City of Santa Fe, New Mexico

memo

DATE: February 22, 2016, for the March 3, 2016 Meeting

TO: Summary Committee

VIA: Lisa Martinez, Director, Land Use Department
Greg Smith, Division Director, Current Planning Division

FROM: Noah Berke, CFM, Senior Planner, Current Planning Division NB

Case # 2016-05. 155 Brownell Howland Lot Split. JenkinsGavin Design and Development, agent for B & L Land, LLC., request a lot split to divide approximately 5.46 acres into two residential lots (+/-2.00 acres and +/-3.46 acres). The property is zoned R-1 (Residential – 1 unit per acre). A portion of the property contains the Ridgetop Subdistrict of the Escarpment Overlay. (Noah Berke, Case Manager)

RECOMMENDATION

The Land Use Department recommends **Approval** with the Conditions of Approval as outlined in this report.

BACKGROUND & SUMMARY

The property is zoned R-1 (Residential – 1 dwelling unit per acre) and is located partially in the Escarpment Overlay District. This lot split proposal would create two lots: Tract 1, Lot 2-A, which consists of +/-3.46 acres (155 Brownell-Holland Road) and Tract 1,Lot 2-B, (165 Brownell-Holland Road) which consists of +/-2.0 acres. The current configuration of Tract 1, Lot 2 was created by a lot line adjustment plat in 1995.

Lot 2-A contains one residential dwelling unit (155 Brownell-Holland Road), a guest house, a swimming pool, and a pond. Lot 2-B contains one residential dwelling unit (165 Brownell-Holland Road), a detached garage, a horse pen and a barn.

B & L Land also owns the adjacent lot to the west (Tract 1, Lot 1; 145 Brownell-Holland Road); however that lot is not included in the current lot split proposal.

Brownell-Howland Road transitions from a public road to a private road at the west boundary of Tract 1, Lot 1, approximately 175 feet west of the property to be split. Both the public and private portions of the road are narrower than would be required by current standards. No variance is required for the lot split, because each new lot would accommodate only an existing principal dwelling unit. Construction of any new principal dwelling units would require a variance.

The existing principal and accessory units on both lots are located on portions of the lots that lie within the Ridgetop Subdistrict of the Escarpment Overlay District. New development in the Ridgetop would be prohibited unless a variance were approved.

Both lots are served by separate septic systems. Both Tract 2, Lot 2-A and Lot 2-B are serviced by city water and are on separate water meters. Both lots are developed and the applicant has indicated that no new development is proposed.

Both lots have slope issues on the northern portions. Since no new development is proposed and both lots are currently developed, staff has not required topography or slope analysis.

CONDITIONS OF APPROVAL

Any staff conditions noted in the attached memoranda and not listed in the recommended conditions of approval have already been addressed on the plat.

Following standard practice, redline comments will be provided to the surveyor who shall make any necessary changes and submit the corrected plat in Mylar.

Staff recommends the following conditions of approval:

1. Add the following notes to the plat:

    a. All new development shall comply with all applicable regulations of the current Land Development Code.
    b. Prior to any new construction on the lot, the owner shall obtain a septic system permit from the State of New Mexico Environment Department.
    c. Fire Department access to any new construction shall not be less than 20 feet in width or greater than a 10% grade. However, a variance to this requirement may be granted by the Fire Department if alternative fire suppression systems are provided.
    d. New development shall have water supply that meets fire flow requirements as per IFC or install an automatic sprinkler system.
    e. Fire Department shall have 150 feet distance to any portion of the building on any new construction.

f. All new construction shall meet the requirements of the Fire Department.
g. All new construction on Tract 2, Lot 2-A and Tract 2, Lot 2-B shall be outside the Ridgetop Subdistrict of the Escarpment District Overlay.
h. All construction shall comply with Section 14-8.2 "Terrain and Stormwater Management".

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda

1. Waste Water Division Engineer Memorandum, Stan Holland
2. Water Division Memorandum, Dee Beingessner
3. Fire Department Memorandum, Rey Gonzales
4. City Engineer Memorandum, Risana "RB" Zaxus, PE
5. Escarpment and Landscape Memorandum, Somie Ahmed
6. Traffic Engineering Division Memorandum, Sandra Kassens

EXHIBIT B: Maps and Photos

1. Zoning and Aerial View
2. Street View of Property Entrance

EXHIBIT C: Applicant Materials

1. Letter of Application
2. Lot Split Plat
3. Lot-Line Adjustment Plat Prepared for William & Harrylou Egolf Tract No. 1 – Lot 2 & Tract No. 2 – Lot 3

City of Santa Fe, New Mexico

Exhibit A

1. Waste Water Division Engineer Memorandum
2. Water Division Memorandum
3. Traffic Engineering Memorandum
4. City Engineer Memorandum
5. Landscape Memorandum
6. Fire Department Memorandum

City of Santa Fe
New Mexico

MEMO

Wastewater Management Division
DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: January 25, 2016

To: Noah Berke, Case Manager

From: Stan Holland, P.E.
Wastewater Management Division

Subject: Case 2016-05 155 Brownell Howland Lot Split

The subject property is not accessible (within 200 feet) to the City public sewer system. Prior to any new construction on the lot, the owner shall obtain a septic system permit from the State of New Mexico Environment Department.

The following shall be a condition of approval:

1. There are no additional comments for the Applicant to address.

City of Santa Fe

memo

DATE: January 27, 2016

TO: Noah Berke, Case Manager, Land Use Department

FROM: Dee Beingessner, Water Division Engineer

SUBJECT: Case # 2016-05 155 Brownell Howland Lot Split

Each lot will require separate water service. If access to Brownell Howland is not provided from one of the new lots, an easement may be required for the private water line to reach the lot. There is an 8" main that will be constructed this Spring in Brownell Howland. The main will be available for water service.

Fire protection requirements are addressed by the Fire Department.

BERKE, NOAH L.

From: KASSENS, SANDRA M.
Sent: Thursday, January 28, 2016 3:10 PM
To: BERKE, NOAH L.
Cc: ROMERO, JOHN J
Subject: 155 Brownell Howland LS

Noah,
Re: Case # 2016-05
The Traffic Engineering Section has no comments on the Lot Split at 155 Brownell Howland Road, case 2016-05.

Sandra Kassens
Engineer Assistant
Engineering Division
Public Works Department
City of Santa Fe
505-955-6697

BERKE, NOAH L.

From: ZAXUS, RISANA B.
Sent: Monday, February 08, 2016 3:56 PM
To: BERKE, NOAH L.
Subject: Case # 2016-05, 155 Brownell Howland Lot Split

Mr. Berke –

I have no review comments on the above-referenced case.

Risana B "RB" Zaxus, PE
City Engineer

City of Santa Fe, New Mexico

memo

DATE: January 27, 2016

TO: Noah Berke, Land Use Planner Senior

FROM: Somie Ahmed, Planner Technician Senior

SUBJECT: Comments for Case #2016-05, 155 Brownell Howland Lot Split

---

Below are staff's final comments for 155 Brownell Howland Lot Split. Based on documentation provided, the following are staff's final comments:

1. Lot split in the Escarpment Overlay will make all areas in the Ridgetop Subdistrict unbuildable.

City of Santa Fe, New Mexico

memo

DATE: **February 3, 2016**

TO: **Noah Berke, Case Manager**

FROM: **Reynaldo Gonzales, Fire Marshal** RDG

SUBJECT: **Case #2016-002.** 155 Brownell Howland.

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 any new construction or remodel the current code adopted by the governing body would need to be met.

1. All Fire Department access shall be no greater that a 10% grade throughout.

2. Fire Department Access shall not be less than 20 feet width to any new/remodel construction or automatic sprinkler systems may be required.

3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. If this cannot be met an automatic sprinkler system may be required.

4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.

5. Shall have water supply that meets fire flow requirements as per IFC

City of Santa Fe, New Mexico

Exhibit B

1. Zoning Aerial Photo
2. Aerial Photo
3. Street View Property Entrance

OLD BISHOPS LODGE RD
109 OLD BISHOPS LODGE RD
R1
165 BROWNELL HOWLAND RD
175 BROWNELL HOWLAND RD
145 BROWNELL HOWLAND RD
155 BROWNELL HOWLAND RD
RIDGE
BROWNELL HOWLAND RD
BROWNELL HOWLAND RD
BROWNELL HOWLAND RD
300 BROWNELL HOWLAND RD

OLD BISHOPS LODGE RD
OLD BISHOPS LODGE RD
165 BROWNELL HOWLAND RD
145 BROWNELL HOWLAND RD
155 BROWNELL HOWLAND RD
175 BROWNELL HOWLAND RD
BROWNELL HOWLAND RD
300 BROWNELL HOWLAND RD

Google Maps 131 Brownell-Howland Rd

Image capture: Apr 2014 © 2016 Google

Santa Fe, New Mexico

Street View - Apr 2014

City of Santa Fe, New Mexico

Exhibit C

1. Letter of Application
2. Lot Split Plat
3. Lot-Line Adjustment Plat Prepared for William & Harrylou Egolf Tract No. 1 – Lot 2 & Tract No. 2 – Lot 3

jenkinsgavin
DESIGN & DEVELOPMENT INC

January 15, 2016

Noah Berke
Current Planning Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: 155 & 165 Brownell Howland Road Lot Split

Dear Noah:

This letter is submitted on behalf of B&L Land, LLC in application for a lot split, for consideration by the Summary Committee at their meeting of March 3, 2016. The ±5.46-acre subject property, Tract 1 – Lot 2, is located at 155/165 Brownell Howland Road, is zoned R-1, and lies partially within the Ridgetop Subdistrict of the Escarpment Overlay. The property is currently improved with two single family residences and no new development is proposed with this application. The intent of the lot split is to establish separate legal lots for the two existing dwellings: Lot 2-A at 155 Brownell Howland Rd. comprising ±3.47 acres; and Lot 2-B at 165 Brownell Howland Rd. comprising ±2.0 acres.

Both residences are currently served by separate water service lines connecting to the public main in Brownell Howland. There is no City sewer in the vicinity; each residence is served by a separate septic system.

In support of this request, the following documentation is submitted herewith for your review:

1. Development Review Application
2. Letter of Owner Authorization
3. Deed
4. Legal Lot of Record
5. Application Fee in the amount of $280.00 ($250.00 Lot Split fee; $30.00 for Public Notice Poster)
6. Submittal Plans – Lot Split Plat (3 copies) & PDF

Your assistance with this request is greatly appreciated. Please do not hesitate to contact me should you have any questions or require additional information. Thank you for your consideration.

Sincerely,

Hillary Welles, Project Manager
JenkinsGavin Design & Development, Inc.

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: 155 & 165 Brownell Howland Road

To Whom It May Concern:

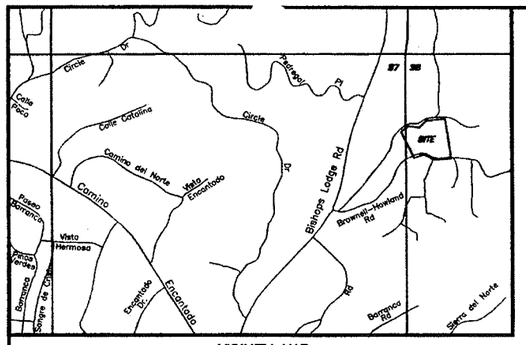
This letter shall serve as authorization for JenkinsGavin Design & Development, Inc. to act on my behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

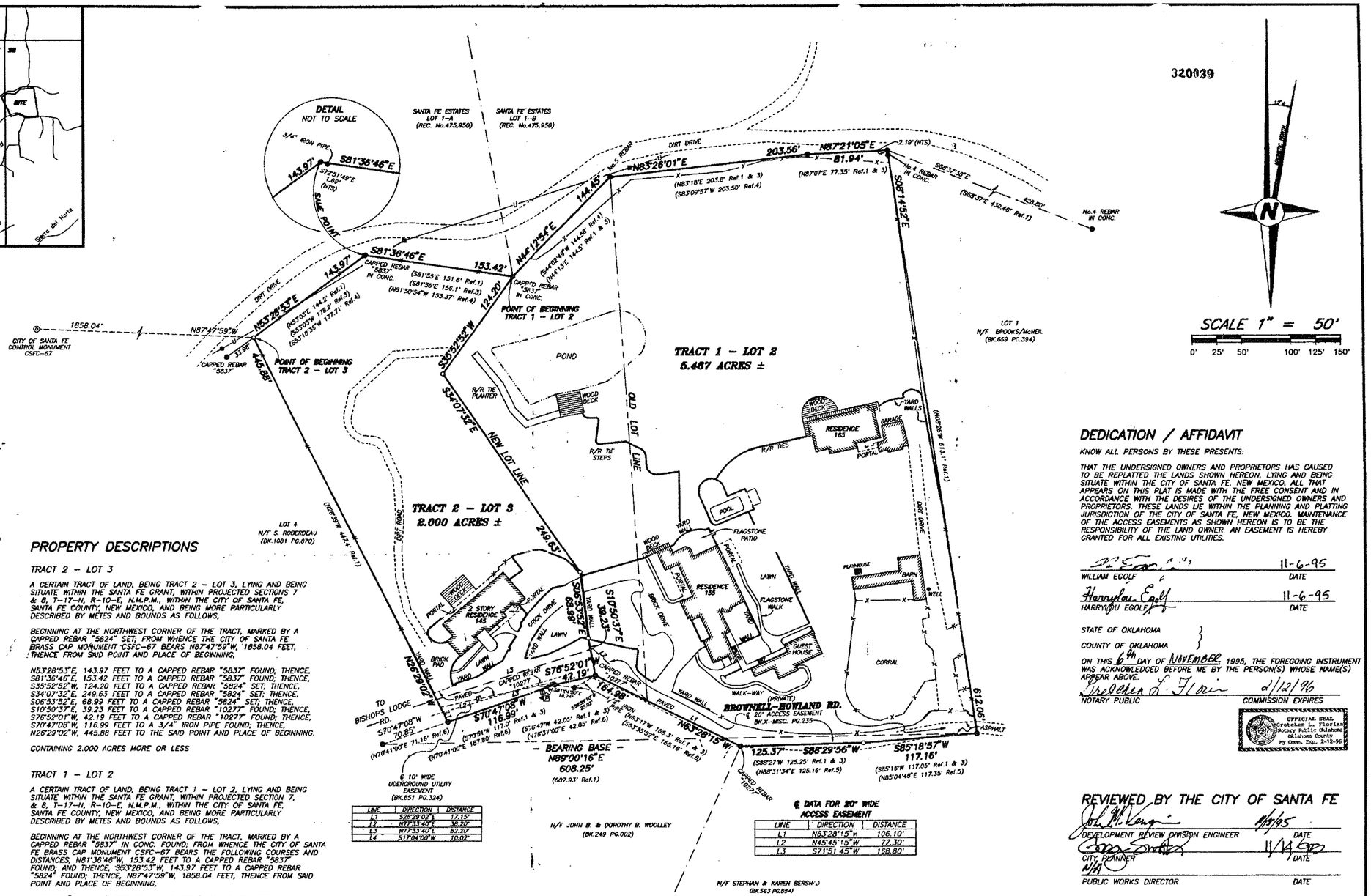
Brian Egolf
for B&L Land, LLC

January 13th, 2016
Date



VICINITY MAP
(NOT TO SCALE)

320039



LINE	DIRECTION	DISTANCE
L1	S26°29'02"E	17.15'
L2	N77°33'40"E	38.20'
L3	N77°33'40"E	82.20'
L4	S17°04'00"W	10.02'

℄ DATA FOR 20' WIDE ACCESS EASEMENT

LINE	DIRECTION	DISTANCE
L1	N63°28'15"W	106.10'
L2	N45°45'15"W	77.30'
L3	S71°51'45"W	168.80'

LEGEND/PLAT REFERENCES

1. BEARINGS BASED ON A PLAT OF SURVEY TITLED, "SUBDIVISION OF FLORENCE F. LOVEJOY TRACT, WITHIN NORTH SANTA FE GRANT," DATED 8/03/53, BY GEO. M. NEEL.
2. REFERENCE ALSO A WARRANTY DEED FROM EMILY DAVIS COATES TO WILLIAM & HARRYLOU EGOLF, FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 353, PAGE 469.
3. REFERENCE ALSO A PLAT OF SURVEY TITLED, "AMENDED PLAT SHOWING LANDS WITHIN THE BROWNELL-HOWLAND TRACT AND OTHER LANDS, WARD No.4, SANTA FE, NEW MEXICO," DATED 11/10/43, AMENDED 7/19/46, AND AGAIN ON 12/7/59, BY WALTER G. TURLEY, NMPE & PS No.95.
4. REFERENCE ALSO A PLAT OF SURVEY TITLED, "REPLAT OF LOT 1, SANTA FE ESTATES, TRACT E-1, AND BROWNELL-HOWLAND TRACT 4," DATED 2/81, BY RICHARD E. SMITH, NMPS No.5837, AND FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK AS REC. No. 475,950.
5. REFERENCE ALSO A PLAT OF SURVEY TITLED, "PLAT OF SURVEY FOR STEPHAN & KAREN BERSHAD, FORMERLY THE ESTATE OF PARKER WILSON, OF LANDS WITHIN A PORTION OF TRACT 7, BROWNELL-HOWLAND TRACT, SANTA FE, NEW MEXICO," DATED 4/83, BY RICHARD E. SMITH, NMPS No.5837.
6. REFERENCE ALSO A PLAT OF SURVEY TITLED, "AMENDED RETRACEMENT SURVEY/LOT SPLIT OF TRACT 8, BROWNELL-HOWLAND TRACT, FOR JOHN G. & DOROTHY B. WOOLLEY," DATED 6/92, BY RICHARD A. MORRIS, NMPS No.10277, AND MOST RECENTLY FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK AS REC. No.818,113, BOOK 249, PAGE 002.

- ● 3/4" IRON PIPE FOUND AND USED, UNLESS OTHERWISE NOTED.
- ○ CAPPED REBAR "5824" SET.
- ◦ COMPUTED POINT, NOT SET.
- ◎ SANTA FE CONTROL BRASS CAP
- UTILITY POLE, OVERHEAD UTILITY LINES, AND POLE GUY ANCHOR WHERE APPLICABLE.
- TELEPHONE PEDISTAL
- POWER BOX.
- ▲ ELECTRIC METER.
- △ GAS METER.
- Ⓦ WATER METER.
- Ⓖ GAS VALVE.
- Ⓥ WATER VALVE.
- —x— FENCE LINE

NOTES:

ALL NATURAL DRAINAGE WAYS ARE TO BE LEFT UNIMPEDED FOR NATURAL STORM WATER FLOW.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL, AND THAT THE DATA SHOWN HEREON ARE TRUE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. FIELD WORK COMPLETED ON 09/12/95

Robert L. Benavides 11/9/95
ROBERT L. BENAVIDES NMPS No. 5824 DATE

ROBERT L. BENAVIDES NEW MEXICO 5824 PROFESSIONAL SURVEYOR

PROPERTY DESCRIPTIONS

TRACT 2 - LOT 3

A CERTAIN TRACT OF LAND, BEING TRACT 2 - LOT 3, LYING AND BEING SITUATE WITHIN THE SANTA FE GRANT, WITHIN PROJECTED SECTIONS 7 & 8, T-17-N, R-10-E, N.M.P.M., WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT, MARKED BY A CAPPED REBAR "5824" SET; FROM WHENCE THE CITY OF SANTA FE BRASS CAP MONUMENT CSFC-67 BEARS N87°47'59"W, 1858.04 FEET, THENCE FROM SAID POINT AND PLACE OF BEGINNING,

N53°28'53"E, 143.97 FEET TO A CAPPED REBAR "5837" FOUND; THENCE, S81°36'46"E, 153.42 FEET TO A CAPPED REBAR "5837" FOUND; THENCE, S35°52'52"W, 124.20 FEET TO A CAPPED REBAR "5824" SET; THENCE, S34°07'32"E, 249.63 FEET TO A CAPPED REBAR "5824" SET; THENCE, S06°53'52"E, 68.99 FEET TO A CAPPED REBAR "5824" SET; THENCE, S10°50'37"E, 39.23 FEET TO A CAPPED REBAR "10277" FOUND; THENCE, S76°52'01"W, 42.19 FEET TO A CAPPED REBAR "10277" FOUND; THENCE, S70°47'08"W, 116.99 FEET TO A 3/4" IRON PIPE FOUND; THENCE, N26°29'02"W, 445.88 FEET TO THE SAID POINT AND PLACE OF BEGINNING.

CONTAINING 2.000 ACRES MORE OR LESS

TRACT 1 - LOT 2

A CERTAIN TRACT OF LAND, BEING TRACT 1 - LOT 2, LYING AND BEING SITUATE WITHIN THE SANTA FE GRANT, WITHIN PROJECTED SECTION 7, & 8, T-17-N, R-10-E, N.M.P.M., WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT, MARKED BY A CAPPED REBAR "5837" IN CONC. FOUND; FROM WHENCE THE CITY OF SANTA FE BRASS CAP MONUMENT CSFC-67 BEARS THE FOLLOWING COURSES AND DISTANCES, N81°36'46"W, 153.42 FEET TO A CAPPED REBAR "5837" FOUND; AND THENCE, S53°28'53"W, 143.97 FEET TO A CAPPED REBAR "5824" FOUND; THENCE, N87°47'59"W, 1858.04 FEET, THENCE FROM SAID POINT AND PLACE OF BEGINNING,

N44°12'54"E, 144.45 FEET TO A No.5 REBAR FOUND; THENCE, N83°26'01"E, 203.56 FEET TO A 3/4" IRON PIPE FOUND; THENCE, N87°21'05"E, 81.94 FEET TO A 3/4" IRON PIPE FOUND; THENCE, S08°14'52"E, 612.06 FEET TO A 3/4" IRON PIPE FOUND; THENCE, S85°18'57"W, 117.16 FEET TO A CAPPED REBAR "5824" SET; THENCE, S88°29'56"W, 125.37 FEET TO A CAPPED REBAR "10277" N63°28'15"W, 164.98 FEET TO A CAPPED REBAR "10277" N10°50'37"W, 39.23 FEET TO A CAPPED REBAR "5824" SET; THENCE, N06°53'52"W, 68.99 FEET TO A CAPPED REBAR "5824" SET; THENCE, N34°07'32"W, 249.63 FEET TO A CAPPED REBAR "5824" SET; THENCE, N35°52'52"E, 124.20 FEET TO THE SAID POINT AND PLACE OF BEGINNING.

CONTAINING 5.467 ACRES MORE

DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNERS AND PROPRIETORS HAS CAUSED TO BE REPLATTED THE LANDS SHOWN HEREON, LYING AND BEING SITUATE WITHIN THE CITY OF SANTA FE, NEW MEXICO. ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO. MAINTENANCE OF THE ACCESS EASEMENTS AS SHOWN HEREON IS TO BE THE RESPONSIBILITY OF THE LAND OWNER. AN EASEMENT IS HEREBY GRANTED FOR ALL EXISTING UTILITIES.

WILLIAM EGOLF — DATE 11-6-95

HARRYLOU EGOLF — DATE 11-6-95

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

ON THIS 6th DAY OF NOVEMBER, 1995, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSON(S) WHOSE NAME(S) APPEAR ABOVE.

NOTARY PUBLIC — COMMISSION EXPIRES 2/12/96

OFFICIAL SEAL Gretchen L. Florian Notary Public Oklahoma County My Comm. Exp. 2-12-96

REVIEWED BY THE CITY OF SANTA FE

DEVELOPMENT REVIEW DIVISION ENGINEER — DATE 11/13/95

CITY PLANNER — DATE 11/14/95

N/A
PUBLIC WORKS DIRECTOR — DATE

COUNTY CLERK SEAL — COUNTY CLERK JONA G. ARMIJO SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE
STATE OF NEW MEXICO } 975.015
I hereby certify that this instrument was filed for record on the 16 day of Nov. A.D. 19 95 at 4:15 o'clock p.m. and was duly recorded in book 320 page 039 of the records of Santa Fe County.

Witness my hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.

Deputy

INDEXING INFORMATION FOR COUNTY CLERK

PROFESSIONAL LAND SURVEYING
ROBERT L. BENAVIDES
NMPS No.5824
P.O. BOX 15160
3011 CIELO COURT, SUITE A
SANTA FE, NEW MEXICO 87506
PH. 471-7600 FAX 471-4363

SECTION(s)	PROJECTED 7 & 8
TOWNSHIP	T-17-N
RANGE	R-10-E
GRANT	SANTA FE GRANT
N.M.P.M.	

LOT-LINE ADJUSTMENT PLAT PERPARED FOR

WILLIAM & HARRYLOU EGOLF
TRACT No. 1 - LOT 2 &
TRACT No. 2, - LOT 3
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO

SCALE	1" = 50'
DATE	10/95
DRAWN-BY	J.L.L.
CHECKED-BY	R.L.B.
PROJECT No.	D605