. The average density of some portions of the site may be lower than this maximum, depending on lot sizes, lot widths, etc. An amendment to this plan is required to increase the total number of dwelling units of this PUD.

I. Medium Density Residential Development District

The intent of the **MD** (Medium Density) residential development district is to allow for conventional single-family dwellings that maintain a predominately medium density (3 to 5 DU/acre average) residential character.

1. Density

- A. Maximum Density: five (5) dwelling units per acre.

2. Permitted Uses

- A. One (1) single-family dwelling unit per lot;
- B. Accessory uses and structures, such as workshops, tool sheds, and greenhouses, not to exceed ten (10) feet in height. Accessory uses and structures in excess of 100 square feet in area shall require a building permit from the Village of Los Lunas;
- C. No mobile home, motor home, recreational vehicle, motorcycles, campers, trailers, boat, or similar facility, structure or recreational 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 so as not to be visible from any street, or the ground floor of neighboring homes;
- D. Public Parks;
- E. Home Occupations as per Section 17.44.170 of the Los Lunas Municipal Code;
- F. Sierra Vista Project Office / Marketing Office / Sales promotion events, Homeowners Association Office; and
- G. Accessory Apartments, as defined in Section 17.08.010 of the Los Lunas Municipal Code.

3. Conditional Uses

These uses require approval of the Planning and Zoning Commission as outlined in Section 17.16.010-17.16.060 of the Los Lunas Municipal Code.

- A. Public buildings and utility structures, provided they are fenced and appropriately landscaped;
- B. Religious facilities;
- C. Public and private schools; and
- D. Temporary Real Estate Offices, 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. Two (2) extensions of one (1) year may be considered by the Planning and Zoning Commission, and one Master Plan Marketing Center to serve the entire community, provided such use is discontinued upon completion of development or within ten (10) years from date of the issuance of the first residential building permit, whichever is sooner. Two extensions of five (5) years may be considered by the Planning and Zoning Commission.

II. High Density Residential Development District

The intent of the **HD** (High Density) residential development district is to allow higher density residential developments and expand the housing options for the Village.

- 1. Density
 - A. Maximum Density: twenty (20) dwelling units per acre.
- 2. Permitted Uses
 - A. Duplexes, Townhouses, Condominiums, and Apartments; but not to exceed the maximum density allowed in the **HD** development district.
 - B. Assisted Living Facilities, skilled nursing care, and intermediate care homes;
 - C. Accessory uses and structures including manager's office, laundry facilities, club rooms, and recreational facilities;
 - D. Public Parks; and
 - E. Home Occupations as per Section 17.44.170 of the Los Lunas Municipal Code.

3. Conditional Uses

These uses require approval of the Planning and Zoning Commission as outlined in Section 17.16.010-17.16.060 of the Los Lunas Municipal Code.

- A. Public utility structures, provided they are fenced and appropriately landscaped;
- B. Religious facilities; and
- C. Public and private schools.

III. Commercial Development District

The intent of the **C** (Commercial) development district is to allow for the development of neighborhood scale commercial development within Sierra Vista.

1. Permitted Uses

All uses allowed in the commercial development district must be located adjacent to a designated collector or arterial street:

- A. Religious facilities;
- B. Public utility distribution structures;
- C. Governmental Offices and facilities;
- D. Any of the following business and commercial establishments:
 - 1. Commercial retail and services;
 - 2. General and professional offices;
 - 3. Banking and financial services;
 - 4. Medical and related facilities;
 - 5. Business and personal services;
 - 6. Eating and drinking establishments;
 - 7. Private educational facilities; and
 - 8. Health club.
- E. Accessory uses and structures.

2. Prohibited Uses

The following uses are prohibited within the Commercial Development District:

- A. Gas stations or service stations with a convenience store.

Site Design Standards

I. Dimensional Standards

Dimensional requirements per land use categories are as follows:

1. Single-Family Areas

A. **Lot Area:**

1. Minimum Conventional Lot Area: four thousand (4,000) square feet.

B. **Lot Width:**

1. Minimum Conventional Lot Width: forty (40) feet.

C. **Setbacks:**

The intent of the following setback standards is to provide a minimum distance of between structures within the MD zone, create a usable backyard behind each residence, and create an area for a landscaped front yard between the structure and the right-of-way. Garage setbacks are intended to create sufficient parking space for each residential driveway.

1. Minimum conventional setbacks: front – fifteen (15) feet to living space and twenty (20) feet to garage door, side – five (5) feet from sidewall to sidewall, rear – fifteen (15) feet.
2. All corner lots – primary side: fifteen (15) feet, secondary side: ten (10) feet except where a rear yard abuts a front yard, the side yard setback shall be the same as a front yard setback.
3. All garages must be setback a minimum of twenty (20) feet, except where side-entry garages are used, the front setback may be reduced to ten (10) feet if side of garage is architecturally integrated with the house.
4. Side wall stub-outs or extensions of living space are permitted within the side and rear yard setbacks so long as they do not exceed 1.5 feet in depth from the side wall, and so long as individual extensions do

not exceed 15 feet in total length. The total aggregated extension of living space on a single elevation shall not exceed 50% of the total length of that elevation.

5. To allow for screened porches, covered rear yard patios or porches are permitted within the rear yards setback so long as the space is unheated and they do not extend within 5 feet of the rear property line.

D. **Building Heights:**

1. Maximum Building Height – twenty-six (26) feet.
2. Single family residential structures shall not exceed two (2) stories and are limited to a maximum height of twenty-six (26) feet. 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.

E. **Accessory Structures:**

1. Accessory structures shall be limited to one (1) per lot, in addition to a detached garage. Accessory structures are limited to the rear or side of the principal dwelling; except that a detached garage may be allowed in the front, if part of the initial construction of the principal dwelling.
2. Except for garages, detached accessory structures are not permitted on any lot of less than four thousand (4,000) square feet.
3. Accessory structures shall be setback five (5) feet from the rear and side property lines.
4. Accessory buildings may be located anywhere the main building would be permitted in a rear or side yard and may be placed no closer than ten (10) feet from the main building or another accessory

building except that private garages and carports may be closer to the main building than ten (10) feet if adjoined to the main building by an enclosed walkway or an open breezeway.

2. Multi-Family Areas

A. **Lot Area:**

1. Minimum Conventional Lot Area: five thousand (5,000) square feet.
2. Minimum Townhouse Lot Area: twenty-four hundred (2,400) square feet.

B. **Lot Width:**

1. Minimum conventional Lot Width: fifty (50) feet.
2. Minimum Townhouse Lot Width: thirty (30) feet.

C. **Setbacks:**

The intent of the following setback standards is to provide a minimum distance of between structures within the HD zone, create a usable backyard behind each residence, and create an area for a landscaped front yard between the structure and the right-of-way. Garage setbacks are intended to create sufficient parking space for each residential driveway.

1. Minimum Duplex setbacks: front – fifteen (15) feet to living space and twenty (20) feet to garage door, side – five (5) feet from sidewall to sidewall, rear – fifteen (15) feet.
2. Minimum Townhouse yard setbacks: front – ten (10) feet, side – zero (0) feet, rear – fifteen (15) feet between structure groups.
3. All corner lots – primary side: fifteen (15) feet, secondary side: ten (10) feet except where a rear yard abuts a front yard, the side yard setback shall be the same as a front yard setback.
4. All garages must be setback a minimum of twenty (20) feet.

D. **Building Heights:**

1. Maximum Building Height: multi-

family residential structures shall not exceed two (2) stories in height.

2. 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. Commercial District Areas

A. **Lot Width:**

1. Minimum Lot Width: twenty-five (25) feet.

B. **Setbacks:**

1. Minimum setbacks: 0 feet.
Abutting residential development: front – 0 feet, side – five (5) feet, rear – ten (10) feet.
2. Where businesses are constructed adjacent to existing single-family dwellings, the Village of Los Lunas Density and Dimensional Regulations for setbacks shall apply.

C. **Building Heights:**

1. Maximum Building Height – forty (40) feet.
2. 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.

II. **Walls and Fences**

1. All retaining walls that are four (4) feet in height or greater shall meet the requirements of the currently adopted Building Code;
2. All outdoor swimming pools, jacuzzis, and hot tubs shall be completely enclosed by a wall or fence at least six (6) feet in height with self-closing devices on all access gates. Jacuzzis and hot tubs may utilize locking

- covers in lieu of the fence.
- 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 sideyard.
- 4. Wall and fence height will be measured from ground level; if there is a difference in grade due to a stem or retaining wall, then the height shall be measured from the high ground side;
- 5. No wall or fence will be permitted in a public right-of-way;
- 6. The use of barbed wire, concertina wire, razor ribbon, or other barbed tape obstacles is prohibited; and

III. Parking Requirements

- 1. Minimum off-street parking spaces:
 - A. For single-family dwellings, there shall be a minimum of two (2) off-street parking spaces. Interior garage and car port spaces may be included in this count.
 - B. For multi-family dwellings, there shall be 1 ½ spaces for each one-bedroom unit and 2 spaces for each unit with two or more bedrooms.
 - C. Within the commercial areas of Sierra Vista, the provisions listed in Chapter 17.60 of the Los Lunas Municipal Code apply.
- 2. Dimensions of each parking space shall measure as defined in Chapter 17.60.020 of the Los Lunas Municipal Code.
- 3. The parking of recreational vehicles, boats, trailers, and other oversized 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.
- 4. Minimum requirements and dimensions for Accessible Parking spaces are defined in Chapter 17.60.020 of the Los Lunas Municipal Code.

IV. Lighting

- 1. All exterior lighting shall be shielded source to direct all illumination down to the ground. Up-lighting is prohibited.

- 2. Only low-pressure sodium lamps are permitted for street lighting.
- 3. Light poles and standards used to support outdoor light fixtures shall be anodized or otherwise coated to minimize glare from the light source.
- 4. The use of high-pressure sodium, metal halide, or quartz lamps is prohibited for use outdoors.

V. Landscape Buffers

- 1. Where apartments or non-residential uses are constructed adjacent to single-family districts, a six (6) foot high, opaque wall or fence shall be required to separate the two land uses, and a minimum setback of twenty-five (25) feet is required.
- 2. No wall or fence shall be required if there is a buffer space of more than one hundred (100) feet between adjacent habitable structures.
- 3. No wall or fence shall be required if the non-residential use is a community facility that is designed for pedestrian access from the adjacent neighborhood.

VI. Pedestrian Access

- 1. Pedestrian access from residential neighborhoods located adjacent to a nearby trail system (if applicable) must be provided and shown on the site plan.

VII. Signs

- 1. Signage is limited to provisions defined in Chapter 17.58 – Sign Code of the Los Lunas Municipal Code.

Subdivision Development Standards

All the requirements and standards of the Village of Los Lunas Subdivision Regulations shall apply to the Sierra Vista Planned Unit Development with the following optional exceptions:

I. Street Standards

1. Within the **MD, HD, and C** development districts the minimum street width of local streets will be thirty-two (32) feet curb-to-curb within a fifty (50) foot right-of-way (ROW).
3. All public utilities, including sewer and water lines, will be installed within the street ROW or utility easements granted by the subdivision plat actions.
4. The use of estate type, mountable curbs, or ribbon curbs with swales shall be permitted provided all drainage concerns are addressed.