

City of Santa Fe, New Mexico

memo

DATE: March 28, 2014 for April 9, 2014 City Council Meeting

TO: City Council

VIA:



Brian Snyder, City Manager
Matthew S. O'Reilly, P.E., Director, Land Use Department *M.S.O.*
Tamara Baer, Planning Manager, Current Planning Division *T.B.*

FROM: Donna Wynant, AICP, Senior Planner, Current Planning Division *D.W.*

Case #2013-128. Homewise Rezoning. JenkinsGavin Design & Development, Inc., agent for Homewise, Inc., requests rezoning of 2.39± acres of land from I-2 (General Industrial) to I-1 (Light Industrial) to accommodate a proposed 20,000± sq. ft. office building. The property is located at 2868 Rufina Street. (Donna Wynant, Case Manager)

I. RECOMMENDATION

The Planning Commission recommends **APPROVAL WITH CONDITIONS** to the Governing Body.

On February 6, 2014, the Planning Commission found that the application meets all code criteria for a Rezoning. The Applicant intends to build the proposed office building if the Council approves the Rezoning.

II. APPLICATION OVERVIEW

The property at 2868 Rufina Street is 2.39± acres in size and zoned I-2 (General Industrial). The applicant proposes to rezone the property to I-1 (Light Industrial) to accommodate a 20,000± sq. ft. office building since the I-2 does not allow office as a primary use. The request is in compliance with the General Plan which designates the property for Industrial without any distinction between light or heavy industrial use. The property is unimproved and currently houses temporary structures and vehicles. Trees are located along Rufina Street, Clark Road and along the north lot line. Properties in this area that are generally located west of Clark Road are zoned I-2 (General Industrial) and I-1 (Light Industrial) east of Clark Road.

The applicant identified the various businesses in the surrounding I-1 and I-2 districts. Capitol Plumbing and A-1 Self Storage are located to the east, across Clark Road in the I-1 district. To the north across Rufina is a gravel yard in the I-2 district which was recently subdivided as the Classic Rock Subdivision into five lots. Three businesses, including Big Jo Hardware, are in the I-1 district to the south.

The proposed building will house Homewise Inc. which has outgrown their office building in the Siler Studios office complex, located immediately to the west at 1301 Siler Road. Although a development plan is not required since the building is less than 30,000 square feet, the applicant has provided a conceptual plan to show their proposed layout. The plan shows their building facing Rufina Street, with a 44 space parking lot to the rear of the building. Access is provided via a shared entrance from Rufina Street located on the adjacent property that currently gives access to the rear of the Siler Studios office development and onto Clark Road that runs along their east property line. Existing infrastructure, including water and sewer, is sufficient to serve the proposed development. All site improvements, including required sidewalks along Rufina and Clark, will be more thoroughly detailed and reviewed at the time of construction permit application.

An Early Neighborhood Notification meeting was held on December 9, 2013. The conceptual plan for the proposed office development was reviewed and discussed. Of particular interest was the shared entrance/drive into the site off of Rufina, to be shared with an easement along the rear lot line of the Siler Studios office development. Merritt Brown and Mark Bertrum, owners of the Siler Studios, were in attendance and appeared to be in agreement with the shared use of the drive. There was no neighborhood opposition to the project.

ATTACHMENTS:

- Exhibit 1 Planning Commission Findings of Fact, Approved 3/13/14
- Exhibit 2 Draft Rezoning Bill – I-1
- Exhibit 3 Planning Commission Staff Report Packet
- Exhibit 4 Planning Commission Minutes – 2/6/14

ITEM # 14-0163

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2013-128 – Homewise Rezoning

Owner's Name – Homewise, Inc.

Applicant's Name – JenkinsGavin Design & Development, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on February 6, 2014 upon the application (Application) of JenkinsGavin Design & Development, Inc. as agent for Homewise, Inc. (Applicant).

The Applicant seeks to rezone 2.39± acres of land located at 2868 Rufina Street (Property) from I-2 (General Industrial) to I-1 (Light Industrial) to accommodate a proposed 20,000± square-foot office building. The Property is designated as Industrial on the General Plan Future Land Use Map.

After conducting a public hearing and having heard from staff, the Applicant, and all other interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Commission heard testimony and took evidence from staff, the Applicant, and members of the public interested in the matter.
2. Under Santa Fe City Code (Code) §14-3.5(A)(1)(d) any individual may propose a rezoning.
3. Code §§14-3.5(B)(1) sets out certain procedures for rezonings, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based upon the criteria set out in Code §14-3.5(C).
4. Code §§14-3.5(C) establishes the criteria to be applied by the Commission in its review of proposed rezonings (Rezoning Criteria).
5. Code §14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [§14-3.1(E)(1)(a)(i)]; (b) an Early Neighborhood Notification (ENN) meeting [§14-3.1(F)(2)(a)(iii)]; and (c) compliance with Code Section 14-3.1(H) notice and public hearing requirements.
6. A pre-application conference was held on November 14, 2013.
7. Code §14-3.1(F) establishes procedures for the ENN meeting, including, without limitation: (a) Scheduling and notice requirements [Code §14-3.1(F)(4) and (5)]; (b) Regulating the timing and conduct of the meeting [Code §14-3.1(F)(5)]; and (c) Setting out guidelines to be followed at the ENN meeting [Code §14-3.1(F)(6)].
8. An ENN meeting was held on the Application at 5:30 p.m. on December 9, 2013 at the Homewise office.
9. Notice of the ENN meeting was properly given.
10. The ENN meeting was attended by the Applicant, City staff and other interested parties and the discussion followed the guidelines set out in Code §14-3.1(F)(6).

EXHIBIT 1

11. Commission staff provided the Commission with a report (the Staff Report) evaluating the factors relevant to the Application and recommending approval by the Commission of the Rezoning, subject to those conditions contained in the Staff Report (the Conditions).
12. The Commission has considered the Rezoning Criteria and finds, subject to the Conditions, the following facts:
 - (a) *One or more of the following conditions exist: (i) there was a mistake in the original zoning; (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or (iii) a different use category is more advantageous to the community, as articulated in the Plan or other adopted City plans [Code §14-3.5(C)(1)(a)].*

There has been a change in the surrounding area, with uses changing from heavier to lighter industrial and office, reflected in I-1 zoning on two adjacent parcels. In addition, prior I-2 zoning permitted office uses, which are no longer permitted in I-2 zones, and existing development on I-2 zoned parcels includes Siler Studios, which is completely built out as office space and office and retail uses on parcels to the west. Rezoning will consolidate an area of office and retail uses which might otherwise be negatively affected by the introduction of heavy industrial use. Further, the rezoning is consistent with the Plan, which does not distinguish between heavy and light industrial uses and permits office use.
 - (b) *All the rezoning requirements of Code Chapter 14 have been met [SFCC §14-3.5(C)(1)(b)].*

All the rezoning requirements of Code Chapter 14 have been met.
 - (c) *The proposed rezoning is consistent with the applicable policies of the General Plan [Code § 14-3.5(A)(c)].*

The proposed rezoning is consistent with the Plan's Industrial future land use designation for the Property.
 - (d) *The amount of land proposed for rezoning and the proposed use for the land is consistent with City policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the City [Code §14-3.5(C)(1)(d)].*

The proposed rezoning is consistent with the Plan's Industrial future land use designation for the Property and reflects existing office and retail development in the area.
 - (e) *The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development [Code § 14-3.5(C)(e)];*

Existing infrastructure, including water and sewer, is sufficient to serve the proposed development.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. The Rezoning was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
2. The ENN meetings complied with the requirements established under the Code.
3. The Applicant has the right under the Code to propose the rezoning of the Property.

4. The Commission has the power and authority at law and under the Code to review the proposed rezoning of the Property and to make recommendations regarding the proposed rezoning to the Governing Body based upon that review.
5. The proposed rezoning meets the Rezoning Criteria.

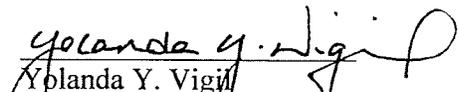
WHEREFORE, IT IS ORDERED ON THE 13th OF MARCH 2014 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends to the Governing Body that it approve the rezoning of the Property to I-1, subject to the Conditions.


Thomas Spray
Chair

3/13/14
Date:

FILED:


Yolanda Y. Vigil
City Clerk

3/14/14
Date:

APPROVED AS TO FORM:


Kelley Brennan
Interim City Attorney

3/10/14
Date:

1 CITY OF SANTA FE, NEW MEXICO

2 BILL NO. 2014-13

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10 AN ORDINANCE

11 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
12 CHANGING THE ZONING CLASSIFICATION FROM I-2 (GENERAL INDUSTRIAL)
13 TO I-1 (LIGHT INDUSTRIAL); AND PROVIDING AN EFFECTIVE DATE WITH
14 RESPECT TO A CERTAIN PARCEL OF LAND COMPRISING 2.39± ACRES
15 LOCATED AT 2868 RUFINA STREET (“HOMEWISE” REZONING CASE NO. 2013-128).

16 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

17 **Section 1.** The following real property (the “Property”) located within the municipal
18 boundaries of the city of Santa Fe, is restricted to and classified I-1 (Light Industrial):

19 A parcel of land comprising 2.39± acre generally located at the southwest corner of
20 Rufina and Clark Road at 2868 Rufina Street and more fully described in EXHIBIT A
21 attached hereto and incorporated by reference, located in Section 23, T17N., R9E,
22 N.M.P.M., Santa Fe County, New Mexico,

23 **Section 2.** The official zoning map of the City of Santa Fe adopted by Ordinance No.
24 2001-27 is amended to conform to the changes in zoning classifications for the Property set forth
25 in Section 1 of this Ordinance.

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Section 3. This rezoning action and any future development plan for the Property is approved with and subject to the conditions set forth in the table attached hereto as EXHIBIT B and incorporated herein summarizing the City of Santa Fe staff technical memoranda and conditions recommended by the Planning Commission on February 6, 2014.

Section 4. This Ordinance shall be published one time by title and general summary and shall become effective five days after publication.

APPROVED AS TO FORM:



KELLEY BRENNAN, INTERIM CITY ATTORNEY

Bill No. 2014-13

EXHIBIT A
2868 Rufina Street (Homewise)
Legal Description for I-1 Zoning

A parcel of land lying and being situate at 2868 Rufina Street, within Lot 1, Block 2 of the R & B Industrial Subdivision, Section 33, Township 17 North, Range 9 East, N.M.P.M., City of Santa Fe, State of New Mexico being more particularly described as follows:

Beginning at a point marked by Santa Fe Control aluminum cap stamped " CD-5 " from whence S.20°00'30"W. a distance of 7,655.65 feet to a point on a curve at the northeast corner of the parcel described the true point and place of beginning marked by a number 4 rebar with NMPS 10988 cap;

Thence along a curve to the right having a radius = 25.0 feet, length = 39.27 feet, delta angle = 90°00'00", chord bearing S.59°37'47"E. a distance of 35.36 feet to a point marked by a number 4 rebar with NMPS 10988 cap;

Thence along the east boundary adjacent to the west right of way of Clark Road S.14°37'47"E. a distance of 480.50 feet to the southeast property corner of the parcel described marked by a number 4 rebar with NMPS 10988 cap;

Thence along the south boundary S.61°46'13"W. a distance of 198.00 feet to the southwest property corner of the parcel described marked by number 4 rebar with NMPS 10988 cap;

Thence along the west boundary N.15°35'58"W. a distance of 547.65 feet to the northwest corner of the parcel described marked by Mag nail with NMPS 10988 shiner and being south of the Rufina Street right of way;

Thence along the north boundary common to the south right of way of Rufina Street along a curve to the right having a radius = 1112.92 feet, length = 98.31 feet, delta angle = 05°03'41", chord bearing N.72°50'22"E. a distance of 98.28 feet;

Thence continuing along the north boundary N.75°15'51"E. a distance of 78.53 feet to the true point and place of beginning.

Described parcel contains 2.39 Acres more or less and is subject to all access, and utility easements of record, as depicted on the Boundary Survey Plat prepared for John W. Lim and Maude Lim (Trustees of the Lim Revocable Trust) Land Surveying Company, LLC project number L-2547 as certified by Salvador I. Vigil, NMPS 10988 as filed for record in Book 767, page 034, Instrument No. 1725730 in the Office of the Santa Fe County Clerk.

2868 Rufina Street (Homewise)
Rezone from I-2 (General Industrial) to I-1 (Light Industrial)
 Case #2013-128
 Bill No. 2014-13

DRT Conditions of Approval	Department	Staff
<ul style="list-style-type: none"> If this project moves forward to application for a building permit, curb, gutter, and sidewalks must be constructed on Rufina Street and Clark Road in accordance with Article 14-9.2(E) of the Land Development Code. If adequate right-of-way is not available, sidewalk shall be located in a public access easement dedicated to the City on an approved Plat. Sidewalk construction is not required to exceed twenty percent of the value of the other construction covered by the permit. 	Tech Review Div/Land Use	RB Zaxus
<ul style="list-style-type: none"> Connection to the City public sewer system is mandatory when the property is in the City limits and is being developed or improved is accessible to the City sewer system. Prior to the development or improvement of the property, owners and developers of the property shall obtain a technical sewer evaluation review by the City of Santa Fe Wastewater Division. Wastewater UEC charges shall be paid at the time of building permit application 	Wastewater Management Division	Stan Holland
<ul style="list-style-type: none"> The developer shall dedicate Right-of-Way or grant a sidewalk easement along Clark Road in accordance with the provisions of Chapter 14 of the Land Use Code. At the time of development of any portion of the subject property, the developer shall construct sidewalk and curb and gutter along the entire length of the property lines that adjoin Rufina Street and Clark Street. 	Traffic Engineering	Sandy Kassens
<ul style="list-style-type: none"> Shall comply with IFC requirements. Fire Department Access shall not be less than 20 feet width. Fire Department shall have 150 feet distance to any portion of the building on any new construction. Shall have water supply that meets IFC requirements. 	Fire Marshal	Reynaldo Gonzales

EXHIBIT B
 Page 1 of 2

2868 Rufina Street (Homewise)
Rezone from I-2 (General Industrial) to I-1 (Light Industrial)
Case #2013-128
Bill No. 2014-13

<ul style="list-style-type: none"> • No pedestrian access is shown from the adjoining streets (Rufina or Clark). Pedestrian Walkways connected to adjoining streets should be provided. • Bicycle Parking facilities should be clearly identified on the site plan and meet the requirements outlined in Chapter 14 and guidance provided in the Bicycle Master Plan. 	MPO	Keith Wilson
<p>There are no issues with water service for the subject case. A main extension may be required to serve the site. Fire protection requirements are addressed by the Fire Department.</p>	Water Division	Antonio Trujillo

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City of Santa Fe, New Mexico

memo

DATE: January 24, 2014 for the February 6, 2014 meeting

TO: Planning Commission

VIA: Matthew S. O'Reilly, P.E., Director, Land Use Department 
Tamara Baer, Planning Manager, Current Planning Division 

FROM: Donna Wynant, AICP, Senior Planner, Current Planning Division 

Case #2013-128. Homewise Rezoning. JenkinsGavin Design & Development, Inc., agent for Homewise, Inc., requests rezoning of 2.39± acres of land from I-2 (General Industrial) to I-1 (Light Industrial) to accommodate a proposed 20,000± sq. ft. office building. The property is located at 2868 Rufina Street. (Donna Wynant, Case Manager)

RECOMMENDATION

Staff recommends **approval** of the request to rezone property at 2868 Rufina Street from I-2 to I-1 with all staff conditions as outlined in this report.

I. EXECUTIVE SUMMARY

The property at 2868 Rufina Street is 2.39± acres in size and zoned I-2 (General Industrial). The applicant proposes to rezone the property to I-1 (Light Industrial) to accommodate a 20,000± sq. ft. office building since the I-2 no longer allows office as a primary use. The request is in compliance with the General Plan which designates the property for Industrial without any distinction between light or heavy industrial use. The property is unimproved and currently houses temporary structures and vehicles. Trees are located along Rufina Street, Clark Road and along the north lot line. Properties in this area that are generally located west of Clark Road are zoned I-2 (General Industrial) and I-1 (Light Industrial) east of Clark Road.

The applicant identified the various businesses in the surrounding I-1 and I-2 districts. Capitol Plumbing and A-1 Self Storage are located to the east, across Clark Road in the I-1 district. To the north across Rufina is a gravel yard in the I-2 district which was recently subdivided as the Classic Rock Subdivision into five lots. (See Exhibit C-4, Siler/Rufina Area Uses). Three businesses, including Big Jo Hardware, are in the I-1 district to the south.

The proposed building will house Homewise Inc. which has outgrown their office building in the Siler Studios office complex, located immediately to the west at 1301 Siler Road. Though a development plan is not required since the building is less than 30,000 square feet, the applicant has provided a conceptual plan to show their proposed layout. The plan shows their building facing Rufina Street, with a 44 space parking lot to the rear of the building. Access is provided via an entrance from Rufina Street located on the adjacent property that currently gives access to the rear of the Siler Studios office development. This will eliminate an unnecessary curb cut on Rufina Street. (See Exhibit E-3: Letter regarding Access Easement.) Access is also shown onto Clark Road that runs along their east property line. The applicant proposes landscaping near the building and throughout the parking lot although no landscaping is shown for the remainder of the site. All site improvements, including required sidewalks along Rufina and Clark, will be more thoroughly detailed and reviewed at the time of construction permit application.

Early Neighborhood Notification Meeting

An Early Neighborhood Notification meeting was held on December 9, 2013. The conceptual plan for the proposed office development was reviewed and discussed. Of particular interest was the shared entrance/drive into the site off of Rufina, to be shared with an easement along the rear lot line of the Siler Studios office development. Mr. Merritt Brown and Mark Bertrum, owners of the Siler Studios, were in attendance and appeared to be in agreement with the shared use of the drive.

II. CHAPTER 14 REZONING CRITERIA

Section 14-3.5 (C) of the Land Development Code sets forth approval criteria for rezoning as follows:

(C) Approval Criteria:

(a) *One or more of the following conditions exist:*

(i) *there was a mistake in the original zoning;*

Applicant response: N/A

Staff response:

No mistake was found. Properties generally located east of Clark Road in this area are zoned I-1 (Light Industrial) and west of Clark Road are zoned I-2 (General Industrial).

(ii) *there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning;*

Applicant response:

The surrounding area is evolving. Originally oriented toward heavy industry, it now encompasses a wide spectrum of uses, from the traditional auto repair shops and industrial storage yards to office, studios, and retail stores (see attached Siler/Rufina Area Uses Map). Adjacent to the subject property is Siler Studios, an office development approved under the pre-2012 Land Development Code as a permissible use under I-2 zoning. Continuing this pattern of office use is in keeping with the changes to the surrounding area. Just north on Siler Road is the Creative Arts Plaza, home to small businesses including NetPros Computer Repair Service, Healthy Lifestyles, Janitor Supply, the Church of Christ, and Roadrunner Screen Printers. Across from the Creative Arts Plaza is Back on the Rack, a retail thrift shop, while Rufina Lane houses small galleries in addition to automobile repair shops. Small offices, including a professional accounting business, are also located east of the project at 1274 Rufina Street. Harrison Road, at the east of Rufina, is home to many small studios and offices as part of the C-2 zoning district along the Cerrillos Road corridor. In summary, the vicinity around the subject property comprises a lively mix of uses including office, industrial, retail, and art studios. The requested rezone is in keeping with the character of this continually evolving area of Santa Fe.

Staff response:

As stated by the applicant, uses in the Siler Road area have changed from heavier to lighter industrial and office. While the City recognizes the importance of protecting the limited amount of I-2 zoning in the city, in this case, the property is already bordered on two sides by I-1 (Light Industrial), so that the rezoning would reflect an expansion of the adjacent I-1 district. To the west, the existing Siler Studios, developed under prior regulations that permitted office uses in I-2, is completely built out as office space. To the south, the uses are also fully built out as office and retail. Therefore, the proposed rezoning would consolidate an area of office and retail uses which might otherwise be negatively impacted by the introduction of a heavy industrial use in their immediate proximity.

(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

Applicant response:

The project will be advantageous to the community on several levels. It will align with the General Plan by promoting community integration and social balance through mixed land use. It will also serve as a transition between the offices to the west and the industrial uses to the east. Moreover, Homewise is an organization that has benefited the community for decades. The new, larger building will allow Homewise to expand and serve an ever-growing base of local residents in need of affordable housing options.

Staff response:

The subject 2.39 acre site is currently used for construction type vehicles, construction trailers, and other temporary structures. The development as proposed will result in an improved attractive site.

- (b) *all the rezoning requirements of Chapter 14 have been met;*

Applicant response:

Yes

Staff response:

The size of the proposed structure is 20,000± and therefore does not require a development plan. The plan is therefore conceptual in nature. The placement of the structure on the site as shown on the conceptual plan with the 44 parking spaces complies with code. A large portion of the site remains vacant and could easily support additional parking if needed. A sidewalk along both street frontages is required.

- (c) *The rezoning is consistent with the applicable policies of the general plan, including the future land use map;*

Applicant response:

An office building provides an appropriate transitional use between the surrounding industrial uses and the commercial uses along the Cerrillos Road corridor. The subject property has a Future Land Use designation of Industrial, which encompasses both I-1 and I-2 zoning designations. Since offices are permissible uses in I-1 districts, the rezone is consistent with the Future Land Use designation. Moreover, the adjacent property to the west houses Siler Studios, an office complex that was approved under the previous Land Development Code which allowed office uses in an I-2 zone.

Staff response:

Staff concurs. The property is adjacent to existing office use, and other office and light industrial types of uses. It is located on the southern edge of an area zoned for heavier types of industrial use, rather than in the middle of the I-2 area. The General Plan designation of 'Industrial' does not distinguish between heavy and light industrial uses. The latter has historically included office use.

- (d) *the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;*

Applicant response:

Per Section 4.4 of the General Plan, the subject property is located within the Urban Area Boundary and is also in Staging Area One, which "encompasses the highest priority for urban growth" (Section 4.5.1) The proposed rezone to I-1 will

allow for a new office building on a currently underused property, which exemplifies the General Plan's intent of establishing a compact urban form and desired infill development.

Staff response:

Recent amendments to Chapter 14 included the elimination of office development as a primary use in the I-2 (General Industrial) in order to reserve such areas for heavier industrial uses. The only other area in Santa Fe that is zoned I-2 (General Industrial) is located just north of Airport Road, west of 599. The subject property has not been developed for heavy industrial use and is now situated between office development to the west and a plumbing supply company and self-storage units to the east. This rezoning request and proposed development will expand the I-1 zoning to the west and south and serve as a good transition to the development further to the east.

- (e) *the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.*

Applicant response:

There is adequate public infrastructure available adjacent to the site to serve the proposed office building.

Staff response:

Utilities are available in the area to serve the site. Sidewalks along both street frontages, Rufina Street and Clark Road, are required in accordance with Article 14-9.2(E).

III. CONCLUSION

The Land Use Department acknowledges and supports the need for I-2 zoning within the City. The subject property is in an unusual location surrounded by I-1 (Light Industrial) zoning on two sides, and immediately adjacent to an office complex (Siler Studios) that was a permitted use prior to recent code changes that eliminated office as a permitted use in the I-2 district. The Land Use Department can support this proposal that expands the adjacent I-1 district and ties in well with the office and retail development to the west and south, subject to the attached DRT Conditions of Approval.

IV. ATTACHMENTS:

EXHIBIT A: Conditions of Approval

EXHIBIT B: Development Review Team Memoranda

1. Technical Review Division – City Engineer memorandum, Risana Zaxus
2. Technical Review Division – Landscape memorandum, Noah Berke
3. Wastewater Management Division memorandum, Stan Holland
4. Traffic Engineering Division memorandum, Sandra Kassens
5. Fire Marshal, Reynaldo Gonzales
6. Metropolitan Planning Organization email, Keith Wilson
7. Water Division memorandum, Antonio Trujillo
8. Solid Waste Division email, Randall Marco

EXHIBIT C: Maps

1. Aerial Photo
2. Future Land Use
3. Current Zoning
4. Siler/Rufina Area Uses

EXHIBIT D: ENN Materials

1. ENN Meeting Notes
2. ENN Responses to Guidelines

EXHIBIT E: Applicant Materials

1. Letter of Application
2. Conceptual Site Plan
3. Letter regarding Access Easement

EXHIBIT F: Other Material

1. Photographs of site

**2868 Rufina Street
 Rezone from I-2 (General Industrial) to I-1 (Light Industrial)
 Case #2013-128**

DRT Conditions of Approval	Department	Staff
<ul style="list-style-type: none"> ● If this project moves forward to application for a building permit, curb, gutter, and sidewalks must be constructed on Rufina Street and Clark Road in accordance with Article 14-9.2(E) of the Land Development Code. If adequate right-of-way is not available, sidewalk shall be located in a public access easement dedicated to the City on an approved Plat. Sidewalk construction is not required to exceed twenty percent of the value of the other construction covered by the permit. 	Tech Review Div/Land Use	RB Zaxus
<ul style="list-style-type: none"> ● Connection to the City public sewer system is mandatory when the property is in the City limits and is being developed or improved is accessible to the City sewer system. Prior to the development or improvement of the property, owners and developers of the property shall obtain a technical sewer evaluation review by the City of Santa Fe Wastewater Division. ● Wastewater UEC charges shall be paid at the time of building permit application 	Wastewater Management Division	Stan Holland
<ul style="list-style-type: none"> ● The developer shall dedicate Right-of-Way or grant a sidewalk easement along Clark Road in accordance with the provisions of Chapter 14 of the Land Use Code. ● At the time of development of any portion of the subject property, the developer shall construct sidewalk and curb and gutter along the entire length of the property lines that adjoin Rufina Street and Clark Street. 	Traffic Engineering	Sandy Kassens
<ul style="list-style-type: none"> ● Shall comply with IFC requirements. ● Fire Department Access shall not be less than 20 feet width. ● Fire Department shall have 150 feet distance to any portion of the building on any new construction. ● Shall have water supply that meets IFC requirements. 	Fire Marshal	Reynaldo Gonzales

EXHIBIT A

2868 Rufina Street
Rezone from I-2 (General Industrial) to I-1 (Light Industrial)
Case #2013-128

<p>I do not have any comments on the requested rezoning for Case #2013-128, Homewise Rezoning.</p> <p>I do have the following comments on the Conceptual Site Plan.</p> <ul style="list-style-type: none"> • No pedestrian access is shown from the adjoining streets (Rufina or Clark). Pedestrian Walkways connected to adjoining streets should be provided. • Bicycle Parking facilities should be clearly identified on the site plan and meet the requirements outlined in Chapter 14 and guidance provided in the Bicycle Master Plan. 	MPO	Keith Wilson
<p>There are no issues with water service for the subject case. A main extension may be required to serve the site. Fire protection requirements are addressed by the Fire Department.</p>	Water Division	Antonio Trujillo

DATE: January 14, 2014
TO: Donna Wynant, Case Manager
FROM: Risana "RB" Zaxus, PE
City Engineer for Land Use Department
RE: Case # 2013-128
Homewise Rezoning

I reviewed a one-sheet Conceptual Site Plat and have the following comment to be regarded as a condition of approval:

*If this project moves forward to application for a building permit, curb, gutter, and sidewalks must be constructed on Rufina Street and Clark Road in accordance with Article 14-9.2(E) of the Land Development Code. If adequate right-of-way is not available, sidewalk shall be located in a public access easement dedicated to the City on an approved Plat. Sidewalk construction is not required to exceed twenty percent of the value of the other construction covered by the permit.

City of Santa Fe, New Mexico

memo

DATE: January 27, 2014
TO: Donna Wynant, AICP, Land Use Planner Senior
FROM: Noah Berke, CFM, Planner Technician Senior *NLB*
SUBJECT: Final Comments for Case #2013-128. Homewise Rezoning

Below are conditions of approval for the Homewise rezoning request. These comments are based on documentation and plans that were submitted to staff:

At the time of construction permit, the applicant shall show compliance with all applicable sections of the Site and Landscape Design Standards as set forth in Article 14-8.4 of the Land Development Code.

EXHIBIT *B-2*

City of Santa Fe, New Mexico

memo

DATE: January 6, 2014
TO: Donna Wynant, Case Manager
FROM: Stan Holland, Engineer, Wastewater Division
SUBJECT: Case #2013-128 – 2868 Rufina Street-Homewise Rezoning

The subject property is accessible to the City sanitary sewer system.

The following shall be conditions of approval:

- Connection to the City public sewer system is mandatory when the property is in the City limits and is being developed or improved is accessible to the City sewer system. Prior to the development or improvement of the property, owners and developers of the property shall obtain a technical sewer evaluation review by the City of Santa Fe Wastewater Division.
- Wastewater UEC charges shall be paid at the time of building permit application

EXHIBIT *B-3*

City of Santa Fe, New Mexico

memo

DATE: January 24, 2014

TO: Donna Wynant, Planning and Land Use Department

VIA: John Romero, Traffic Engineering Division Director

FROM: Sandra Kassens, Traffic Engineering Division

SUBJECT: Homewise Rezoning Case # 2013-128

ISSUE:

JenkinsGavin Design & Development, Inc., agent for Homewise, Inc., requests rezoning of 2.39± acres of land from I-2 (General Industrial) to I-1 (Light Industrial) to accommodate a proposed 20,000 sq. ft. office building. The property is located at 2868 Rufina Street.

RECOMMENDED ACTION:

Review comments are based on submittals received on January 2, 2014. The comments below should be considered as Conditions of Approval to be addressed prior to final approval unless otherwise noted:

1. The developer shall dedicate Right-of-Way or grant a sidewalk easement along Clark Road in accordance with the provisions of Chapter 14 of the Land Use Code.
2. At the time of development of any portion of the subject property, the developer shall construct sidewalk and curb and gutter along the entire length of the property lines that adjoin Rufina Street and Clark Street.
3. The traffic generated by the proposed development is not expected to adversely affect the surrounding roadways.

If you have any questions or need further information, feel free to contact me at 955-6697. Thank you.

EXHIBIT B-4

City of Santa Fe, New Mexico

memo

DATE: January 9, 2014
TO: Donna Wynant , Case Manager
FROM: Reynaldo Gonzales, Fire Marshal *RDG*
SUBJECT: Case #2013-317 313-317 Camino Alire

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

Prior to Zoning R-5 to C-1 These requirements must be able to be met with any new construction as per IFC:

1. Shall comply with IFC requirements.
2. Fire Department Access shall not be less than 20 feet width.
3. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
4. Shall have water supply that meets IFC requirements.

WYNANT, DONNA J.

From: WILSON, KEITH P.
Sent: Monday, January 06, 2014 11:02 AM
To: WYNANT, DONNA J.
Cc: MARTINEZ, ERIC B. (ebmartinez@ci.santa-fe.nm.us); BAER, TAMARA (tbaer@ci.santa-fe.nm.us)
Subject: Case #2013-130 and #2013-130

1. **Case #2013-130. 313-317 Camino Alire General Plan Amendment.** David Schutz, agent for Desert Academy, requests approval of a General Plan Future Land Use map amendment to change the designation of 1.38± acres of land from Residential Low Density (3-7 dwelling units per acre) to Office Use. The property is the former Desert Academy campus, and is located on the east side of Camino Alire between Agua Fria and Alto Street. (Donna Wynant, Case Manager)\\file-svr-1\Public\$\Land Use\2013-130 & 131 Desert Academy Gen Plan Amend & Rezoning
2. **Case #2013-131. 313-317 Camino Alire Rezoning.** David Schutz, agent for Desert Academy, requests rezoning of 1.38± acres of land from R-5 (Residential, 5 dwelling units per acre) to C-1 (Office and Related Commercial). The property is the former Desert Academy campus, and is located on the east side of Camino Alire between Agua Fria and Alto Street. (Donna Wynant, Case Manager)\\file-svr-1\Public\$\Land Use\2013-130 & 131 Desert Academy Gen Plan Amend & Rezoning

Dona:

I do not have any comments on the requested General Plan Amendment or Rezoning for Case #2013-130 and #2013-131, 313-317 Camino Alire.

I do have the following comments on the Conceptual Site Plan.

- No pedestrian access is shown from the adjoining street. On-site Pedestrian Walkways should connect to the adjoining sidewalk on Camino Alire.
- The design and location of the Bicycle Parking facilities shown on the Site Development Plan should be reviewed to ensure they meet the requirements outlined in Chapter 14 and guidance provided in the MPO Bicycle Master Plan.

Let me know if you have any questions.

Keith P. Wilson
MPO Senior Planner
Santa Fe Metropolitan Planning Organization

Mailing: P.O. Box 909
Santa Fe, NM 87504-0909
Office: 500 Market St, Suite 200 (Above REI Store)
Santa Fe, NM
Map: <http://tinyurl.com/l6kejeq>
Directions & Parking: <http://www.railyardsantafe.com/north-railyard/>
Phone: 505-955-6706
Email: kpwilson@santafenm.gov

Please Visit Our Website at: www.santafemppo.org

City of Santa Fe
memo

DATE: January 15, 2014
TO: Donna Wynant, Land Use Planner, Land Use Department
FROM: Antonio Trujillo, *A* Water Division Engineer
SUBJECT: Case #2013-128. Homewise Rezoning

There are no issues with water service for the subject case. A main extension may be required to serve the site. Fire protection requirements are addressed by the Fire Department.

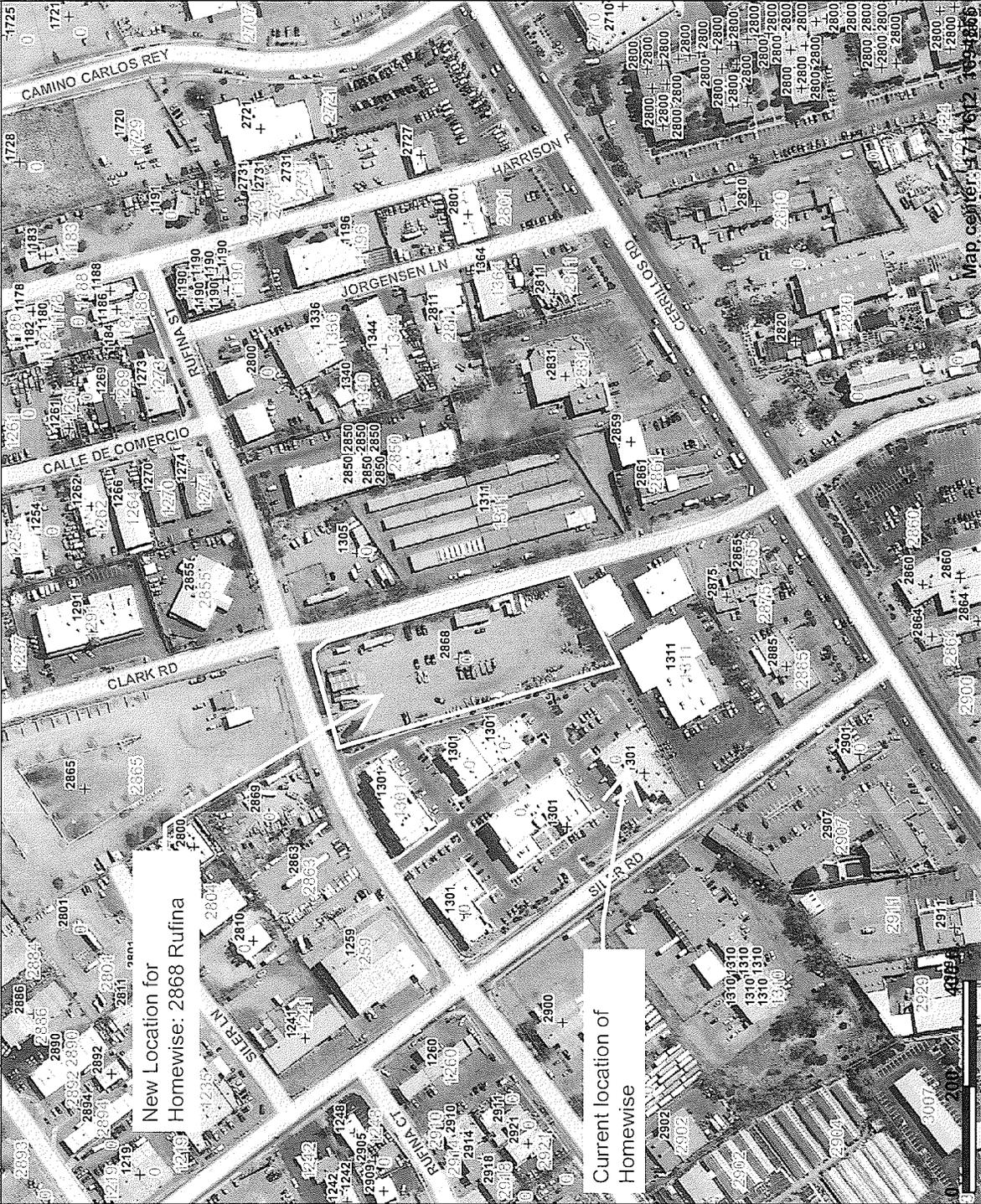
WYNANT, DONNA J.

From: MARCO, RANDALL V.
Sent: Friday, January 03, 2014 7:59 AM
To: WYNANT, DONNA J.
Subject: case 2013-128

Donna,
Please note no provisions for solid waste or recycling noted on drawings.

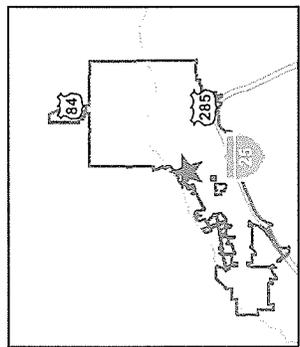
Randall Marco
Community Relations / Ordinance Enforcement
Environmental Services Division
Office : 505-955-2228
Cell : 505-670-2377
Fax : 505-955-2217
rvmarco@santafenm.gov

Aerial Photo- 2011



New Location for
Homewise: 2868 Rufina

Current location of
Homewise



Legend

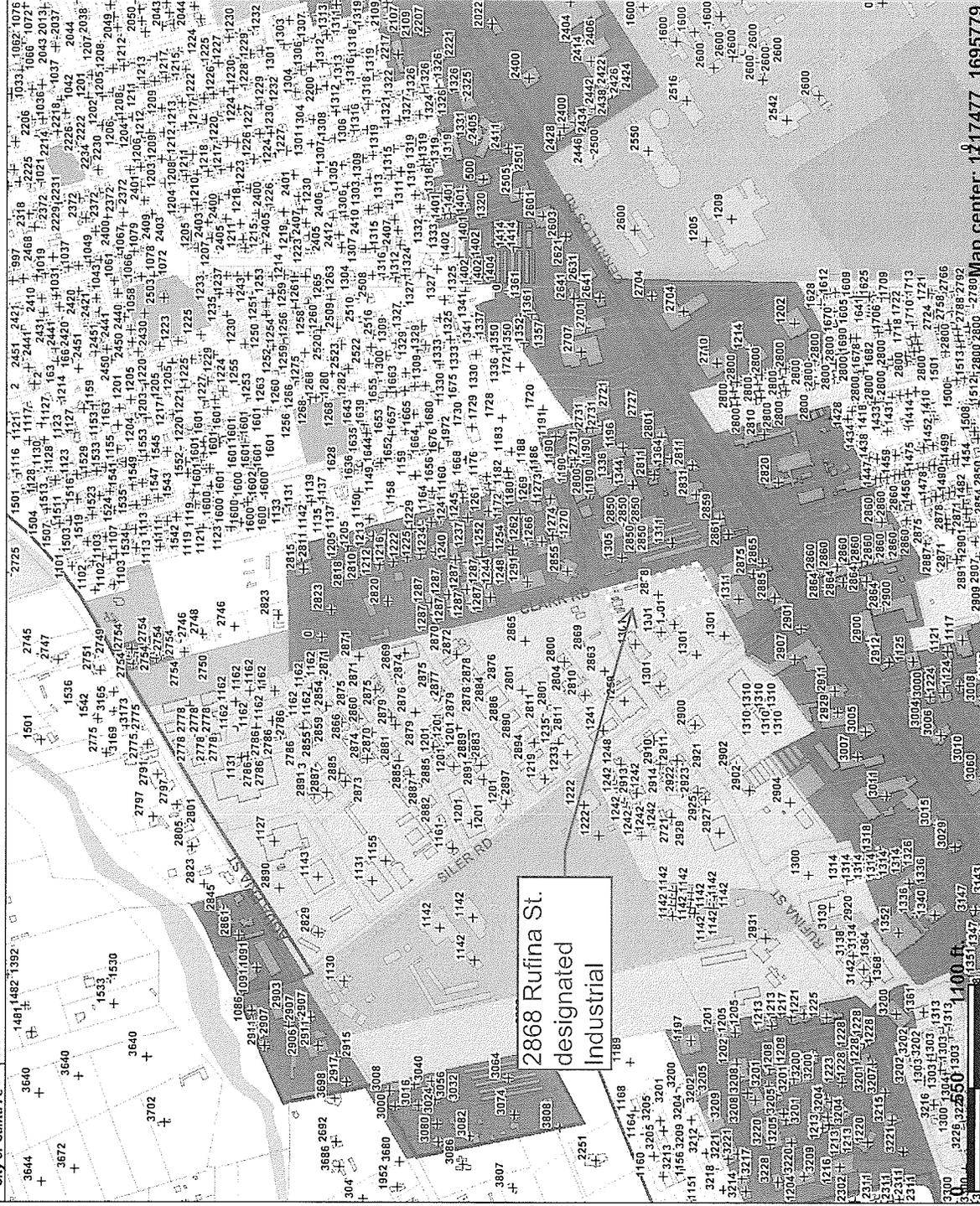
- City Limits
 - Address Points
 - Parcels
 - Airport Clear Zones
 - Santa Fe River
 - Major Roads and Highways
 - Other Roads and Streets
- 2011 Aerial Photography - 1 foot resolution



Scale: 1:3,474

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Future Land Use Map



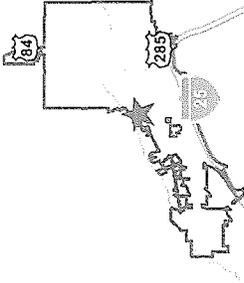
2868 Rufina St.
designated
Industrial

Scale: 1:9,747



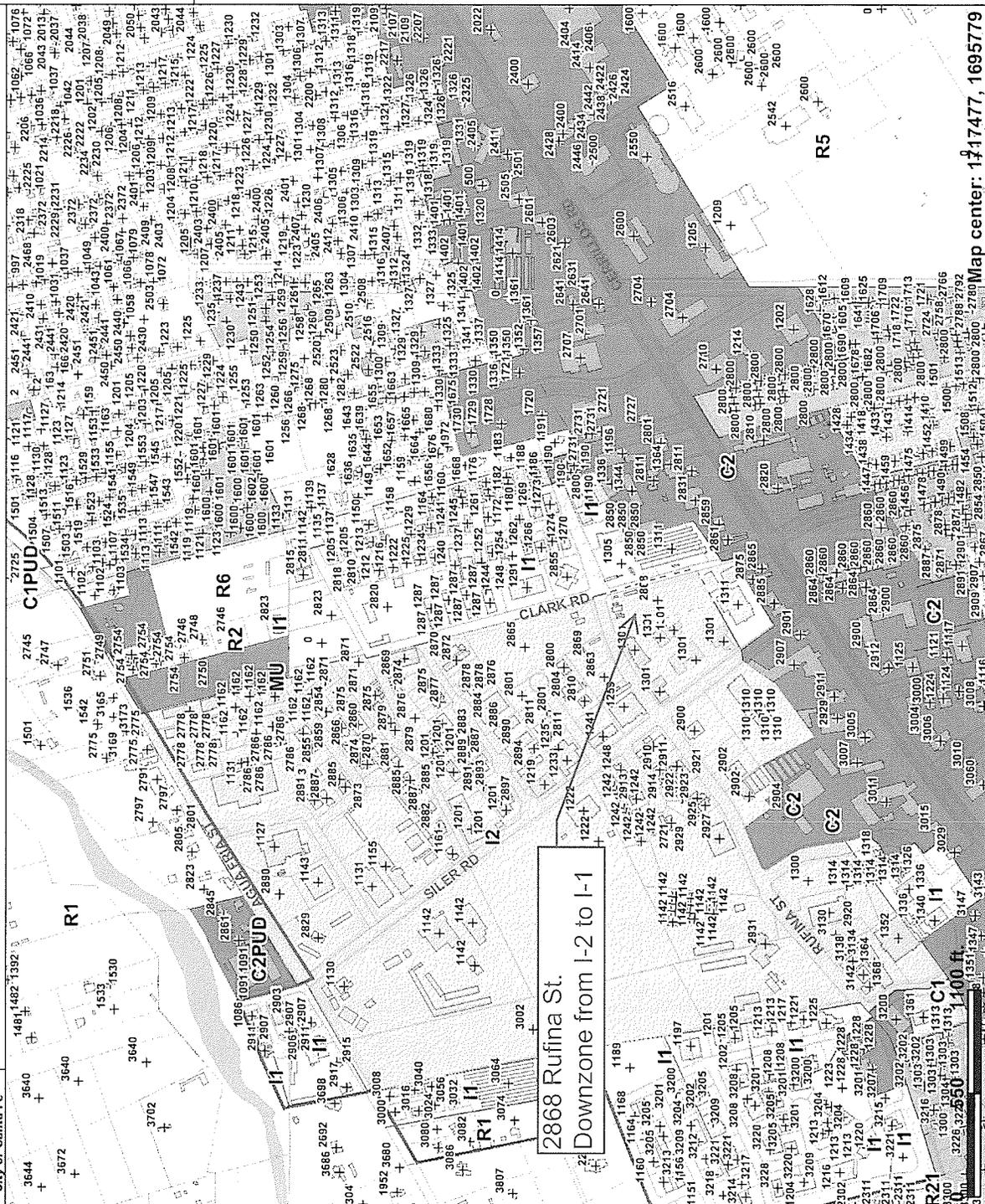
Legend

- City Limits
- Address Points
- Parcels
- Building Footprint
- Airport Clear Zones
- Santa Fe River
- Future Land Use
- Mountain/Corridor (1 dwelling per 10+ acres)
- Very Low Density (1-3 dwellings per acre)
- Low Density (3-7 dwellings per acre)
- Moderate Density (7-9 dwellings per acre)
- Medium Density (7-12 dwellings per acre)
- High Density (12-29 dwellings per acre)
- Regional Commercial
- Community Commercial
- Neighborhood Center
- Transitional Mixed Use
- Business Park
- Office
- Industrial



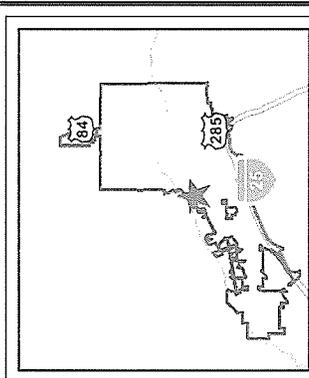
This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Zoning Map



2868 Rufina St.
Downzone from I-2 to I-1

Map center: 171477, 1695779



Legend

- City Limits
- Address Points
- Parcels
- Building Footprint
- Airport Clear Zones
- Santa Fe River
- Zoning
- RR Rural Residential
- R1, (PUD) Single-Family 1du/ac
- R2, (DT), (PUD), (AC) Single - Family 2du/ac
- R3, (PUD) Single - Family 3du/ac
- R4 Single - Family 4du/ac
- R5, (DT), (PUD), (AC), R6 Single - Family 5-8du/ac
- R7, (I), (PUD), R8 Single - Family 7-8du/ac
- RC5, RC5AC Compound 5du/ac
- RC8, RC8AC Compound 8du/ac
- R10, (PUD) Multiple - Family 10du/ac
- R12, (PUD) Multiple - Family 12du/ac
- R21, (PUD) Multiple - Family 21du/ac
- R29, (PUD), (AC) Multiple - Family 29du/ac



Scale: 1:9,747

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



City of Santa Fe Land Use Department Early Neighborhood Notification Meeting Notes

<i>Project Name</i>	Homewise Rezoning
<i>Project Location</i>	2868 Rufina St
<i>Project Description</i>	Rezone from I-2 to I-1
<i>Applicant / Owner</i>	Homewise
<i>Agent</i>	JenkinsGavin Design & Development
<i>Pre-App Meeting Date</i>	11/14/13
<i>ENN Meeting Date</i>	12/9/13
<i>ENN Meeting Location</i>	Homewise Office
<i>Application Type</i>	Rezoning
<i>Land Use Staff</i>	Donna Wynant
<i>Attendance</i>	2 neighbors in attendance and 5 people representing applicant

Notes/Comments:

Meeting started at 5:30 and was informal since everyone in attendance was already familiar with the request. Three people from JenkinsGavin and two from Homewise were attendance. The SF Brown company who owns the adjacent property, Siler Studios where Homewise is currently located was represented by Merritt Brown and Marc Bertram.

The conceptual plan for the proposed office development, particularly the shared entrance/drive into the site off of Rufina, was discussed. Jennifer Jenkins stated that they anticipate going to Planning Commission on February 6th for public hearing.

Meeting ended at 6:00 pm.



**City of Santa Fe
Early Neighborhood Notification Meeting
Sign-In Sheet**

Project Name: Homewise Rezone

Meeting Date: December 9, 2013

Meeting Place: 1301 Siler Road, Bldg D

Meeting Time: 5:30 p.m.

Applicant or Representative Check Box below

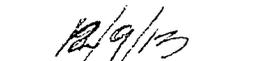
	Name	Address	Email
<input type="checkbox"/>	1 Donna Wynant	City of Santa Fe	djwynant@santafe.nm.gov
<input checked="" type="checkbox"/>	2 Jennifer Jenkins	JenkinsGarin	jennifer@jenkinsgarin.com
<input checked="" type="checkbox"/>	3 Colleen Garin	"	colleen@jenkinsgarin.com
<input checked="" type="checkbox"/>	4 Hillary Welles	"	hillary@jenkinsgarin.com
<input checked="" type="checkbox"/>	5 Mike Loftin	Homewise	mloftin@homewise.org
<input type="checkbox"/>	6		
<input type="checkbox"/>	7		
<input type="checkbox"/>	8		
<input type="checkbox"/>	9		
<input type="checkbox"/>	10		
<input type="checkbox"/>	11		
<input type="checkbox"/>	12		

For City use: I hereby certify that the ENN meeting for the above named project took place at the time and place indicated.

Donna Wynant

Printed Name of City Staff in Attendance


Signature of City Staff in Attendance


Date

This sign-in sheet is public record and shall not be used for commercial purposes.



Submit by Email

Print Form

Early Neighborhood Notification (ENN) Guidelines

Section 14-3.1(F)(5) SFCC 1987, as Amended

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 1987, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about each criterion, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS *For example: number of stories, average setbacks, mass and scale, architectural style, landscaping, lighting, access to public places, open spaces and trails. (Ord. No. 2008-29 § 3)*

The applicant is requesting to rezone a ±2.39-acre property at 2868 Rufina Street from I-2, General Industrial, to I-1, Light Industrial, to accommodate a proposed ±20,000 square foot office building. The property is currently unimproved and houses temporary structures and vehicles. The proposed office building will be similar in scale and style to the adjacent Siler Studios. Improvements will include landscaping, lighting, and open space that will serve to enhance the experience of the adjacent industrial neighborhoods.

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT *For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.*

A Phase I Environmental Assessment is being performed to determine whether any remediation is necessary. Significant landscape and open space areas will be created and all terrain management requirements will be satisfied.

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN *For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.*

The subject property is located in the Suburban Archaeological Review District. No known historic, cultural, or archaeological sites exist. Per City Code §14-3.13(B)(3)(a), as the property is less than 10 acres in size an archaeological survey is not required.

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN *For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.*

The surrounding area comprises a mix of I-1 and I-2 zoning, transitioning to C-2 zoning along the Cerrillos Road corridor. The adjacent properties to the east and south are zoned I-1 with a Future Land Use Designation of Business Park. The adjacent properties to the north and west are zoned I-2 with a Future Land Use designation of Industrial. The property immediately west of the subject parcel, while zoned I-2, contains an office park approved under the previous City Code that allowed I-1 uses in an I-2 zoning district. Therefore, a rezone to I-1 is consistent with surrounding zoning and Future Land Use designations.

(e) EFFECTS UPON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES *For example: increased access to public transportation, alternate transportation modes; traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.*

The project will be accessed from Rufina Street via an existing driveway in the adjacent parcel to the west. The requisite driveway and roadway improvements will be made per City requirements. Sidewalk improvements will be added along Rufina and Clark Streets as required by City code.

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE *For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.*

The project will have a positive impact on the economic base of Santa Fe through the employment of Santa Fe residents for the construction phase. Once completed, the Project will provide an expanded work venue for an existing local business, allowing the company to employ more local residents and adding to the City's economic base as well as generating tax revenue.

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS
For example: creation, retention or improvement of affordable housing; how the project contributes to serving different ages, incomes and family sizes; the creation or retention of affordable business space. (Ord. No. 2005-30(A) § 4)

The project will house offices for Homewise, a local a full-service agency promoting affordable home ownership through financial counseling and educational classes designed to help Santa Fe’s moderate income residents become homeowners. Thus, although the project itself is not residential, it will serve to increase the availability of affordable housing and housing choices for all Santa Fe residents.

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICE ; OR FACILITIES *For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.*

The project will use existing City public services and will maximize the efficient use of existing infrastructure by connecting to existing City water and sewer lines in Rufina Street. [is the property already set up with utilities?]

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS *For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.*

The Project will be served by City water. Improvements will include water harvesting for passive irrigation purposes and water conserving plumbing fixtures.

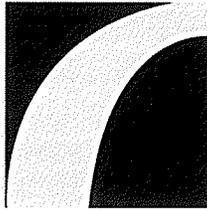
(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS *For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.*

The project will promote community integration and social balance through mixed land use, and will serve as a link between the offices to the west and the industrial uses to the east. Moreover, an office building provides an appropriate transitional use between the surrounding industrial uses and the commercial uses along the Cerrillos Road corridor.

(k) EFFECT UPON SANTA FE'S URBAN FORM *For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? The project's effect on intra-city travel; and between employment and residential centers.*

The project is consistent with the General Plan's vision of promoting a compact urban form through appropriate infill development. Furthermore, it follows the General Plan's theme of providing a mix of land uses in all areas of the city.

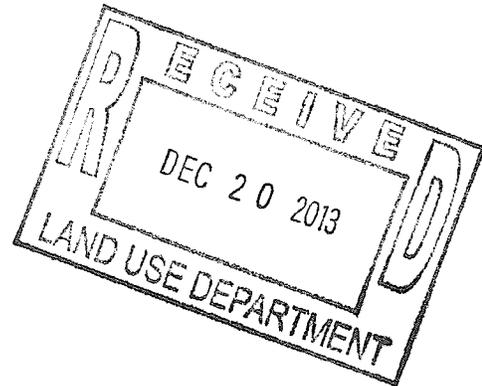
ADDITIONAL COMMENTS (Optional)



jenkinsgavin
DESIGN & DEVELOPMENT INC

December 20, 2013

Tamara Baer, Planner Manager
City of Santa Fe Current Planning Division
200 Lincoln Ave.
Santa Fe, NM 87501



**RE: Letter of Application
Homewise Rezone**

Dear Tamara,

This letter is respectfully submitted on behalf of Homewise Inc. in application to rezone a ±2.39-acre property at 2868 Rufina Street, for consideration by the Planning Commission at their meeting of February 6, 2014. We are requesting a rezone from I-2, General Industrial, to I-1, Light Industrial, to accommodate a proposed ±20,000 s.f. office building.

Project Description

The proposed project will house offices for Homewise, a local a full-service agency promoting affordable home ownership through financial counseling and educational classes designed to help Santa Fe's moderate income residents become homeowners. Homewise has purchased the subject property, which is adjacent to the current Homewise offices, with the intent to construct a larger building to house their growing staff. Relocating in the same vicinity is critical to maintaining their site recognition for clients, as well as remaining central and easily accessible to all Santa Fe residents.

The subject property is currently unimproved and houses only temporary structures and vehicles. The property is located in the Suburban Archaeological Review District. Per City Code §14-3.13(B)(3)(a), as the property is less than 10 acres in size, an archaeological survey is not required.

The proposed office building will be similar in scale and style to the adjacent Siler Studios. Improvements will include landscaping, lighting, and parking areas (see attached Conceptual Site Plan). The intent of the conceptual site layout is that the building will relate to Rufina Street, with parking in the rear. The main access will be from Rufina Street via an existing driveway that currently serves Siler Studios. This proposed shared access driveway will avoid the necessity of an additional curb cut on Rufina Street. Additional access will be provided from Clark Road. The project will connect to existing sewer and water lines.

The surrounding area comprises a mix of I-1 and I-2 zoning, transitioning to C-2 zoning along the Cerrillos Road corridor (see attached Zoning Map). The adjacent properties to the east and south are zoned I-1 with a Future Land Use Designation of Business Park. The adjacent properties to the north and west are zoned I-2 with a Future Land Use designation of Industrial. Immediately west of the subject property is Siler Studios, which contains an office park approved under the previous Land Development Code that allowed I-1 uses in an I-2 zoning district. Therefore, a rezone to I-1 is consistent with surrounding uses, zoning, and Future Land Use designations.

Rezone Criteria

This request is to rezone the subject property from I-2 to I-1. The responses to the approval criteria are outlined below:

(a) One or more of the following conditions exist:

(i) there was a mistake in the original zoning. N/A

(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning.

The surrounding area is evolving. Originally oriented toward heavy industry, it now encompasses a wide spectrum of uses, from the traditional auto repair shops and industrial storage yards to offices, studios, and retail stores (see attached Siler/Rufina Area Uses Map). Adjacent to the subject property is Siler Studios, an office development approved under the pre-2012 Land Development Code as a permissible use under I-2 zoning. Continuing this pattern of office use is in keeping with the changes to the surrounding area. Just north on Siler Road is the Creative Arts Plaza, home to small businesses including NetPros Computer Repair Service, Healthy Lifestyles, Janitor Supply, the Church of Christ, and Roadrunner Screen Printers. Across from the Creative Arts Plaza is Back on the Rack, a retail thrift shop, while Rufina Lane houses small galleries in addition to automobile repair shops. Small offices, including a professional accounting business, are also located east of the project at 1274 Rufina Street. Harrison Road, at the east end of Rufina, is home to many small studios and offices as part of the C-2 zoning district along the Cerrillos Road corridor. In summary, the vicinity around the subject property comprises a lively mix of uses including office, industrial, retail, and art studios. The requested rezone is in keeping with the character of this continually evolving area of Santa Fe.

(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans.

The project will be advantageous to the community on several levels. It will align with the General Plan by promoting community integration and social balance

through mixed land use. It will also serve as a transition between the offices to the west and the industrial uses to the east. Moreover, Homewise is an organization that has benefited the community for decades. The new, larger building will allow Homewise to expand and serve an ever-growing base of local residents in need of affordable housing options.

(b) all the rezoning requirements of Chapter 14 have been met. Yes.

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map.

An office building provides an appropriate transitional use between the surrounding industrial uses and the commercial uses along the Cerrillos Road corridor. The subject property has a Future Land Use designation of Industrial, which encompasses both I-1 and I-2 zoning designations. Since offices are a permissible use in I-1 districts, the rezone is consistent with the Future Land Use designation. Moreover, the adjacent property to the west houses Siler Studios, an office complex that was approved under the previous Land Development Code which allowed office uses in an I-2 zone.

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city.

Per Section 4.4 of the General Plan, the subject property is located within the Urban Area Boundary and is also in Staging Area One, which “encompasses the highest priority for urban growth” (Section 4.5.1). The proposed rezone to I-1 will allow for a new office building on a currently underused property, which exemplifies the General Plan’s intent of establishing a compact urban form and desired infill development.

(e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

There is adequate public infrastructure available adjacent to the site to serve the proposed office building.

In support of these requests, the following documentation is submitted herewith for your review and consideration:

- Rezone Application
- Letter of Owner Authorization
- Warranty Deed
- Lot of Record
- Zoning Map
- Future Land Use Map
- Siler/Rufina Area Uses Map
- Conceptual Site Plan

- Application fees in the amount of \$1,000.00; Poster \$30.00
\$1,030.00, as follows: Rezone

Please let us know if you have any questions or need additional information. Thank you.

Sincerely,

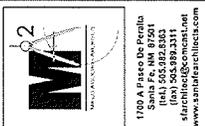
JENKINS GAVIN DESIGN & DEVELOPMENT, INC.



Jennifer Jenkins



Colleen Gavin, AIA



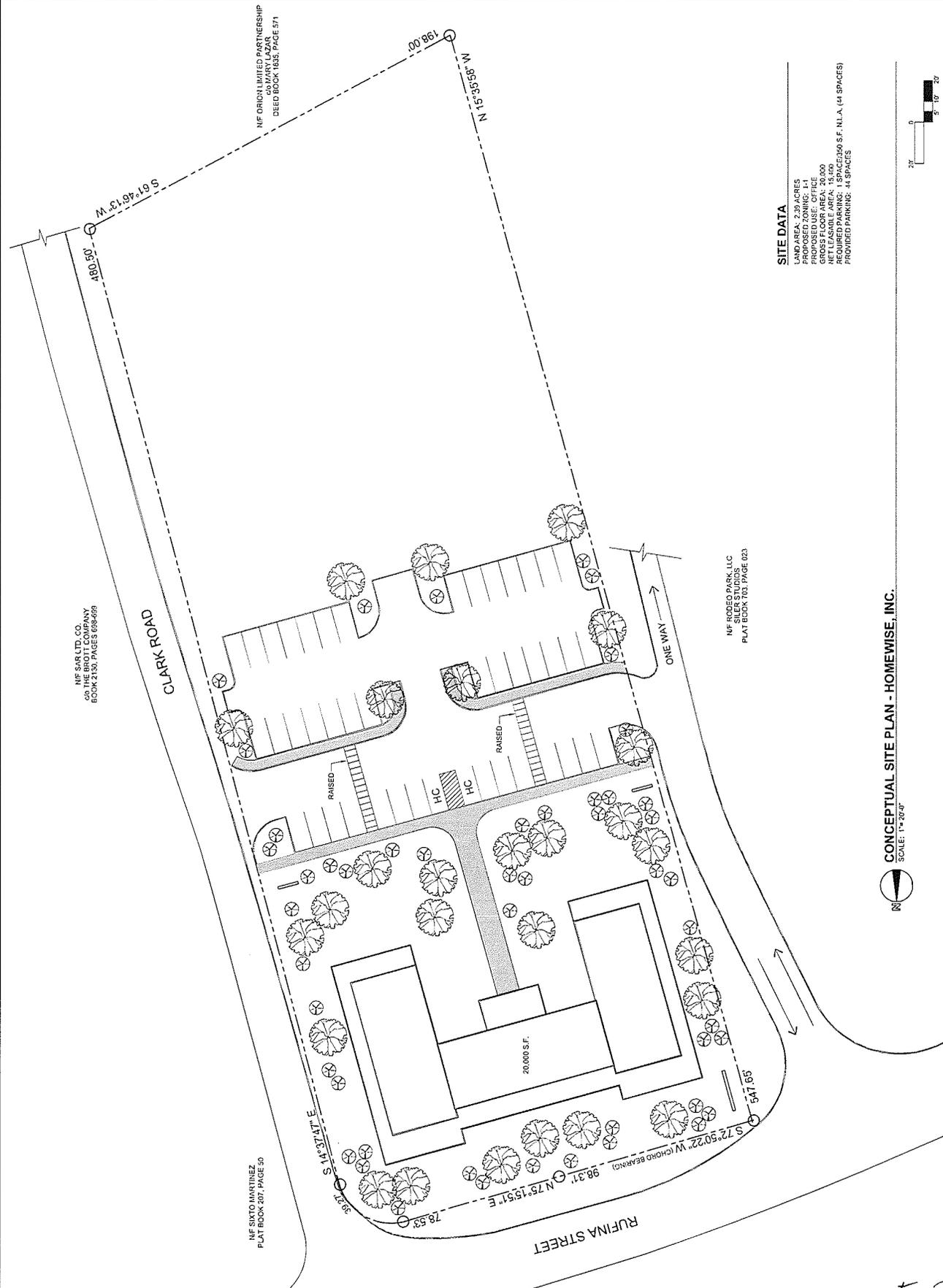
© copyright 2013
 Conceptual Site Plan
 Homewise, Inc., 2868 Rufina St.
 Santa Fe, New Mexico

NO.	REVISIONS:	DATE	DATE	DATE

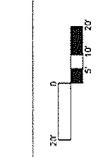
CHECKED BY: []
 DATE: 12-5-2013
 DRAWN BY: []
 PR: []
 P/I: []



A-0
 SHEET



SITE DATA
 LAND AREA: 2.39 ACRES
 PROPOSED ZONING: L-1
 PROPOSED LOT AREA: 10,000
 GROSS FLOOR AREA: 20,000
 NET LEASABLE AREA: 15,400
 REQUIRED PARKING: 1 SPACE/200 S.F. N.L.A. (44 SPACES)
 PROVIDED PARKING: 44 SPACES



CONCEPTUAL SITE PLAN - HOMEWISE, INC.

January 27, 2014

Rob Gibbs
Homewise, Inc.
1301 Siler Road, Bldg. D
Santa Fe, NM 87507

RE: 2868 Rufina Street – Access Easement

Dear Rob,

As the Manager of the majority owner of the Siler Studios office park, RodeoPark, L.L.C., I am writing to confirm our willingness to work out a shared access agreement and/or easement with Homewise at our easternmost driveway along Rufina to provide an access point to your neighboring property at 2868 Rufina Street. The details of the agreement and/or easement can be formalized when you proceed with development of your parcel.

Please let me know if you have any questions or need additional information.

Thank you.

Sincerely,



Marc Bertram, Manager
RodeoPark, L.L.C.

	SF Brown Real Estate ▪ SF Brown Ltd. Co. ▪ Beta Development, LLC ▪ RodeoPark, LLC	TEL	505 / 473-7800
		FAX	505 / 473-7840
	Santa Fe, New Mexico 87502	WEB	sfbrown.com

**Case #2013-128: 2868 Rufina. Homewise Rezoning Case, I-2 to I-1
View of north side of Rufina, looking towards Clark Rd. Existing entrance to be closed.**



Case #2013-128: 2868 Rufina. Homewise Rezoning Case, I-2 to I-1
View of Rufina at Clark



2. **CASE 2013-102. 2791 AND 2797 AGUA FRIA ROAD (RIVERA) REZONING. JAMES W. SIEBERT, AGENT FOR STELLA RIVERA, REQUESTS REZONING OF 4.65± ACRES FROM R-1 (RESIDENTIAL, 1 DWELLING UNIT PER ACRE) TO C-2 (GENERAL COMMERCIAL). THE APPLICATION INCLUDES A DEVELOPMENT PLAN FOR EXISTING RESIDENTIAL AND NON-RESIDENTIAL USES OF THE PROPERTY. (CAN ESQUIBEL, CASE MANAGER)**

MOTION: Commissioner Pava moved, seconded by Commissioner Villarreal, to recommend to the Governing Body, the approval of Case #2013-102, 2791 and 2797 Agua Fria Road (Rivera) Rezoning, as recommended by staff.

VOTE: The motion was approved unanimously on a voice vote, with Commissioners Bemis, Harris, Lindell, Ortiz, Padilla, Pava and Villarreal voting in favor of the motion and no one voting against [7-0].

3. **CASE #2013-128. 2868 RUFINA STREET (HOMEWISSE) REZONING. JENKINS GAVIN DESIGN & DEVELOPMENT, INC., AGENT FOR HOMEWISSE, INC., REQUESTS REZONING OF 2.39± ACRES FROM I-2 (GENERAL INDUSTRIAL) TO I-1 (LIGHT INDUSTRIAL) TO ACCOMMODATE A PROPOSED 20,000± SQ. FT. OFFICE BUILDING. (DONNA WYNANT, CASE MANAGER).**

A Memorandum, with attachments, dated January 24, 2014 for the February 6, 2014 meeting, to the Planning Commission from Donna Wynant, Senior Planner, Senior Planning Division, is incorporated herewith to these minutes as Exhibit "5."

A series of aerial photographs and drawings of the subject site, used by Jennifer Jenkins in her presentation, and entered for the record by Jennifer Jenkins, are incorporated herewith to these minutes collectively as Exhibit "6."

The staff report was presented by Donna Wynant. Please see Exhibit "5" for specifics of this presentation.

Recommendation: Staff recommends approval of the request to rezone property at 2868 Rufina Street from I-2 to I-1, with all staff conditions as outlined in the report.

Public Hearing

Presentation by the Applicant

Jennifer Jenkins and Colleen Gavin, JenkinsGavin Design & Development, Agent for the Applicant, were sworn. Ms. Jenkins said, "We are here this evening on behalf of Homewise, Inc., in request a 2.39 acre parcel, at the corner of Clark Road and Rufina."

Ms. Jenkins continued, "Homewise's current headquarters is at the Siler Road Studio, and they are running out of space which is a wonderful problem for a non-profit like Homewise to have. They are growing. They love their location, and I think really in a lot of ways this is really the heart of Santa Fe, the geographic center of Santa Fe, and this location works really well for them and they really want to remain here in a big way, partly for wayfinding. People are very accustomed to their presence in that area of the Siler Road corridor and they really want to continue that."

Ms. Jenkins continued, "So when the property next door became available, it seemed like a prime opportunity for homewise to acquire the property to allow for the construction of a new headquarters, a larger building to serve them. So what I'm showing you here on the screen [Exhibit "6"] is 'this' is the Siler Road Studios Project which is... 'here's' Rufina and 'this' is Siler Road. And as Donna mentioned, prior to the 2012 Chapter 14 Code Amendment, uses that were permitted in less intensive zoning categories in more intense zoning categories — if it was permissible in I-1 you could do it in I-2, which seemed to make sense. That is no longer the case under the current Code. Because that is what was very confusing for us and I remember calling Tamara when we were first assisting Homewise with this, like, so there's offices next door and it's zoned I-2, so why can't we do offices on where we are. And she explained it to me very cogently and I understood."

Ms. Jenkins continued, "The interesting thing about this particular area is we're on the edge of what is the gray area. What you'll see here is the I-2 zoning, and we're really on the edge of that, and what is surrounding us, are offices and not heavy industrial uses. To put something heavy industrial right here on this parcel would have a great impact, I think, on the neighboring properties. So we're really looking to create an organic extension of the Siler Road Studios Project. We've been working closely with Merritt Brown and Mark Bertram with respect to this project. And we're working with them to create an opportunity for a shared access. So, we really see this as a natural extension of that project."

Ms. Jenkins continued, "So again, 'this' is Rufina 'here,' and 'this' is their driveway that kind of runs along the back side. And the proximity to the Clark Road intersection 'here,' it doesn't really make sense for us to drop another driveway into Rufina right 'there,' and so we are working with them to have a shared driveway 'here,' that would be our Rufina access and then we would have another access... and this is oriented differently, I apologize. So Rufina is 'here,' Clark is 'here,' and 'these' are the Siler Road Studios 'here.' So we have 'this' shared access here which is very efficient and then we have an access point directly onto Clark Road 'there.'"

Ms. Jenkins said they would be happy to stand for questions, are in agreement with all staff conditions, have nothing further to add and respectfully request the Commission's recommendation for approval this evening.

Speaking to this request

There was no one speaking for or against this request.

The Public Testimony Portion of the Public Hearing Was Closed

Commissioner Harris he it seems like the mixed use district would be a more appropriate zoning classification for this project. He said in reading the goals of the mixed used districts, it even gets to the point of promoting shared parking areas which is similar to what she described. He asked the reason for the request for the industrial designation instead of mixed use.

Ms. Jenkins said primarily because offices are permitted in industrial, and "we are surrounded on two sides by I-1 zoning, so it seemed logical just to match up what is already there and , as stated in the staff report, to be an extension of the adjacent I-1 zoning, instead of introducing a zoning category that does not currently exist in the vicinity. I am not an expert on the mixed use zoning category, I've never taken a project forward under that zoning. But it is my understanding it mandates a specific residential component in terms of percentage, and we are not proposing any residential development as part of that."

Commissioner Harris said, "I am familiar as well. We've not seen a mixed use, and just seems the way it's structured, it seemed like this type of development would be more appropriate."

Ms. Baer said, "I would agree with what Ms. Jenkins had to say, that in the first place we like to expand existing districts and that's what this would represent, rather than introduce a new zoning category where it doesn't already exist in adjacency. And the second reason that we would not probably recommend a mixed use, we would have considered it certainly, but it wouldn't have come to the top of our idea plate, because as Ms. Jenkins said, mixed used requires a residential component, and it makes it more difficult as a zoning district to work around."

Commissioner Harris said the zoning category allows office, commercial and residential uses in the same building. He said he hasn't read everything, but he has seen nothing that requires residential.

Ms. Baer said, "Mixed use requires a residential component of 40% residential if the property is adjacent to any residential zoning, and it is 20% if it is not adjacent."

Commissioner Harris said, "And this kind of gets to the other point I had. And I realize that in the... I want to make sure I get this stated correctlya development plan is not required because it does not meet the 30,000 sq. ft. criteria benchmark. Correct."

Ms. Baer said this is correct.

Commission Harris said, "But we've seen a conceptual plan that at most, kind of develops half of the property. And then as I read the language for applicability of development plans, particularly no. 4 where it talks about.... the section applies to the cumulative square footage, and it refers to basically phasing projects. Again, I wonder why a development plan wouldn't be applicable for this project."

Ms. Baer said, "The trigger is the 30,000 sq. ft. And if they don't know what they're going to do on the remainder of the lot, then it's difficult to force them into something that they would then be committed to or would have to come back and change. This allows them to forward to building permit to meet their current needs. The way that the Code has been applied, is that if you exceed the 30,000 sq. ft. on any construction after 1999, which is when development plans came into being in the Code, that would trigger

a development plan. If they were to put another 20,000 sq. ft. on the property, they would have to come back and do a development plan that would include all portions."

Commissioner Harris said, "It's cumulative. Even though... it's logical that there's going to be another building there, but it's pushed out to that that second phase."

Ms. Baer said this is correct.

Commissioner Ortiz said, "I'm looking at Exhibit B-4, John Romero's conditions of approval here. Could you please elaborate a little bit about 'the developer shall dedicate a right of way or grant a sidewalk easement along Clark Road.' And on Number 2, it say, 'At the time of development any portion of subject property, the developer shall construct the sidewalk and curb and gutter...' Is it the easement we're going to dedicate, or are we going to construct the sidewalk."

John Romero said, "We're asking them to dedicate an easement or right-of-way, either one, which is allowed by Code, for a sidewalk. We're requiring them to construct the sidewalk at the time they develop the property. So as part of their building permit they'll have to include sidewalk construction."

Commissioner Ortiz asked, "Okay. And do you feel comfortable with the width. I know that Clark Road, in particular, is really narrow at the intersection with Rufina, and I know the two roadways are in pretty poor shape in terms of condition. Do you feel comfortable with that without expanding on improving the roadway also. I'm sure you'll develop that a the development time."

Mr. Romero said, "We weren't asking them to reconstruct the roadway. Basically what they're going to have to do is build a curb and gutter along that side, and then their sidewalk. The road relative to the right-of-way is pushed up against their property. So there is a bunch of vacant property to the east and I didn't think it would be reasonable to ask them to expand the road on that side just to build what they needed to on their side."

Commissioner Ortiz said, "The reason I ask is that there is a photo in here and it shows the roadway on Rufina that's really in poor condition. I know the drainage is kind of lax, kind of funny in there also, but I'm sure you'll evaluate all those things as we go on further."

Mr. Romero said, "We'll definitely look at the drainage and how the proposed improvements would affect that."

Commissioner Padilla said, "Question of staff, Tamara. Question in reference to, just for clarification, 30,000 sq. ft. is the trigger for development plan. Correct."

Ms. Baer said, "Only in the commercial district and only if it isn't adjacent to residential – well commercial and industrial, in other words, not in a residential district."

Commissioner Padilla said, "So the question is, is there any reason why staff... when I look at their conceptual site plan, it appears than an easy flip of their 20,000 sq. ft. building could be accommodated on the southern side of that property, therefore giving the ability to do 40,000 sq. ft. or so, maybe let's just call it 15,000, is what they could do there. So it would put it about 35,000 sq. ft. Is there any reason why staff would not have recommended a lot split for this property, so that, one we've got the property identified as to what they're doing and then a separate submittal with the other southern parcel."

Ms. Baer said, "There are probably a couple of reasons at least that we wouldn't. First of all, it is not incumbent on us to look for people dividing their land if that's not what they're interested in doing. They're purchasing the property in entirety. They may not know what they're going to be doing with it in the future. If it turns out that they have no further expansion plans for Homewise, you know, it may be in their interest to divide in the future, and then develop the two parts separately. But that's not something that we would anticipate. We simply don't know what will happen in the future, so that's one reason. And the second reason is, we're not necessarily against the fact that they might go forward and construct something under a building permit for Homewise specifically. And we have many conditions in place to safeguard the development of the property in a way that we feel is appropriate and required by Code."

Commissioner Padilla said, "So the question is, back to Mr. Ortiz's question about the development and the concern along Clark Road as well as Rufina Street, the requirement for improvement of sidewalk, curb and gutter, etc., would be reviewed in the development plan. A development plan is not required for this, so would it still be reviewed in the permitting phase."

Ms. Baer said that is correct. She said, "And it's a requirement. It's going to be part of the requirement of the building permit when they come in to build this building."

Commissioner Padilla said then that would handle drainage and so forth. He said, "That area is known for its issues when we do get rain."

Ms. Baer said, "We do a very thorough building permit review that includes technical review for grading and drainage, sidewalk requirements, landscape requirements, architectural requirements – everything that would be on a development plan and then some is reviewed at the building permit stage."

Commissioner Padilla asked if the 20,000 sq. ft. building is proposed for a single story, or is it a two story. [Someone responded from the audience, but was not identified.]

Commissioner Padilla said, "So it is proposed as two-story development. I didn't pick that note up either on the site plan or in the packet, so we've got a two-story development which is what we have in the Siler Studios, correct. Okay. Thank you."

Mr. Pava said, "As I look at this area and the zoning maps, what impresses me is that there is an abundance nearby with zoning that allows for offices, either in an office and/or a commercial zone. And I think I use the word abundance reasonably. So, my question is, why this lot, which requires a zone change."

Ms. Jenkins said, "Homewise, when they realized that they did need to seek out a location for a new facility, they did look around for sure. And, looking at an aerial and seeing possibilities is one thing, but not everything's on the market, not everything's for sale, and there's very little vacant land in the vicinity. So, in the midst of their search for an opportunity..... they looked at existing buildings as a possibility. They looked at raw land. They looked at a lot of different options. But when the property next door to the existing facility became available, it was just too good to pass up."

Commissioner Pava said, "That answers my question. The follow up question would be... I presume there's an option on this piece of property, contingent on the rezoning."

Ms. Jenkins said, "No. They own it. They have acquired this property. They purchased this property fairly recently, yes."

Commissioner Pava said, "Currently the offices they occupy are rental space."

Ms. Jenkins said, "No they own their building."

Commissioner Pava said, "And a question for staff, Ms. Baer. How much I-2 land is there in Santa Fe, and what percentage of this diminishes that, if we rezone this. This is like 2½ acres. I recall recently we were told as a Commission, the value of I-2 and preserving it and all that, so I'm a little concerned about the pool, the availability of raw I-2 land remaining."

Ms. Baer said, "I don't have a precise number for you, but we did feel we were making an exception in this particular case. We understand that we need I-2 land and I hope we addressed that in the staff report. We felt that there were enough circumstances surrounding this request that warranted our support for the rezoning. Also the fact that there are really heavy industrial use on... really all three sides. On the west side it's already developed as an office park. There's a non-profit, I believe, that has their offices on the south, and then there are storage units and a plumbing supply on the east. So it didn't feel as though, necessarily, an I-2 or heavy industrial use was going to come in appropriately into this kind of pocket that was already surrounded by less intensive uses. So we recognize the need for I-2. We felt the circumstances warranted support for I-1 in this particular case."

MOTION: Commissioner Lindell moved, seconded by Commissioner Bemis, to recommend to the Governing Body, the approval of Case #2013-128, 2858 Rufina Street (Homewise) Rezoning, with all conditions of approval as recommended by staff.

DISCUSSION: Commissioner Harris asked what level of impact fees and overall fees will apply to this project for Homewise.

Ms. Baer said they are applied at the time of building, and Mr. O'Reilly will describe those.

Mr. O'Reilly said, "Impact fees will be required, as will development water budget offsets for any new construction on this property. The impact fees depend on what the use is when the construction is done. So there are different impact fees for office use, warehouse use, residential use. I don't have the fees

memorized, except for the residential, and since this isn't residential I couldn't tell you. But there will be significant impact fees for this project."

Commissioner Harris said, "Since Homewise operates under a not for profit umbrella, but they do have a for profit subsidiary, I just wanted to make sure that they would be asked to pay the same level of fees that a for-profit company would."

Mr. O'Reilly said, "There is no waiver of impact fees under the Code for non-profit or for-profit status. The only thing you can receive a waiver of impact fees for is the construction of an affordable residential dwelling unit."

Ms. Jenkins said, "I pulled it up, so I have a figure."

Commissioner Harris said he would like to hear that.

Ms. Jenkins said, "Office use is about \$2,600 per 1,000 sq. ft., so there's 20,000 sq. ft., so it's going to be about \$52,000 in impact fees at building permit."

VOTE: The motion was approved on a voice vote, with Commissioners Bemis, Harris, Lindell, Ortiz, Padilla and Villarreal voting in favor of the motion and Commissioner Pava voting against [6-1].

4. CASE #2013-130. 313-317 CAMINO ALIRE (DESERT ACADEMY) GENERAL PLAN AMENDMENT. DAVID SCHUTZ, AGENT FOR DESERT ACADEMY, REQUESTS APPROVAL OF A GENERAL PLAN FUTURE LAND USE MAP AMENDMENT TO CHANGE THE DESIGNATION OF 1.38± ACRES OF LAND FROM RESIDENTIAL LOW DENSITY (3-7 DWELLING UNITS PER ACRE) TO OFFICE. THE PROPERTY IS THE FORMER SITE OF DESERT ACADEMY. (DONNA WYNANT, CASE MANAGER)

Items F(4) and F(5) were combined for purposes of presentation, public hearing and discussion but were voted upon separately.

A Memorandum dated January 24, 2014 for the February 6, 2014 meeting, with attachments, to the Planning Commission from Donny Wynant, Senior Planner, Current Planning Division, regarding Case #2013-130, 313-317 Camino Alire General Plan Amendment, and Case #2013-131, 313-317 Camino Alire Rezoning, is incorporated herewith to these minutes as Exhibit "7."

The staff report was presented by Donna Wynant. Please see Exhibit "7 for specifics of this presentation.

Public Hearing