City of Santa Fe, New Mexico

memo

DATE: October 27, 2015 for the November 5, 2015 Meeting

TO: Planning Commission

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

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

Case #2015-92. Pulte SFHP Lot Split. James W. Siebert & Associates, agent for The Pulte Group, requests approval of a lot split to create a 4.5 acre+/- parcel from Tract 9 in the Los Soleras Master Plan which is zoned R-21 (Residential – 21 units per acre). The parcel is located immediately west of the future Rail Runner Road extension and immediately south of the regional park within Las Soleras (Zach Thomas, Case Manager)

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** of the proposed lot split subject to the recommended condition of approval.

II. EXECUTIVE SUMMARY

On September 30, 2015, the City Council approved as part of the Pulte Group development applications, an alternative compliance to the Santa Fe Homes Program. Specifically, the approval requires the dedication of a 4.5 acre parcel for the development of affordable housing by The Housing Trust.

III. BACKGROUND AND SUMMARY

Requests for lot splits are typically considered by the Summary Committee. This application is being heard by the full Commission instead of the Summary Committee because it is related to the conditions of approval for the Pulte final subdivision plat, and also to a future development plan that will be reviewed by the Commission at a future meeting. The proposed lot split is necessary to accommodate the requirements of the Santa Fe Homes Program alternative compliance approved by the City Council as part of the overall Pulte Group development within the Las Soleras Master Plan. The proposed lot split will create the lot that will ultimately be provided to The Housing Trust for construction of an affordable housing

development. That affordable housing development will require the future approval of a development plan by the Planning Commission.

Similar to most tracts of land within the interior of the Las Soleras Master Plan, Tract 9 is currently undeveloped, unimproved and inaccessible as public infrastructure has yet to be developed. However, per the amended Master Plan adopted by the City Council on September 30, 2015, the proposed parcel will be directly accessible from Rail Runner Road, which will be built at the time of development of the parcel or other surrounding parcels.

In approving lot splits, SFCC §14-3.7(D)(2) allows for the deferral of public and semipublic improvements until such time as the lots are developed. The deferral shall be made only upon finding that the improvements are not needed to protect the interests of prospective purchasers of the lots created; to provide for the orderly development of other properties in the vicinity; or to protect the public health, safety and welfare. Future access to the lot will be provided via a short cul-de-sac road to be constructed on the park land north of the lot and will also provide access to the park.

V. CONCLUSION AND CONDITIONS OF APPROVAL

The Land Use Department is recommending **APPROVAL** of the lot split subject to the below noted condition of approval regarding the development of Rail Runner Road. All other necessary infrastructure and site improvements are addressed by the Las Soleras Master Plan, the affordable housing agreement for the Pulte Development and the future development plan required for the affordable housing development.

Staff recommends adding the following condition of approval to the plat prior to recordation:

"This plat creates a 4.5 acre parcel required as part of the SFHP alternative compliance approved by the Santa Fe Governing Body for the Pulte Homes Development on September 30th 2015. The affordable housing agreement, required to implement the alternative compliance for the Pulte Homes Subidivision Phase 1 and Phase 2, shall delineate the timing and parties responsible for construction of Rail Runner Road necessary to provide access to the parcel created by this plat."

VI. ATTACHMENTS:

EXHIBIT A: Development Review Team Memoranda

1. Fire Department Memorandum, Reynaldo Gonzales
2. Landscaping Memorandum, Somie Ahmed
3. Wastewater Management Division, Stan Holland
4. Water Division Memorandum, Dee Beingessner
5. Metropolitan Planning Organization, Keith Wilson

EXHIBIT B: Applicant Submittals

1. Lot Split Plat

City of Santa Fe, New Mexico

Planning Commission

Exhibit A

Development Review Team Memorandum

City of Santa Fe, New Mexico

memo

DATE: October 5, 2015

TO: **Case Manager: Zach Thomas**

FROM: Reynaldo D Gonzales, Fire Marshal RDG

SUBJECT: **Case #2015-92 Pulte SFHP Lot Split**

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) 2009 Edition. Below are the following requirements that shall be addressed prior to approval by Planning Commission. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

Prior to Lot Split approval these requirements must be addressed in order for any construction to take place on this lot. (This would require the infrastructures of roads and utilities to be in place.)

1. Shall Comply with International Fire Code (IFC) 2009 Edition.

2. Fire Department Access shall be granted with emergency access to the lot that meets IFC code requirements

3. Shall have water supply that meets fire flow requirements as per IFC, shall meet the IFC distance requirements to the nearest hydrant.

4. Shall meet all dead end requirements as per IFC or provide emergency turn-around as per IFC. As per IFC 2009 D106.1 *Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.*

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DATE: October 28, 2015

TO: Zachary Thomas, Land Use Planner Senior

FROM: Somie Ahmed, Planner Technician Senior

SUBJECT: Comments for Case #2015-92, Pulte SFHP Lot Split

Below are staff's final comments for the Pulte SFHP Lot Split. These comments are based on documentation and plans submitted to the Development Review Team:

- No specific landscaping requirements for this lot split. Note: Street trees will be required on Rail Runner Road prior to its dedication to the City of Santa Fe.

City of Santa Fe
New Mexico

MEMO

Wastewater Management Division
DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: October 5, 2015

To: Zach Thomas, Case Manager

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

Subject: Case 2015-92 Pulte SFHP Lot Split

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

The Applicant shall address the following comments on the plats:

1. There is an existing 10 foot effluent easement being vacated by this plat. This plat indicates in the dedication and affidavit section that there are no new easements being created or modified. This vacation (modification) should be done in the Las Soleras Lot Line Adjustment Plat which has been submitted with the DRT 2015-83 Pulte Phase 1 Final Subdivision Plat submittals. The changes made in the Las Soleras Lot Line Adjustment Plat should be shown in the lot split plat with a reference to book and page similar to the other easements shown.
2. There are additional easement changes on the Las Soleras Lot Line Adjustment Plat (referenced above) which are not shown on this plat. It is noted that the Las Soleras Lot Line Adjustment Plat submitted under DRT 2015-83 <u>is not the current plat with changes as reviewed and approved by both the Water and Wastewater Divisions</u>.

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DATE: October 5, 2015

TO: Zach Thomas, Land Use Senior Planner, Land Use Department

FROM: Dee Beingessner, Water Division Engineer

SUBJECT: Case # 2015-92 Pulte SFHP Lot Split

See the comments issued by the wastewater division regarding the easement for water and sewer on this case.

An agreement to construct and dedicate will be required to connect existing mains through the subject lot. An approved water plan will be required for the agreement to construct and dedicate to build new mains.

Santa Fe Metropolitan Planning Organization

"Promoting Interconnected Transportation Options"

MEMORANDUM

Date:	October 22, 2015
From:	Keith Wilson, MPO Senior Planner KPW
To:	Zach Thomas, Planning and Land Use Department
Cc:	John Romero, Engineering Division Director
	Sandra Kassen, Traffic Engineering
	Leroy Pacheco, Roadways and Trails Engineering
Re:	**Case #2015-92, Pulte SFHP lot Split**

The following comments are based on MPO Staff's review of the Pulte SFHP Lot Split.

Proposed Conditions

- A 20ft Multi-use Trail easement shall be provided across Tract 12B-1A and Tract 9-A-1 that logically connects the approved Multi-use Trail (Arroyo Chamisos Trail) on the Ross' Peak Subdivision to the existing Pedestrian Trail Easement on Tract 9-A-1. The easement shall be reviewed and approved by City and MPO Staff prior to recordation of the Final Plat.

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Exhibit B

Applicant Submittals