

# City of Santa Fe, New Mexico

# memo

**DATE:** May 18, 2015 for the June 4, 2015 Meeting

**TO:** Summary Committee

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

by GTS  
GTS

**FROM:** Zach Thomas, Senior Planner, Current Planning Division

by GTS

## 2505 SIRINGO LANE LOT SPLIT

**Case #2015-41. 2505 Siringo Lane Split.** Linda Duran, agent for Robert H. and Sarah S. Duran, requests approval to divide approximately 1 acre into two residential lots (+/- 0.68 acres and +/- 0.33 acres). The property is zoned R-3 (Residential – 3 dwelling units per acre). The property is located at 2505 Siringo Lane (Zach Thomas, Case Manager)

## RECOMMENDATION

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

## BACKGROUND & SUMMARY

The zoning of the property was recently changed from R-1 (Residential – 1 unit per acre) to R-3 (Residential – 3 units per acre) with the adoption of Ordinance 2015-8 by the City Council on March 25, 2015. As part of the approval of the rezone, the City Council, upon a recommendation by the Planning Commission, adopted a finding regarding “innovative street design” per SFCC §14-9.2(C)(3). The City Council found that street improvements were not required at the time of future development or further subdivision of 2505 Siringo Lane. The purpose of the rezone was to allow for the proposed lot split creating a lot upon which Linda Duran may construct a home on the family’s property.

The proposal would create two tracts: Tract I-1, 2505 Siringo Lane, consisting of

+/- 0.68 acres and Tract I-2, 2507 Siringo Lane, consisting of +/- 0.33 acres. Tract I-1 is developed with a single family residence. The property is owned by Robert H. and Sarah S. Duran, parents of Linda Duran.

The Traffic Engineering Division has reviewed the proposed lot split and has recommended no conditions of approval based on the adopted findings regarding the innovative street design.

The existing residence is connected to City water and sewer. A condition is proposed to require new residential development to connect to City water and sewer.

## **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. Residential development on Lot I-2 shall be required to connect to City water and sewer.
  - b. The address for Lot I-2 shall be 2507 Siringo Lane.
  - 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.

## **ATTACHMENTS:**

### **EXHIBIT A: City Staff Memoranda**

1. Waste Water Division Engineer Memorandum, Stan Holland
2. Water Division Memorandum, Dee Beingessner
3. Land Use Engineer email , RR Zaxus
4. Traffic Engineering Division Memorandum, Sandra Kassens

**EXHIBIT B: Maps and Photos**

1. Aerial View
2. Street View of Property Entrance

**EXHIBIT C: Applicant Materials**

1. Letter of Application
2. Lot Split Plat

# **City of Santa Fe, New Mexico**

## **Summary Committee**

### **Exhibit A**

**City Staff Memoranda**

**City of Santa Fe**



**New Mexico**

# MEMO

## Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

### E-MAIL DELIVERY

Date: May 4, 2015

To: Zach Thomas, Case Manager

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

Subject: Case 2015-41 2505 Siringo Lane Lot Split

---

**The subject property is accessible to the City public sewer system. Accessible is defined as within 200 feet of a public sewer line. The new lot can be served with City sewer service through a private sewer service line connection to the existing public sewer line in Siringo Lane.**

**The following note shall be added to the plat:**

1. Add note to the plat that Wastewater Utility Expansion Charges (UEC) shall be paid at the time of building permit application.

*City of Santa Fe*  
**memo**

**DATE:** April 30, 2015  
**TO:** Zach Thomas, Land Use Senior Planner, Land Use Department  
**FROM:** Dee Beingsner, Water Division Engineer *DB*  
**SUBJECT:** Case # 2015-41 2505 Siringo Lane Lot Split

---

Each lot requires separate water service. There is a 6" main in Siringo Lane that is available for water service.

Fire protection requirements are addressed by the Fire Department.

**THOMAS, ZACHARY E.**

---

**From:** ZAXUS, RISANA B.  
**Sent:** Wednesday, May 13, 2015 12:01 PM  
**To:** THOMAS, ZACHARY E.  
**Subject:** Cases# 2015-43/44 and # 2015-41

Mr. Thomas,

I have no review comments on the Azua Fria Street GPA/Rezone and Siringo Lane Lot Split, referenced above.

Risana B "RB" Zaxus, PE  
City Engineer

# City of Santa Fe, New Mexico

# memo

**DATE:** May 8, 2015  
**TO:** Zach Thomas, Land Use Division  
**VIA:** John J. Romero, Traffic Engineering Division Director *JR*  
**FROM:** Sandra Kassens, Engineer Assistant *SK*  
**SUBJECT:** 2505 Siringo Lane Family Transfer Lot Split. (Case #2015-041)

---

**ISSUE:**

Linda Duran, agent for Robert H. & Sarah S. Duran, requests approval to divide approximately 1 acre into two residential lots ( $\pm$  0.68 acres and  $\pm$  0.33 acres) through a Family Transfer Lot Split. The property is zoned R-3 (Residential – 3 dwelling units per acre), and is located at 2505 Siringo Lane.

**BACKGROUND:**

- The applicants previously requested rezoning of the lot at 2505 Siringo Lane from R-1 to R-3 (case #2014-104). The Traffic Engineering Division recommended that they grant sidewalk easements and construct sidewalks as per City Code, section 14-9.2 in our staff report dated Nov. 17, 2014.
- The Planning Commission issued item #15-0185, Findings of Fact and Conclusions of Law, dated March 19, 2015 in which they approved the zone change to R-3 and adopted a finding that Siringo Lane has an innovative street design.

**RECOMMENDED ACTION:**

Review comments are based on submittals received on April 29, 2015 and a review of the Planning Commission's Findings of Fact and Conclusions of Law, item #15-0185 with regards to the rezone from R-1 to R-3:

- Based on the above noted Findings of Fact and Conclusions of Law, item # 15-0185, dated March 19, 2015; the City of Santa Fe Traffic Engineering Division has no comments and places no conditions for approval of the proposed Family Transfer Lot Split at 2505 Siringo Lane, case #2015-041.

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

# **City of Santa Fe, New Mexico**

## **Summary Committee**

### **Exhibit B**

**Photos**

2505 Siringo Lane





# **City of Santa Fe, New Mexico**

## **Summary Committee**

### **Exhibit C**

**Applicant Materials**

## LETTER OF APPLICATION

**INTENT:** Summary Lot Split and Family Transfer

**LOCATION:** 2505 Siringo Lane; Santa Fe, NM 87505

**ACREAGE:** 1 Acre

The proposed intent of the one(1) acre **Lot Split** is for Robert H. Duran and Sarah S. Duran to establish a **Family Transfer** of approximately **0.330 acres or 14,370 sq. ft +/- (TRACT 1-2)** to their daughter Linda Duran. Robert H. and Sarah S. Duran **will retain (TRACT 1-1)**. The Duran's went through the Rezoning Process and were successfully approved by the Governing Body to Rezone their one (1) acre parcel on 2505 Siringo Lane from R-1 to R-3 with an approved variance to the street design (Ordinance No. 2015-8), March 25, 2015.

Once the Family Transfer Lot Split is established, Linda Duran, the daughter of Robert H. and Sarah S. Duran will initiate the process to have a **single family dwelling** placed on the portion of the 2505 Siringo Lane property that was gifted and transferred to her.



4-17-15

**Linda Duran, Applicant/Agent for Robert H. and Sarah S. Duran**

**STATEMENT ADDRESSING COMPLIANCE WITH ZONING CRITERIA**

The Applicant's have successfully been approved by the Governing Body of the City of Santa Fe on March 25, 2015, for changing the zoning classification for the 2505 Siringo Lane one(1) acre property to R-3 (Residential -3 dwelling units per acre)(Ref: Case #2014-104). The Governing Body approved the Rezone as recommended by the Planning Commission's Finding of Facts (Ref: Case #2014-104) in which recommendations were made to approve the rezoning of the 2505 Siringo Lane Property from R-1 to R-3 and further recommendations were made that the Governing Body adopt a finding that Siringo Lane has innovative street design (Ref: Code 14-9.2)

*Linda Duran*      4-17-15

**Linda Duran, Applicant/Agent for Robert H. and Sarah S. Duran**