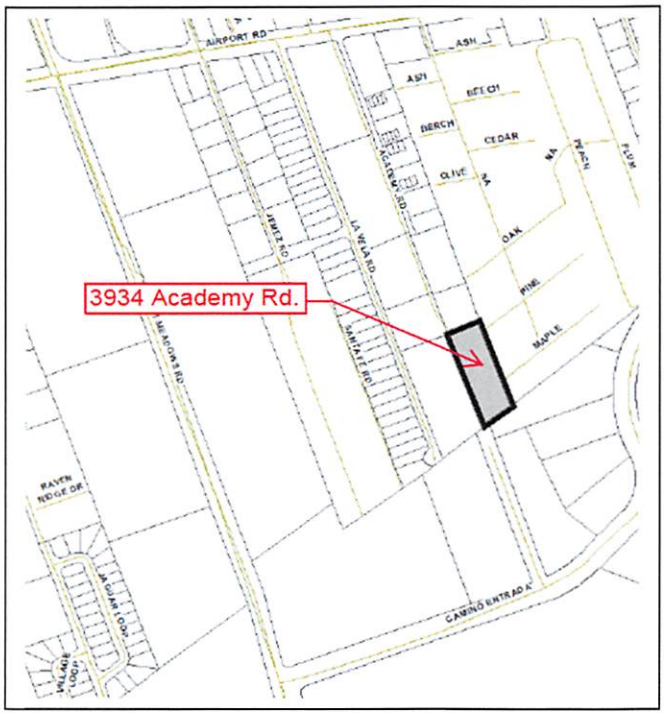
Land Use Department
Planning Commission Staff Report

Case No: 2016-107
Hearing Date: November 3, 2016
Applicant: Kevin Juno of Juno Architects for Dan Rowe
Request: Development Plan
Location: 3934 Academy
Case Mgr.: Donna Wynant
Zoning: I-1 PUD
Overlay: None
Pre-app. Mtg.: June 23, 2016
ENN Mtg.: August 29, 2016
Proposal: Mini Self Storage units
Development of 33,850 square feet of new mini storage buildings with a variance request from 14-6.2(D)(3)(e)(ii) Subsections 14-9.2(D)(3), (D)(4) and (D)(8).



<u>Case #2016-107</u>. Airport Mini Storage Units Expansion Development Plan. Juno Architects, agent for Dan Rowe, request approval of a development plan for 33,850 square feet of new mini storage buildings. The property is located at 3934 Academy Road and is zoned I-1 PUD (Light Industrial – Planned Unit Development). The application includes variances to Subsection 14-6.2(D)(3)(e)(ii) Eight-foot masonry wall required abutting residential property line; and Subsections 14-9.2(D)(3), (D)(4) and (D)(8) Street access standards for through streets, connections to the existing road network and cul-de-sacs. (Donna Wynant, Case Manager)

I. RECOMMENDATION

If the Commission determines that the findings required for approval of the variances can be met, the Commission should APPROVE the application subject to the technical corrections recommended by staff. No conditions of approval are recommended.

Three motions will be required in this case, in the following order:

- Approve or deny the wall variance request.
- Approve or deny the street access variance request.
- Approve or deny the development plan subject to conditions recommended by staff.

II. EXECUTIVE SUMMARY

The applicant requests development plan approval for the expansion of the existing Airport Storage facility located on the adjacent property to the west at 3929 Academy Road. The applicant, who owns both properties, also requests to consolidate the two, which are both zoned I-1 PUD. (See Exhibit D-2: Zoning Map). The adjacent property is currently developed with mini storage units and includes a caretaker's residence. The proposal for the subject 1.6-acre property at 3934 Academy is for three new single-story mini-storage buildings totaling 33,580 sq. ft. The adjacent property is 2.56 acres in size and the two together would be 4.12 acres. Mini storage units are a permitted use in the I-1 district. Approval of a development plan by the Planning Commission is required prior to new development whose gross floor area is thirty thousand square feet or more.

The proposed development plan would expand the existing storage facility development to the west. The existing facility was developed prior to annexation under the provisions of the joint city-county Extraterritorial Zoning Ordinance (EZO). The current application includes requests for variances to the street access standards and to the requirement to provide a masonry screen wall between the storage facility and the adjacent residential development.

The subject property is identified as Lot 1 on the SkyWest Subdivision Plat at the south end of Academy Road, which is a private road within a 50-foot wide right-of-way that extends approximately 1,500 feet from Airport Road. The road improvements dead-end into a cul-de-sac, but private easements exist that could provide for extension of Academy Road through the project site to connect to right-of-way that is "stubbed out" at the south edge of the project site. Extending Academy Road through the project site would provide a link from Airport Road to Camino Ortiz in the Valdez Industrial Park.

The project site is vacant and bounded by I-1 zoning and industrial uses to the north, south and west. A mobile home park, zoned MHP (Mobile Home Park), is located to the east.

III. BACKGROUND

The Sky West Subdivision was approved and recorded June 6, 2003 under the EZO regulations. The final development plan dated April 2002 shows 10 lots along the east side of Academy Road (see Exhibit E). A mini-storage facility was approved for the site but was never recorded, and expired before the property was annexed.

A development plan for Nature's Creation was approved by the City of Santa Fe Planning Commission under City zoning regulations for the subject property on October 15, 2009. The Commission required extension of Academy Road to the south boundary of the project site as a condition of approval for the development plan. That approval has also expired.

Parallel parking spaces are provided in front of the 210 units. One parking space per 10 storage units is required, thereby requiring 21 spaces and 8 bicycle spaces. Proposed lot coverage on the subject site is 48%, which is below the 50% maximum allowed. The existing sales office and manager's apartment, located on the 3929 Academy property will serve the entire facility.

Mini storage units are required to be architecturally compatible with the zoning district; have lighting that is not intrusive to surrounding residential uses, and meet the landscape requirements per Section 14-8.4. Specific requirements for mini-storage units approved after July 25, 2007 (per Section 14-6.2(D)(3)) include the following:

- a building shall not be located fewer than one hundred (100) feet from a residentially zoned property unless the required landscaping buffer adjacent to the residentially zoned property is twice the otherwise required width;
    - The 30-foot wide landscape buffer shown on the proposed plan would meet that requirement.
- an eight (8) foot masonry wall, either stuccoed on the outside or made of decorative block, is required along any property line abutting a residentially zoned property;
    - The applicant requests a variance from this requirement to allow the 7foot tall existing board and block column fence to be retained.

IV. DEVELOPMENT PLAN

The purpose and intent of development plans per Section 14-3.8 is to:

1. Provide the plans to be followed in construction operations, including phasing;
2. Enable the governing body, land use boards and land use director to ensure compliance with Chapter 14;
3. Document compliance with final actions to approve or conditionally approve development applications;
4. A development plan typically encompasses development of one or more parcels under common ownership or unified control that will be planned and developed as a whole.

Approval Criteria–Development Plan (Section 14-3.8(D)(1))

Criterion 1: that the Planning Commission is empowered to approve the plan under the section of Chapter 14 described in the application;	**Criterion Met:** (Yes/No/conditional/N/A) **Yes**
Santa Fe City Code (SFCC) Section 14-2.3(D)(1) authorizes the Planning Commission to review and approve or disapprove development plans and subdivision plats.	
Criterion 2: that approving the development plan will not adversely affect the public interest; and	**Criterion Met:** (Yes/No/conditional/N/A) **Conditional**
If the recommended conditions of approval to landscape, screen and buffer the mini-storage	

development from the adjacent residential property are adopted, then this project would not adversely affect the public interest.	
Criterion 3: that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	**Criterion Met:** (Yes/No/conditional/N/A) **Yes**
The property to the east of the project is already developed as a mobile home park. The storage use would generate less noise and other impacts than other types of industrial uses. Mini storage operations would be subject to compliance with noise limits specified in Chapter 10 of the Municipal Code.	

V. VARIANCE REQUESTS

The applicant requests the following variances:

- **Property Line Wall Variance 14-6.2(D)(3)(e)(ii):** For mini storage units "an eight (8) foot masonry wall, either stuccoed on the outside or made of decorative block, is required along any property line abutting a residentially zoned property;" The applicant proposes to use the existing 7-foot board fence in place of a new eight-foot masonry wall.
- **Street Access Standards Variance**
    - **14-9.2(D)(3):** At least one through street that traverses the entire developed area shall be provided for each one thousand (1,000) feet of developed area.
    - **14-9.2(D)(4):** At least two connections to the existing road network points shall be provided for every ten acres of development.
    - **14-9.2(D)(8):** Cul-de-sacs and other dead-end streets, both public and private, may be constructed only if topography, lot configuration, previous development patterns or other natural or built features prevent continuation of the street.

  The applicant proposes to retain the existing cul-de-sac rather than extend the existing road to connect to the right-of-way that is stubbed out at the south boundary of the project site.

The criteria on the following pages are required by Subsections14-3.16(C)(1)-(5) to grant each of the variances listed above.

Criterion 1: One or more of the following special circumstances applies:	
(a) Unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid; OR	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
(b) The parcel is a legal nonconforming lot created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid; OR	**YES**
(c) There is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.7; OR	**N/A**
(d) The land or structure is nonconforming and has been designated as a landmark, contributing or significant property pursuant to Section 14-5.2 (Historic Districts).	**N/A**

The parcel is a legal nonconforming lot created prior to the adoption of the regulation from which the variance is sought. The Sky West Subdivision Final Development Plan, approved in 2003, shows mini storage units on this lot and a seven-foot high solid fence along the entire east boundary between the SkyWest Subdivision and the mobile home park and along the south boundary of the subdivision. The fence detail on the Development Plan consists of 16-inch square split face masonry pilasters at 16 feet on center with 1 x 8 vertical wood boards in between. In addition to the solid fence, there is also a chain link fence along the property line. The existing fence provides a uniform, solid, visual barrier between the residential property and the mini storage lot, but would be slightly less effective than an eight-foot masonry wall at limiting access, screening views and blocking noise. Some visual screening is provided by existing trees on the residential side of the fence, and a 30 foot wide landscape buffer will be created on the project site that will screen the view of the storage facility. In addition, the side of the mini storage building facing the residential property will not have any doors, creating another solid wall between the residential property and the mini storage facility.

Criterion 2: The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.	**Criterion Met:** (Yes/No/conditional/N/A) **YES**

- **14-6.2(D)(3)(e)(ii):** Eight-foot masonry wall required abutting residential property line.

It is not clear that it would be infeasible to provide a wall that meets the standards. The applicant states that removal of the established fence could affect trees already established along the property line.

- **14-9.2(D)(3):** At least one through street that traverses the entire developed area shall be provided for each one thousand (1,000) feet of developed area.

The applicant states in his letter of application that there is not an adequate easement to support the street making it infeasible to meet the standard and still develop the property.

- **14-9.2(D)(4):** At least two connections to the existing road network points shall be provided for every ten acres of development.

Academy Road if extended to Camino Encantada would provide the two connections, from Airport Road on the north and Camino Entrada to the south.

- **14-9.2(D)(8):** Cul-de-sacs and other dead-end streets, both public and private, may be constructed only if topography, lot configuration, previous development patterns or other natural or built features prevent continuation of the street.

The cul-de-sac was constructed prior to the adoption of the 14-9.2 standards. The applicant states that an adequate easement does not exist to support a through street. Staff analysis indicates that the full easement width could be provided on the project site if necessary. "Continuation of the street" would be complicated by the stairway location and orientation of access doors for the original phase of the storage units.

Criterion 3: The intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.	**Criterion Met:** (Yes/No/conditional/N/A) **YES**

- **14-6.2(D)(3)(e)(ii):** Eight-foot masonry wall required abutting residential property line;

The existing 7 foot tall wood and block column wall is consistent along the Sky West subdivision east lot line, and therefore does not exceed fences along the lot line for other properties to the north within the commercial subdivision.

- **14-9.2(D)(3):** At least one through street that traverses the entire developed area shall be provided for each one thousand (1,000) feet of developed area.

The alignment of streets to connect from Airport Road to Camino Entrada via Academy Road and the City public-right of way appears to have been anticipated and was reaffirmed by the Planning Commission in their review of a previous proposal (Nature's Creation) on the subject site.

- **14-9.2(D)(4):** At least two connections to the existing road network points shall be provided for every ten acres of development.

Many of the streets in the area are dead-end streets, most of which are residential streets. This commercial street would benefit by having a second connection to another street.

- **14-9.2(D)(8):** Cul-de-sacs and other dead-end streets, both public and private, may be constructed only if topography, lot configuration, previous development patterns or other natural or built features prevent continuation of the street.

The only physical constraint that appears to affect any future road alignment is a building encroachment up to or into the portion of the existing easement that is on the adjacent property to the north. That information was not shown on the adjacent property and it is therefore not possible to assess how close any future street would come to the existing storage buildings. If necessary, the full easement width could be provided on the project site.

Criterion 4: The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered:	**Criterion Met:** (Yes/No/conditional/N/A) **NOT CLEAR**
Criterion 4a: Has the property or could it be used without variances for a different category or lesser intensity of use?	**Criterion Met:** (Yes/No/conditional/N/A) **NOT CLEAR**

- **14-6.2(D)(3)(e)(ii):** Eight-foot masonry wall required abutting residential property line;

The required 8 foot tall masonry wall could be built along the residential property. Such a requirement ensures that a storage facility is visually and physically separated from adjacent residential development. However, a the required 30-foot landscape buffer and a existing fence should serve to provide substantial screening and separation between the storage facility and the residential neighborhood.

- **14-9.2(D)(3):** At least one through street that traverses the entire developed area shall be provided for each one thousand (1,000) feet of developed area.
-
- **14-9.2(D)(4):** At least two connections to the existing road network points shall be provided for every ten acres of development.
-
- **14-9.2(D)(8):** Cul-de-sacs and other dead-end streets, both public and private, may be constructed only if topography, lot configuration, previous development patterns or other natural or built features prevent continuation of the street.

The road access variances do not directly prevent use of the property for a different category or lesser intensity of use, although improved access and traffic volumes could accommodate more-intense uses that proposed. The amount of land required for the road extension would affect suitability of the lot for development for the proposed or other types of uses.

Criterion 4b: The variance is consistent with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.	**Criterion Met:** (Yes/No/conditional/N/A) **YES**

- **14-6.2(D)(3)(e)(ii):** Eight-foot masonry wall required abutting residential property line;

The intent of the screening requirement for mini storage is to provide visual screening, provide security and buffer noise impacts. The existing fence would meet each of those purposes to some extent, but would also require more maintenance.

- **14-9.2(D)(3):** At least one through street that traverses the entire developed area shall be provided for each one thousand (1,000) feet of developed area.
- **14-9.2(D)(4):** At least two connections to the existing road network points shall be provided for every ten acres of development.
- **14-9.2(D)(8):** Cul-de-sacs and other dead-end streets, both public and private, may be constructed only if topography, lot configuration, previous development patterns or other natural or built features prevent continuation of the street.

Existing lot configurations and building orientations limit feasibility of a through street to some extent.

Criterion 5: The variance is not contrary to the public interest.	Criterion Met: (Yes/No/conditional/N/A) YES
• **14-6.2(D)(3)(e)(ii):** Eight-foot masonry wall required abutting residential property line; • **14-9.2(D)(3):** At least one through street that traverses the entire developed area shall be provided for each one thousand (1,000) feet of developed area. • **14-9.2(D)(4):** At least two connections to the existing road network points shall be provided for every ten acres of development. • **14-9.2(D)(8):** Cul-de-sacs and other dead-end streets, both public and private, may be constructed only if topography, lot configuration, previous development patterns or other natural or built features prevent continuation of the street. A determination that the impact on the public interest should not be considered significant can be supported.	

VI. EARLY NEIGHBORHOOD NOTIFICATION

An Early Neighborhood Notification (ENN) meeting regarding the proposed development plan was held on August 29, 2016. The notice included a variance to Subsection 14-6.2(D)(3)(e)(ii) regarding the requirement for an eight-foot masonry wall required abutting residential property line; and Subsections 14-9.2(D)(3), (D)(4) and (D)(8) requiring street access standards for through streets, connections to the existing road network and cul-de-sacs. No members of the public attended the meeting.

VII.EXHIBITS:

EXHIBIT A: Technical Corrections

EXHIBIT B: City Staff Memoranda
1. City Engineer, RB Zaxus
2. Traffic Engineering, Sandy Kassens
3. Water Division, Dee Beingessner
4. Wastewater Division, Stan Holland
5. Fire Department, Reynaldo Gonzales
6. Landscaping, Somie Ahmed
7. Transit Division, Keith Wilson

EXHIBIT C: Early Neighborhood Notification
1. Guidelines
2. Meeting Notes

EXHIBIT D: Maps and Photos
1. Future Land Use Map
2. Zoning Map
3. Aerial Photo
4. Aerial Photos showing street network and future bike trail

EXHIBIT E: Applicant Submittals

APPROVED:

Title	Name	Initials
Land Use Senior Planner	Donna Wynant, AICP	DW
Land Use Current Planning Division Director	Greg Smith	GS
Land Use Department Director	Lisa Martinez	

City of Santa Fe, New Mexico

Planning Commission

Exhibit A

Technical Corrections

EXHIBIT A
TECHNICAL CORRECTIONS

Condition of approval	**Dept/Division**	**To be completed by:**
Any new or redirected connections to the City's sanitary sewer system to serve this project shall require review and approval by the Wastewater Division.	Stan Holland, Public Utilities/Wastewater	Building permit submittal
Water service is available for this project from the main on Academy Road. If water service is needed for the new buildings, each building must be separately metered.	Public Utilities-Water Division	Building permit submittal
Provide typical tree and shrub planting details.	Land Use/Technical Review-Landscape review-	Building permit submittal

City of Santa Fe, New Mexico

Planning Commission

Exhibit B

City Staff Memoranda

Development Review Team

Comment Form

Date: October 12, 2016

From: Risana "RB" Zaxus, City Engineer

Dept/Div: Land Use, Technical Review Division

Case: Case # 2016-107, Airport Mini Storage Units Expansion Dev Plan

Case Mgr: Donna Wynant

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1 none	
2	
3	
4	

Technical Corrections*:	Must be completed by:
1 Submit drainage calculations for stormwater ponding	Permit Submittal
2 Provide photometrics for outdoor illumination	Permit Submittal
3	
4	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

WYNANT, DONNA J.

From: KASSENS, SANDRA M.
Sent: Wednesday, October 19, 2016 10:46 AM
To: WYNANT, DONNA J.; SMITH, GREGORY T.
Cc: ROMERO, JOHN J
Subject: case 2016-107

RE: Airport Mini Storage Units Expansion Development Plan

Donna,

Re: Case 2016-107, Airport Mini Storage Units Expansion Development Plan. We have no comments on this application.

Conditions of Approval:		Must be completed by:
1	NONE	N/A
2		
3		
4		

Technical Corrections:		Must be completed by:
1	NONE	N/A
2		
3		
4		

Sandy

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

Development Review Team

Comment Form

Date: 10/11/16

Staff person: Dee Beingessner

Dept/Div: Public Utilities/Water Division

Case: 2016-107 Airport Mini Storage Units Expansion Development Plan

Case Mgr: Donna Wynant

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1 Water service is available for this project from the main on Academy Road. If water service is needed for the new buildings, each building must be separately metered.	Prior to building permit final approval
2	
3	
4	

Technical Corrections*:	Must be completed by:
1	
2	
3	
4	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Development Review Team

Wastewater Management Division

E-Mail Delivery

Comment Form

Date: October 7, 2016

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case #2016-107. Airport Mini Storage Units Expansion Development Plan.

Case Mgr: Donna Wynant, Senior Planner

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:
1. Any new or redirected connections to the City's sanitary sewer system to serve this project shall require review and approval by the Wastewater Division	

Technical Corrections*:	Must be completed by:
1. None	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Development Review Team

Comment Form

Date: October 4, 2016

Staff person: Reynaldo Gonzales

Dept/Div: Fire

Case: 2016-107 Airport Mini Storage Units Expansion Development

Case Mgr: Donna Wynant

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1 None	

Technical Corrections*:	Must be completed by:
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. 3. Shall meet the 28 feet inside radius requirement for an apparatus or the dead end turn-around requirement per the IFC 2009 edition. 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	**Prior to any remodel construction the current code adopted by the governing body may need to be met.**

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

Development Review Team

Comment Form

Date: September 26th, 2016

Staff person: Somie Ahmed

Dept/Div: LUD/Technical Review Division

Case: 2016-107 – Airport Mini Storage Units Expansion Development Plan

Case Mgr: Donna Wynant

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1. Provide typical tree and shrub planting details	Construction permit submittal
2.	
3	

Technical Corrections*:	Must be completed by:
1.	
2.	
3.	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

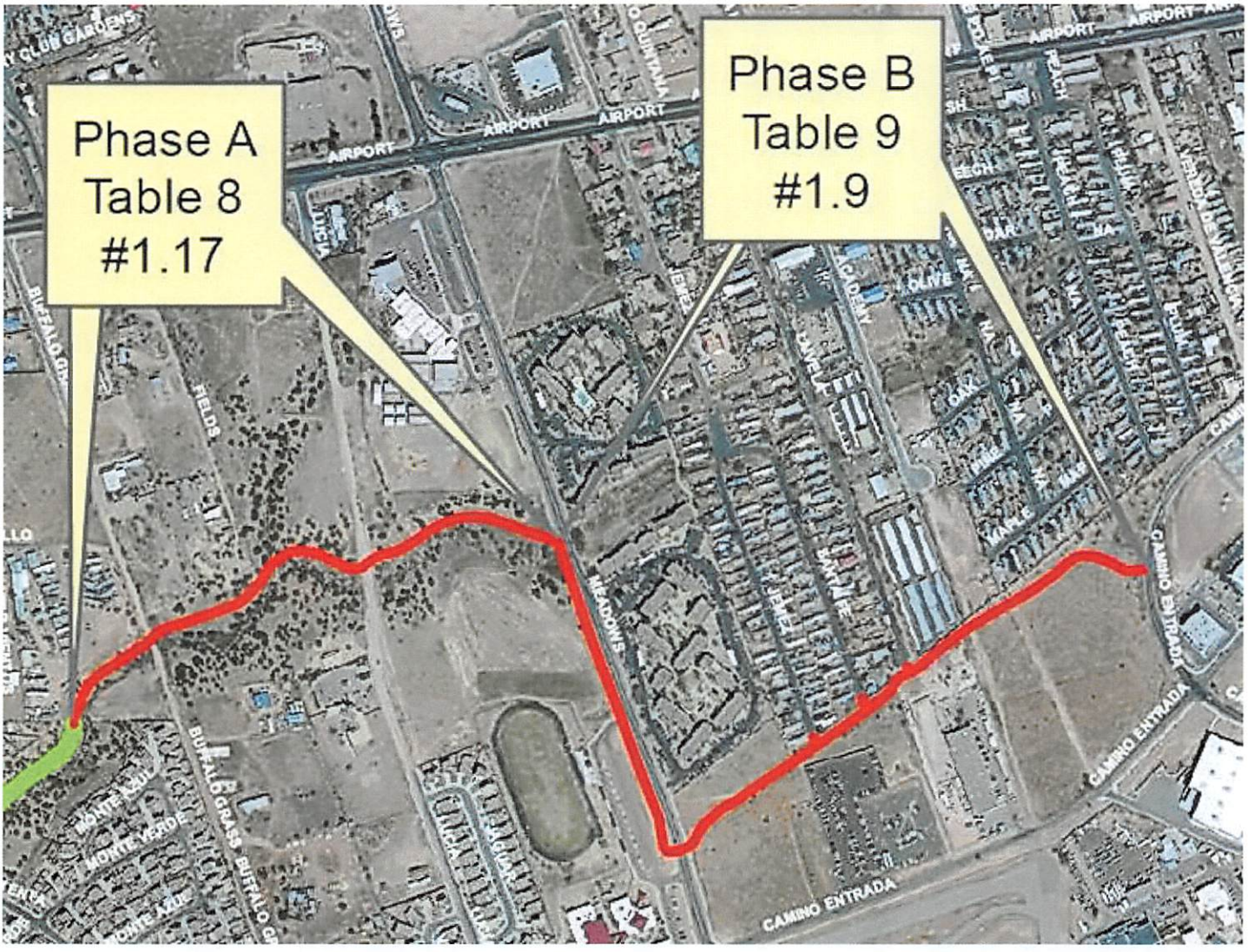
WYNANT, DONNA J.

From: WILSON, KEITH P.
Sent: Wednesday, October 05, 2016 11:28 AM
To: WYNANT, DONNA J.; ROMERO, JOHN J; KASSENS, SANDRA M.
Subject: Case #2016-107 - Airport Mini Storage Units Expansion

Donna, John, Sandy:

In the Bicycle Master Plan there is a proposed Trail that would run along the southern Boundary of the Airport Road Storage Unit Property. Is there opportunity to obtain easements for future trail connections to connect to Academy and Maple if not also Pine. Based on the proposed design it appears that a connection to Maple may be feasible as this area is shown as Landscaped.

Let me know if you want to discuss further.



Keith P. Wilson
Transit Division

Phone: 505-955-2223
Email: kpwilson@santafenm.gov

SANTA FE TRAILS SANTA FE RIDE

www.takethetrails.com

City of Santa Fe, New Mexico

Planning Commission

Exhibit C

Early Neighborhood Notification

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

Project Name	Airport Road Mini Storage Units Expansion Development Plan
Project Location	3934 Academy Rd.
Project Description	Development plan for the 33,850 sq. ft. expansion of Airport Road Mini Storage Units
Applicant / Owner	Kevin Juno of Juno Architects for Dan Rowe, owner
Agent	Kevin Juno
Pre-App Meeting Date	6/23/16
ENN Meeting Date	8/29/16
ENN Meeting Location	Southside Library
Application Type	Development Plan with requested variances
Land Use Staff	Donna Wynant
Other Staff	
Attendance	No residents in attendance.

Notes/Comments:

Meeting started at 5:30. Since no one attended, other than the applicant, owner, contractor and city staff person, the meeting adjourned and Ms. Wynant stayed to discuss the city requirements and process with the applicant.

ENN GUIDELINES

Applicant Information

Project Name: AIRPORT STORAGE EXPANSION

Name: JUNO KEVIN
Last First M.I.

Address: 7925 BOSQUE ST. NW
Street Address Suite/Unit #

LOS RANCHOS NM 87114
City State ZIP Code

Phone: (505) 892-8453 E-mail Address: junoarchitects@aol.com

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 2001, 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 the criteria, 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, landscaping, lighting, access to public places, open spaces and trails.*

THE PROJECT IS CONSISTANT WITH THE CHARACTER OF THE SURROUNDING NEIGHBORHOODS. IT WILL BE AN EXPANSION OF AN EXISTING MINI-STORAGE FACILITY.

(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.*

THE PROJECT INCLUDES A 30' LANDSCAPE BUFFER ALONG THE PROPERTY LINE THAT ABUTTS THE MOBILE HOME PARK TO THE EAST.

(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 SITE WAS REGRADED YEARS AGO AS A PART OF THE OVERALL DEVELOPMENT OF THE SKYWEST SUBDIVISION. IT DOES NOT CONTAIN ANY HISTORIC, ARCHAEOLOGICAL, OR CULTURAL SITES OR STRUCTURES, NOR IS IT NEAR ANY ACEQUIAS OR THE HISTORIC DOWNTOWN.

(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.*

THIS APPLICATION IS NOT FOR ANNEXATION OR REZONING NOR IS IT IN THE HISTORIC DISTRICTS. THIS USE IS ALLOWED BY ZONNING AND THEREFORE CONFORMS TO THE GENERAL PLAN.

(e) EFFECTS ON 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 PROPOSED USE FOR THIS SITE WOULD GENERATE A VERY LOW AMOUNT OF ADDITIONAL TRAFFIC ON ACADEMY ROAD. MINI STORAGE IS ONE OF THE THREE USES APPROVED IN THE MASTER PLAN FOR THE SITE.

(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 PROPOSED FACILITY WOULD GENERATE INCOME WHICH WOULD CONTRIBUTE TO THE TAX BASE OF SANTA FE.

(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.*

THIS PROJECT WOULD NOT EFFECT THE AVAILABILITY OF AFFORDABLE HOUSING FOR 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 SERVICES 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.*

THIS SITE IS ALREADY SERVED BY ALL OF THE UTILITIES THAT WILL BE NEEDED. IT IS ALSO ALREADY SUPPORTED BY PUBLIC SERVICES SUCH AS FIRE AND POLICE PROTECTION. IT WILL HAVE NO EFFECT ON SCHOOLS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES.

(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.***

WATER USE FOR THE NEW FACILITY WILL BE MINIMAL. THE NEW LANDSCAPING WILL CONSIST OF LOW-WATER-USE PLANTS CONSISTANT WITH THE CITY REQUIREMENTS.

(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.***

NOT APPLICABLE TO THIS PROJECT.

(k) EFFECT ON 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? Discuss the project's effect on intra-city travel and between employment and residential centers.***

NOT APPLICABLE TO THIS PROJECT.

(l) ADDITIONAL COMMENTS (optional)

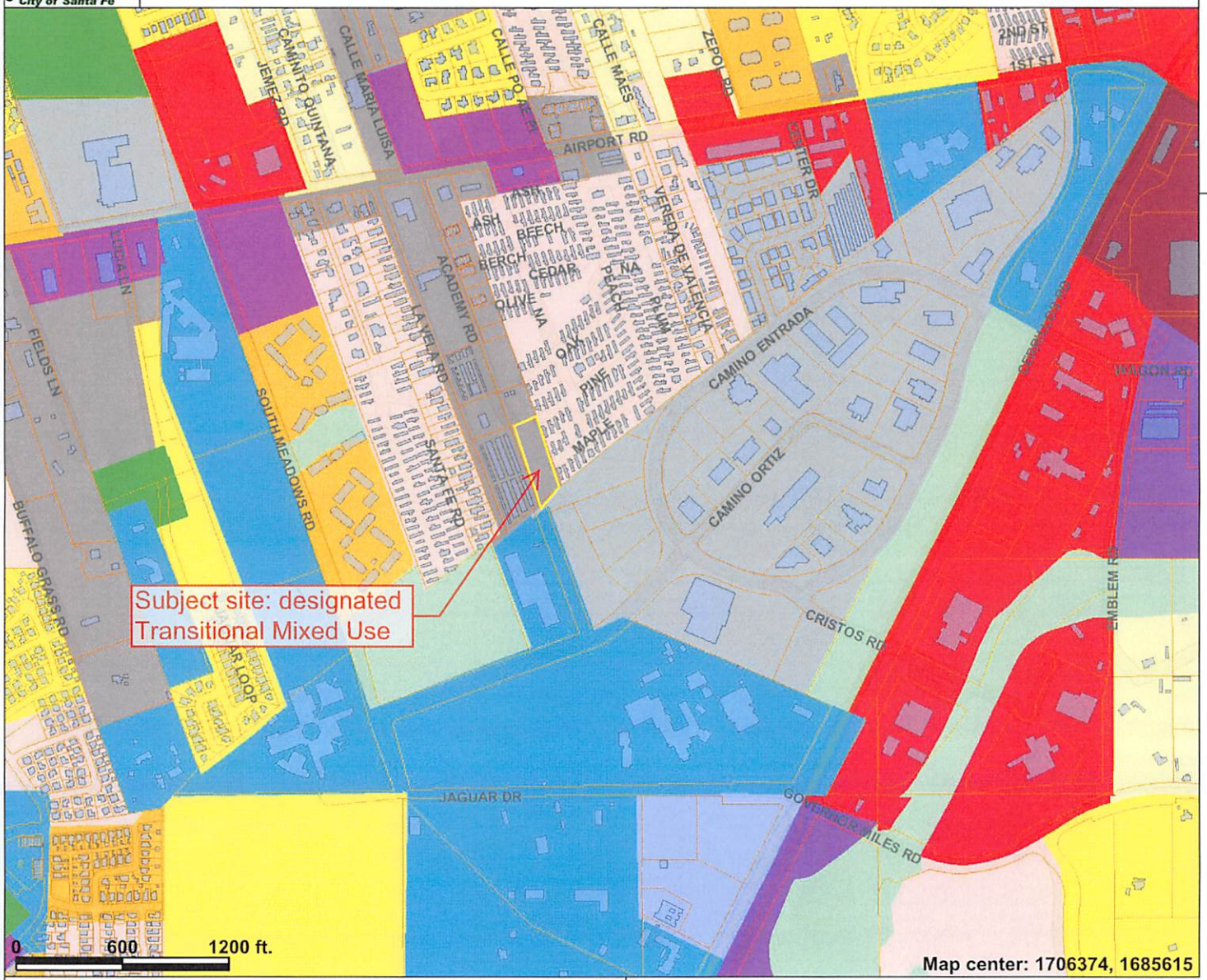
City of Santa Fe, New Mexico

Planning Commission

Exhibit D

Maps and Photos

Airport Mini Storage Units- Future Land Use Map



Legend

- City Limits
- Parcels
- Building Footprint
- Santa Fe River

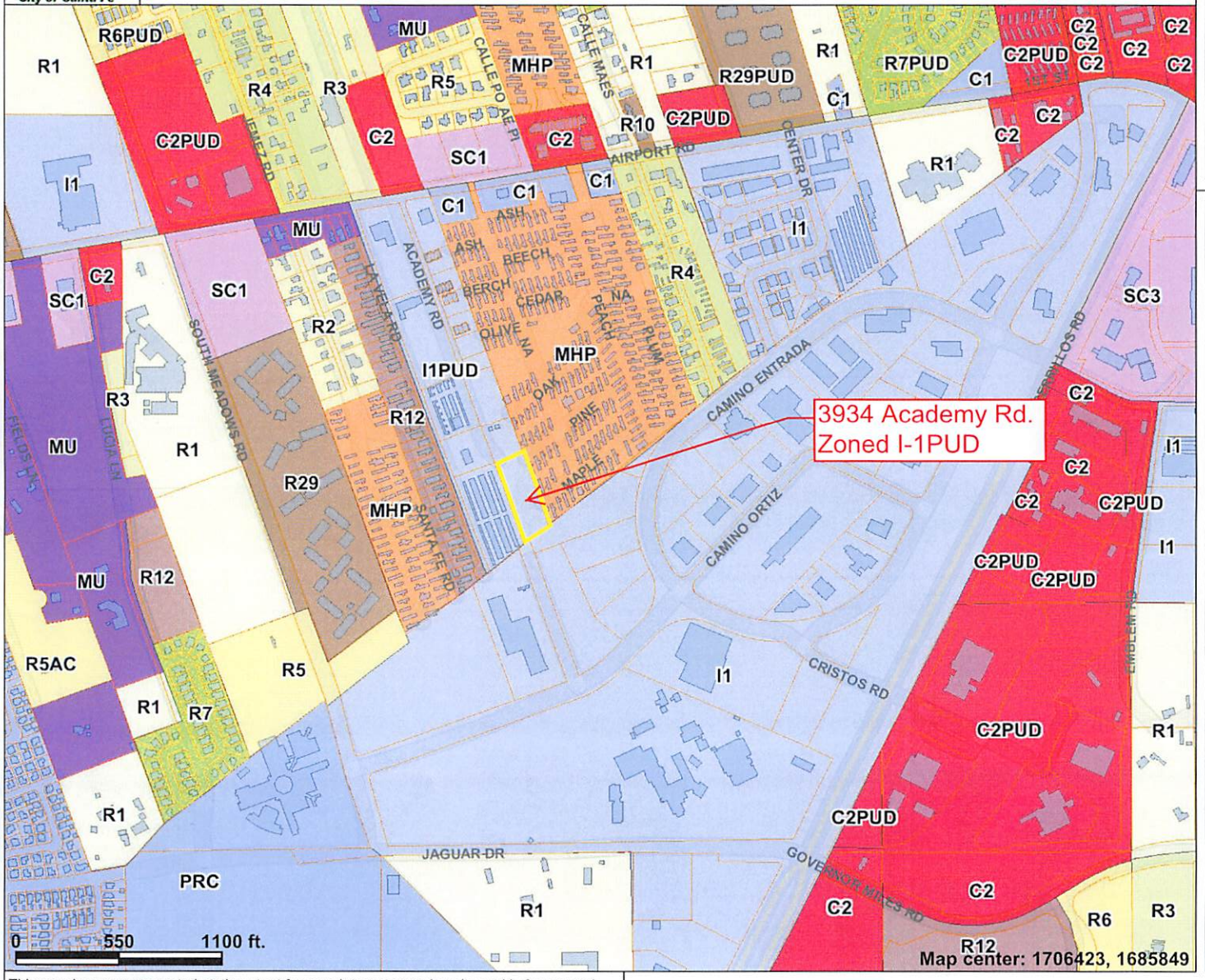
Future Land Use

- 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)
- Meduim Density (7-12 dwellings per acre)
- High Density (12-29 dwellings per acre)
- Regional Commercial
- Community Commericial
- Neighborhood Center
- Transitional Mixed Use
- Business Park
- Office
- Industrial
- Public/Institutioanl
- Open Space

Scale: 1:10,206

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.

Airport Mini Storage Units- Zoning Map



Legend

- City Limits
- Parcels
- Building Footprint
- 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 5-6du/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
- RAC Residential Arts & Crafts
- MHP Mobile Home Park

Scale: 1:9,631

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.

Airport Mini Storage- Aerial Map

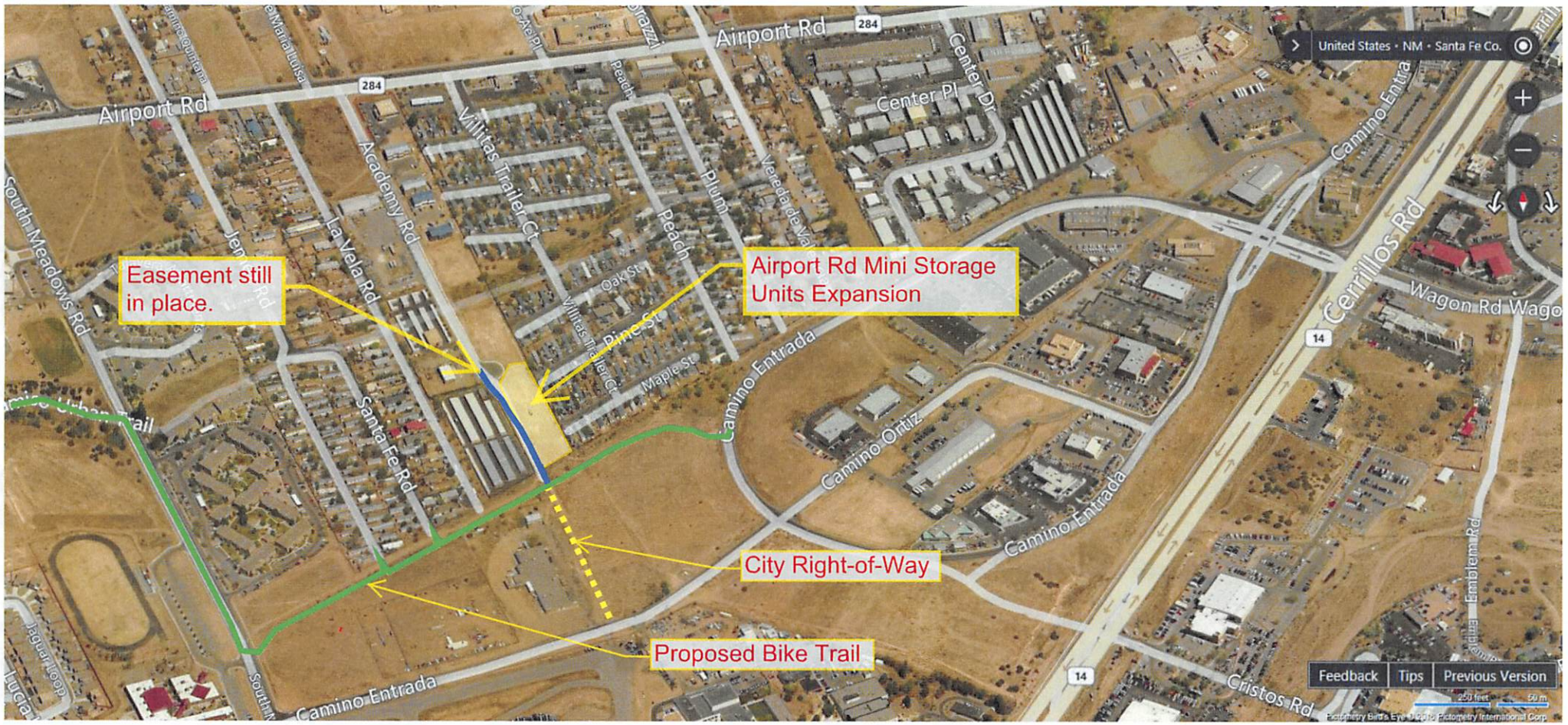
Legend

- City Limits
- Parcels
- Santa Fe River
- Major Roads and Highways
- Other Roads and Streets
- 2008 Aerial Photography - 6 inch resolution

Scale: 1:2,998

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.

Airport Mini Storage Units, 3934 Academy Road
Street network and trails



City of Santa Fe, New Mexico

Planning Commission

Exhibit E

Applicant Submittals

(date stamp)

DEVELOPMENT PLAN APPLICATION

Parcel Information

Project Name: AIRPORT STORAGE EXPANSION

Address: 3934 ACADEMY ROAD

Property Size: 1.618 AC

Current Use of Land: VACANT

Proposed Use of Land: MINI-STORAGE

Does a Rezoning application accompany this application? YES ☐ NO ☒

Are any variances required? YES ☒ NO ☐

Preapplication Conference Date: 6-23-16

Early Neighborhood Notice (ENN) meeting date: 8-29-16

Zoning: I-1 P.U.D.

Property Owner Information

Name: DAN ROWE
First *Last*

Address: 8401 CONSTITUTION NE, SUITE 100
Street Address *Suite/Unit #*

ALBUQUERQUE, NM 87110
City *State* *ZIP Code*

Phone: (505) 450-4663 E-mail Address: dan@rowelegacy.com

Applicant/Agent Information (if different from owner)

Company Name: JUNO ARCHITECTS

Name: KEVIN JUNO
First *Last*

Address: 7925 BOSQUE ST. NW
Street Address *Suite/Unit #*

LOS RANCHOS, NM 87114
City *State* *ZIP Code*

Phone: (505) 892-8453 E-mail Address: junoarchitects@aol.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: 3934 ACADEMY ROAD

I/We authorize KEVIN JUNO to act as my/our agent to execute this application.

Signed: DAN ROWE Date: 9/17/16

Signed: _____ Date: _____

Submittal Checklist (Requirements found in Section 14-3.8 SFCC 1987)

☒ *Six (6) 24"x36" plan sets and one (1) CD are required. Please include the following:*

☒	Letter of Application (intent, location, acreage)	☒	Statement addressing approval criteria	☒	Legal Lot of Record, Legal Description	☒	Development Plan (as defined by Section 14-3.8 SFCC 1987)	☒	Landscape, Parking and Lighting Plan, Signage Specifications
☒	Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	☐	Traffic Impact Analysis (if required)	☐	Proof of Compliance with Conditions of Annexation Approval (if applicable)	☒	Sewer and Water Plan (including profiles and details)	☐	Phasing Plan (if applicable)
☐	Archaeological Clearance (if applicable)								

Development Plan Submittal Requirements, as defined by Section 14-3.8(C) SFCC 1987:

Applicants for developments that require development plans under this section shall submit plans and other documentation as required by the land use director that show compliance with the applicable provisions of the Santa Fe City Code as provided in Section 14-3.1(C) (Form of Application), including plans that show:

(a) existing conditions on the site and within two hundred (200) feet of the site;
(b) proposed modifications to the site, including the locations of existing and new structures, grading, landscaping, lighting, pedestrian and vehicular circulation, parking and loading facilities;
(c) the types, extent and intensity of land uses that are proposed;
(d) proposed modifications to the infrastructure serving the site, including public and private streets, driveways and traffic control measures and utilities;
(e) documentation of compliance with development standards such as required yards, lot coverage, height of structures and open space;
(f) the phases of development, if applicable;
(g) for residential development, a proposal for provision of affordable housing as required by Section 14-8.11 (Santa Fe Homes Program);
(h) a development water budget as required by Section 14-8.13;
(i) for a development plan or final development plan, sufficient detail to clearly show how each applicable development standard is to be met and identify any variance or waiver required;
(j) for a preliminary development plan, sufficient detail to demonstrate the feasibility of meeting all applicable development standards, including an analysis of the type and extent of variances or waivers required, specific requests for which may be included.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: _____ Date: 9/17/16

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Thank you, and feel free to contact the Land Use Department staff at (505) 955-6585 with any questions.

After recording return to:
Rio Grande Title Company, Inc.

File No. 06800604 Marc Martin

SFC CLERK RECORDED 01/12/2009

WARRANTY DEED

Gregory De Ment, a married man as his sole and separate property, for consideration paid, grants to Nature's Creations Properties LLC, whose address is 3934 Academy Road, Santa Fe, New Mexico, the following described real estate in SANTA FE County, New Mexico:

Lot numbered One (1), as shown on that certain plat entitled "Plat of Survey Showing Skywest Subdivision" filed in the Office of the County Clerk of Santa Fe County, New Mexico on June 6, 2003, in Plat Book 533, Pages 014-015, as Document No. 1269,877.

SUBJECT TO reservations, restrictions and easements of record, and taxes for the year 2009 and subsequent years, with warranty covenants.

WITNESS my hand and seal this [9th] day of [January], [2009].

Gregory De Ment

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF SANTA FE } SS

7/13/20D

This instrument was acknowledged before me this 9TH day of JANUARY, 2009,
by Gregory De Ment
(Name or Names of Person or Persons Acknowledging)

My commission expires: JULY 13, 2010

Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF [* County] } SS

This instrument was acknowledged before me this [_____] day of [_____],[_____],
By _____
(Name of Officer)
_____
(Title of Officer)
of _____
(Name of Corporation Acknowledging)
a _____ corporation, on behalf of said corporation.
(State of Incorporation)

My commission expires:[]

COUNTY CLERK VALERIE ESPINOZA SANTA FE COUNTY NEW MEXICO

WARRANTY DEED
COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
PAGES: 1

I Hereby Certify That This Instrument Was Filed for Record On The 12TH Day Of January, 2009 at 10:32:00 AM And Was Duly Recorded as Instrument # 1548879 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

JUNO

ARCHITECTS

September 19, 2016

Mr. Greg Smith
Current Planning Division Director
City of Santa Fe Land Use Department
P.O. Box 909
200 Lincoln Avenue
Santa Fe, NM 87504-0909

Dear Greg:

Attached is our Development Plan Application for the expansion of the existing Airport Storage facility located at 3929 Academy Road. The expansion would include a lot consolidation of 3929 Academy Road and 3934 Academy Road. The property is zoned I-1 PUD within which Mini Storage Units are an approved use. The lots are part of the SkyWest Subdivision which was originally developed in 2003 under a Master Plan that was approved by Santa Fe County that same year.

The expansion would consist of three new single story Mini-Storage buildings totaling 33,850 sq. ft. This represents a lot coverage of 48% on this 1.618 acre site. A 30 foot wide landscape buffer is required along the east property line, between the storage facility and the adjacent mobile home park. The existing driveway entrance, Sales Office, and Manager's Apartment will serve the entire facility. A new fire department access gate, with a Knox box, will be provided at the cul-de-sac. A new fire hydrant is proposed near the northwest corner of the east building. Existing signage will remain with the addition of signage on the roll-up doors of the new storage units that face the cul-de-sac.

This request for mini-storage includes variances from the following sections of the City of Santa Fe Code:

> ***Article 14-6.2D3e(ii)*** *An eight (8) foot masonry wall, either stuccoed on the outside or made of decorative block, is required along any property line abutting a residentially zoned property;* **The parcel is a legal nonconforming lot created prior to the adoption of the regulation from which the variance is sought. The SkyWest Subdivision Final Development Plan, approved in 2003, shows mini storage units on this lot and a 7 foot high solid fence along the entire east boundary between the SkyWest Subdivision and the mobile home park as well as along the south boundary of the subdivision. The fence detail on the Development Plan consists of 16 inch square split face masonry pilasters at 16 feet on center with 1 X 8 vertical wood boards in between. In addition to the solid fence, there is also a chain link**

fence along the property line. The existing fence is consistent with the purpose and intent of Chapter 14. It provides a uniform, solid, visual barrier, not only between the residential property and the mini storage lot, but the entire length of the subdivision. There are existing trees on the residential side of the fence and a 30 foot wide landscape buffer is required between the property line and the mini storage buildings further enhancing/blocking the view of the storage facility. In addition, the side of the mini storage building facing the residential property will not have any doors, creating another solid wall between the residential property and the mini storage facility.

Article 14-9.2 D3 & D4 *At least one through street that traverses the entire developed area shall be provided for each one thousand (1,000) feet of developed area. (Ord. No. 2012-11 § 26);* **The lot was created as a legal nonconforming lot prior to the adoption of the 14-9.2 standards. There is not an adequate easement to support the street making it infeasible to meet the standard and still develop the property. We therefore request a variance from the through street requirement. A lot consolidation would be contingent upon the approval of the easement variance as well as a request to increase the maximum lot coverage on the Skywest Final Development Plan from 29,708 square feet to 33,850 square feet.**

Article 14-9.2 D8 *Cul-de-sacs and other dead-end streets, both public and private, may be constructed only if topography, lot configuration, previous development patterns or other natural or built features prevent continuation of the street.* **The cul-de-sac was constructed prior to the adoption of the 14-9.2 standards. There is not an adequate easement to support a through street, therefore we request a variance to leave the existing built cul-de-sac as is.**

Sincerely,

Kevin Juno, Juno Architects

7925 Bosque St. NW Albuquerque, NM 87114 PH (505) 892-8453 FAX (505) 890-1736 junoarchitects@aol.com