

City of Santa Fe
Board of Adjustment
Findings of Fact and Conclusions of Law

Case # 2016-53—1549 S. St. Francis Drive Special Use Permit
Owner/Applicant's Name—Secondary Learning Center

THIS MATTER came before the Board of Adjustment (Board) for hearing on September 6, 2016 (Hearing) upon the application (Application) of Secondary Learning Center (Applicant). The Applicant seeks a special use permit for a school use on 0.64+/- acres at 1549 S. St. Francis Drive. The property is zoned C-1 PUD (General Office/Planned Unit Development).

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

FINDINGS OF FACT

1. The Board heard reports from staff and received testimony and evidence from the Applicant. No members of the public interested in the matter spoke at the hearing.
2. Pursuant to Code §14-2.4(C)(2) the Board has the authority to hear and decide applications for special use permits as provided in Code §§14-3.6 (Special Use Permits) and 14-6 (Permitted Uses).
3. Pursuant to Code §14-3.6(B) the Board has the authority to hear and decide applications for special use permits in accordance with applicable provisions of Chapter 14; to decide questions that are involved in determining whether special use permits should be granted; and to grant special use permits with such conditions and safeguards as appropriate under Chapter 14; or to deny special use permits when not in harmony with the intent and purpose of Code Chapter 14.
4. Pursuant to Code Table 14-6-1.1, an applicant operating a school in a commercial district, if located within 200 feet of residentially zoned property, must apply for a special use permit.
5. The school at 1549 S. St. Francis Drive is within 200 feet of residentially zoned property.
6. Therefore, a special use permit is required for the project.
7. Code Section 14-3.1(F)(2)(a)(viii) requires an ENN for special use permits and Code Section 14-3.1(F)(4)-(6) establishes procedures for the ENN, including:
 - (a) Compliance with the notice requirements of Code Section 14-3.1(H) [Section 14-3.1(F)(4)];
 - (b) Timing for the ENN meeting and the principles underlying its conduct [Section 14-3.1(F)(5)]; and
 - (c) Guidelines for the conduct of the ENN meeting [Section 14-3.1(F)(6)].
8. Notice was properly given in accordance with the notice requirements of Code Section 14-3.1(H)(1)(a)-(d).
9. An ENN meeting was held on March 10, 2016 at the Santa Fe Public Library Main Branch.

10. The ENN meeting was attended by the Applicant, City staff, and approximately two other interested parties, and the discussion followed the guidelines set out in Code Section 14-3.1(F)(6).
11. Code Section 14-3.6(C) sets out the procedures to be followed prior to the grant by the Board of a special use permit, including:
 - (a) Approval of a site plan and other site development drawings necessary to demonstrate that the Project can be accomplished in conformance with applicable Code standards [Section 14-3.6(C)(1)];
 - (b) Submittal of an application indicating the Code section under which the special use permit is sought and stating the grounds on which it is requested [Section 14-3.6(C)(2)]; and
 - (c) That a special use permit is limited to the specific use and intensity granted, requiring a new or amended special use permit if the use is changed or intensified [Section 14-3.6(C)(3)].
12. Code Section 14-3.6(D)(1) sets out certain findings that the Board must make to grant a special use permit, including:
 - (a) That the Board has the authority to grant a special use permit for the Project [Section 14-3.6(D)(1)(a)]; *Section 14-2.4(C) grants the Board the authority under the section of Chapter 14 described to grant a special use permit.*
 - (b) That granting a special use permit for the Project does not adversely affect the public interest [Section 14-3.6(D)(1)(b)]; *The proposed special use permit application complies with minimum standards for Chapter 14.*
 - (c) That the Project is compatible with and adaptable to adjacent properties and other properties in the vicinity of the Project [Section 14-3.6(D)(1)(c)].
 - i. *The school has already been operating in this C-1 PUD district and the issues of concern at the Early Neighborhood Notification meeting were only about children playing in the parking lot and condominium insurance. The Applicant has stated the school will be changing its policy about children playing in the parking lot.*
 - ii. *Although the project site backs up to residential development, the limited scale of the school and the limited extent of outdoor activity areas make it unlikely that school operations will be incompatible with the adjacent residential uses.*
 - iii. *The existing architectural characteristic of the building is similar in style to those on the premises and surrounding buildings on adjoining properties.*
13. Code Section 14-3.6(D)(2) authorizes the Board to specify conditions of approval for a special use permit to accomplish the proper development of the area and to implement the policies of the general plan.
14. The Applicant submitted a site plan and an application indicating the Code section under which the special use permit was being sought and stating the grounds for the request.
15. Board staff provided the Board with a report (Staff Report) evaluating the factors relevant to the proposed special use permit and recommending approval by the Board of such special use permit, subject to the conditions set out in the Staff Report (the Conditions).
16. The Staff has no objection to Applicant's request for a condition that student enrollment be limited to a maximum of thirty-one (31) students.

17. The Applicant has no objection to a condition limiting student parking to two spaces.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the Hearing, the Board CONCLUDES as follows:

1. The Board has the power and authority under Code §§14-2.4(C)(2) and 14-3.6(B) and Code §14-7.2(F) to grant the special use permit applied for in this request.
2. The special use permit was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
3. The ENN meeting complied with the requirements established under the Code.
4. The granting of the special use permit will not adversely affect the public interest.
5. The Project is compatible with and adaptable to adjacent properties and to other properties in the vicinity of the Project.
6. The special use permit granted herewith is granted for the specific use of the Property and intensity applied for and no change of use or more intense use shall be allowed unless approved by the Board under a new or amended special use permit or as otherwise permitted by applicable Code.

WHEREFORE, IT IS ORDERED ON THE ____ DAY OF _____, 2016 BY THE BOARD OF ADJUSTMENT OF THE CITY OF SANTA FE:

1. That the special use permit is approved as applied for, subject to the Conditions presented in Staff's report, as well the conditions: (a) that student enrollment shall be limited to a maximum of thirty-one (31) students and (b) student parking shall be limited to two spaces.
2. The special use permit granted herewith shall expire if (a) it is not exercised within three (3) years of the date these Findings of Fact and Conclusions of Law are adopted by vote of the Board, subject to any right of the Applicant under applicable Code to request an extension of such time or (b) it ceases for any reason for a period of three hundred and sixty five (365) days.

Gary Friedman
Chair

Date:

FILED WITH THE CITY CLERK:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM:

Zachary Shandler
Assistant City Attorney

Date: