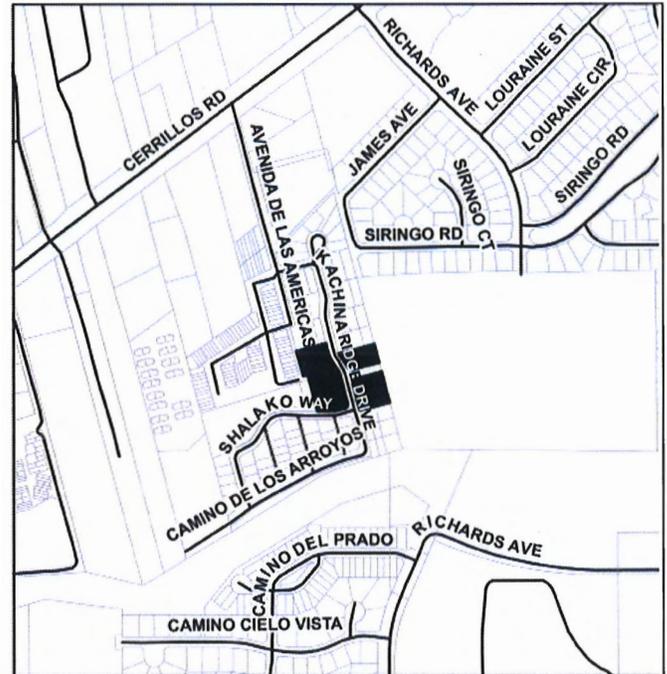




Land Use Department Planning Commission Staff Report

Case No: 2016-72 & 73
Hearing Date: August 4, 2016
Applicant: James W. Seibert & Assoc., inc.,
Agent for SBS, LLC
Request: Preliminary Development Plan &
Preliminary Subdivision Plat
Location: Kachina Ridge Drive
Case Mgr.: Katherine Mortimer
Zoning: R-21-PUD
Overlay: None
Pre-app. Mtg.: April 28, 2016
ENN Mtg.: June 9, 2016
Proposal:
Creation of nine (9) lots on 2.55± acres of land.
Application includes requests for approval of an
alternate street design and a waiver to the
setback requirement at the arroyo top-of-bank

Site Location Map



Case #M 2016-72 Kachina Ridge Phase III Preliminary Development Plan

James W. Siebert and Associates, Inc., agent for SBS, LLC requests preliminary development plan approval to create a nine (9) lot subdivision on approximately 2.55 acres located on both sides of Kachina Ridge Drive and north of Shalako Way. The property is zoned R-21-PUD (Residential, 21 units per acre – Planned Unit Development). (Katherine Mortimer, Case Manager)

Case #S 2016-73 Kachina Ridge Phase III Preliminary Subdivision Plat.

James W. Siebert and Associates, Inc., agent for SBS, LLC requests preliminary subdivision plat approval to create a nine (9) lot subdivision on approximately 2.55 acres located on both sides of Kachina Ridge Drive and north of Shalako Way. The request includes approval of an innovative street design. The property is zoned R-21-PUD (Residential, 21 units per acre – Planned Unit Development). (Katherine Mortimer, Case Manager)

1. RECOMMENDATION

The Land Use Department recommends **approval** of all three requests, subject to the recommended conditions of approval, included in Section 2.

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

- *Approve Preliminary Development Plan subject to conditions recommended by staff.*
- *Approve the request for innovative street design.*

- Approve Preliminary Subdivision Plat subject to conditions recommended by staff.

Should the commission approve the preliminary development and plat applications, final applications will need to be submitted for future approval by the Commission prior to recording of the plat and issuance of construction permits.

2. CONDITIONS OF APPROVAL

The following are the staff-recommended conditions of approval for this project:

#	Condition of approval	Dept/Division	To be completed by:
1	The area shown for special revegetation needs to include the entire un-vegetated area on the north bank, east of the bridge.	Watershed and River Management	Final Development Plan and Plat
2	Logs will be placed along the embankment on the south bank, west of the bridge, where it is currently being undercut and sloughing into the arroyo with plant material planted between them to facilitate stabilization.	Watershed and River Management	Final Development Plan and Plat
3	Make all technical corrections included in Exhibit A.	Case Manager	Final Development Plan and Plat

3. EXECUTIVE SUMMARY

If approved, the proposed preliminary development plan and preliminary subdivision plat will provide for the development of a third and final phase of the Kachina Ridge Subdivision. Since the prior approvals were granted, the required street design has changed. The application includes a request for an innovative street design to allow for the continuance of the street design used in the prior phases of the development. The proposed change to the street design would be to allow a 3-foot planting strip between the curb and sidewalk instead of 5-feet.

The proposed 9-lot subdivision will have lot sizes that vary from 0.08 to 0.134 acres. The plat includes creation of Paa Road that would allow for future access to the property to the east, which is currently an underdeveloped state-owned property housing offices for New Mexico Game and Fish.

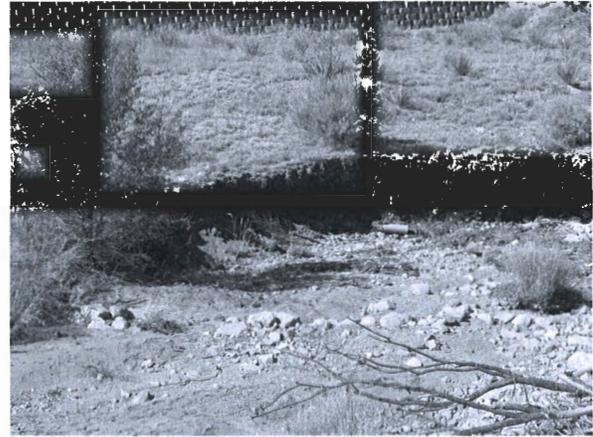
The proposed development would require limited extensions of the utilities into the new areas to be developed. These additional utility demands were anticipated in the earlier phases of the project and there is sufficient capacity to accommodate this final phase.

There is a fork of the Arroyo de los Chamisos which bisects this phase of the project. Earlier phases included construction of a bridge over the arroyo, bed stabilization using rock mattresses and bank stabilization using gabions. The proposed project includes adding an additional level of gabions on the south bank, east of the bridge, where the request for a waiver from the arroyo top-of-bank setback is located. An engineering study demonstrates the bank would remain stable with the proposed gabion structure.

There are two locations where staff recommends conditions of approval that would further stabilize the arroyo to accommodate the additional storm runoff from the project. One is on the north bank, east of the bridge, where an un-vegetated portion of the bank results in sediment running into the arroyo during rain events. The other is on the south bank, west of the bridge, where the bank is being scoured and is sloughing into the arroyo from the force of water when it rains.



North bank of arroyo, east of bridge



South bank of arroyo, west of bridge

The proposed conditions of approval include revegetating the exposed dirt on the north bank, east of the bridge, and using tree rings to help establish the new vegetation. On the south bank, west of the bridge, logs would be stacked against the eroding bank and planted in the gaps between them to stabilize it and stop further erosion.

4. BACKGROUND

Preliminary and final development plans and subdivision plats were approved for this phase of development by the Commission in 2007, but were never recorded (Cases M2007-02 and S2007-03). Those approvals have now expired. The expired approvals included ten single-family residential lots; the current application has been reduced to nine. The prior approval also included a variance to the setback requirement from the top-of-bank of an arroyo which has also expired. The current regulation regarding this setback can be waived by the City Engineer. Information on that request is included in this report for information only as the Planning Commission does not need to approve that request.

The property is zoned Residential – 21 Units Per Acre – Planned Unit Development (R-21-PUD). [Note: this zoning district used to be called RM-1-PUD].

Except for the state-owned property, the area around the proposed subdivision includes single family residential development. Most of the surrounding zoning districts are also R-21-PUD, including the earlier phases of the Kachina Ridge subdivision. The state-owned property to the east is zoned Residential – 1 unit per acre (R-1). The proposed density for this project will be the same as the surrounding residential development.

5. EARLY NEIGHBORHOOD NOTIFICATION

An Early Neighborhood Notification (ENN) meeting regarding the proposed development plan and subdivision plat was held on June 9, 2016. The notice included a variance to the top-of-bank setback requirement which later was determined required a waiver from the City Engineer, rather than a variance. The request for approval of an innovative street design was also included in the notice and discussed at the meeting. Those in attendance expressed concern about the effect of the project on the north fork of the Arroyo Chamiso which runs through the project. Questions were raised about existing vehicular access into earlier phases of the Kachina Ridge subdivision which was reported to have limited visibility

and fast moving vehicular traffic. It was recognized that the existing conditions would need to be addressed outside of this application. For additional detailed information regarding the meeting, refer to the ENN Meeting Summary in Exhibit C.

6. PRELIMINARY 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– Preliminary 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 further stabilize the banks of the arroyo 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 north, west and south of the project are already developed with single-family residences. The property to the east is undeveloped and zoned Residential – 1 unit per acre. Creation of residential units on the subject property is consistent with those existing and future land uses.	

7. PRELIMINARY SUBDIVISION PLAT

Section 14-3.7 governs the authority, procedures and restrictions for the division of land.

Approval Criteria – Preliminary Subdivision Plat (Section 14-3.7(C))

Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.	Criterion Met: (Yes/No/conditional/N/A) Conditional
The north fork of the Arroyo Chamiso runs through the project area and serves as the surface water drainage mechanism along with two existing detention ponds. Both ponds have overflow outlets that drain excess water directly to the arroyo. The ponds were constructed to serve earlier phases of the development and the new development would add additional flows to them. If the recommended conditions of approval to further stabilize	

the banks of the arroyo are adopted, then this project would provide due regard to all natural features.	
Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).	Criterion Met: (Yes/No/conditional/N/A) Conditional
The land to be platted is not within the floodplain, and does not contain steep slopes except within the arroyo channel. The proposed subdivision would not endanger health, safety or welfare. If the recommended conditions of approval to further stabilize the banks of the arroyo are adopted, then the land would be suitable for platting and development.	
Criterion 3: All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	Criterion Met: (Yes/No/conditional/N/A) YES
The proposed preliminary plat identified the location of existing water and sewer lines and new water and sewer main extensions, as is required at this stage. However, the application for final plat is required to include both the water and sewer plans, which will include piping profiles and details. The water plan must utilize the Water Division's required format. Prior to submittal of the final plat application, both water and sewer plans need to be developed in coordination with appropriate City staff.	
Criterion 4: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.	Criterion Met: (Yes/No/conditional/N/A) Conditional
The application includes a request for approval of an innovative street design, rather than a variance. The plat does not contain any other non-conformities. If the innovative street design is approved, then the proposal would meet this criterion.	
Criterion 5: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.	Criterion Met: (Yes/No/conditional/N/A) YES
See response to Criterion 4 above. No existing non-conformities exist on the subject property.	

8. INNOVATIVE STREET DESIGN

The application includes a request for approval of an innovative street design to match that in the rest of the development. At the time the earlier phases were approved, the planting strip between the curb and sidewalk was designated as three (3) feet. (Subsequently that was increased to five (5) feet to provide more room in the planting strip for trees.) The only remaining street to be developed in this phase is Paa Road. This application requests approval to complete this road using the same cross section as the remainder of the development. This report also includes a mitigation to requiring the street trees to be planted on the other side of the sidewalk, on private property, and assigns their maintenance to the property owners.

Section 14-9.2(B)(3) allows the Planning Commission to consider and approve innovative street designs that do not comply with the street types and street sections described in Section 14-9.2, if adequate pedestrian and bicycle facilities, as well as necessary transit facilities, are provided.

The innovative street process is not intended to be used as a substitute for the variance procedure. Section 14-9.2(A) provides the street improvement and design standards for street networks. Subsection (4) states that “The arrangement of streets in a development shall (a) provide for the continuation or appropriate projection of existing streets in surrounding areas [emphasis added]. Since all of the existing streets in the development are built to an earlier standard, the requested innovative street design would meet this standard.

Approval Criteria – Innovative Street Design (Section 14-9.2)

Criterion 1: The innovative street design provides adequate pedestrian and bicycle facilities, as well as necessary transit facilities,	Criterion Met: (Yes/No/conditional/N/A) Yes
The alternate roadway design only affects the planting strip between the curb and the sidewalk which does not affect the pedestrian, bicycle or transit facilities.	
Criterion 2: The innovative street design provides for the continuation or appropriate projection of existing streets in surrounding areas.	Criterion Met: (Yes/No/conditional/N/A) Yes
Staff has not identified any impacts associated with approving the innovative street design which would allow for continuation of the existing street design.	

9. WAIVER OF ARROYO TOP-OF-BANK SETBACK

Per Section 14-8.2(D)(4)(e), Arroyo, Stream and Watercourse Standards, for arroyos, streams or watercourses that carry one hundred (100) cubic feet per second or more of stormwater flow in a one percent chance event, all structures, paved roads, driveways and parking lots shall be set back a minimum of twenty-five (25) feet from the top shoulder of an arroyo plus the depth of the arroyo channel. This setback provision does not apply to stormwater management structures or public access trails. The City Engineer may waive this provision, in writing, stating the reasons and basis for such approval, if evidence is provided by a professional engineer demonstrating arroyo bank stability.

The applicant supplied an Arroyo Setback Analysis prepared by Santa Fe Engineering Consultants, LLC, on July 11, 2016. The City Engineer’s review of that analysis found that the proposed additional bank stabilization would ensure that the bank meets the requirements to waive the setback. Should the Planning Commission approve the preliminary development plan and plat requests, the City Engineer would subsequently issue the waiver to the setback.

10. EXPIRATION

Approval of a preliminary subdivision plat or preliminary development plan shall expire three years after final action approving it unless the final plat or development plan is approved. This would also apply to the innovative street design, should that request also be approved.

11. EXHIBITS:

EXHIBIT A: Technical Corrections

EXHIBIT B: City Staff Memoranda

- 1. City Engineer, RB Zaxus
- 2. Public Works – River and Watershed Coordinator, Melissa McDonald
- 3. Traffic Engineering, Sandy Kassens
- 4. Water Division, Dee Beingessner
- 5. Wastewater Division, Stan Holland
- 6. Fire Department, Reymundo Gonzales
- 7. Landscaping, Somie Ahmed
- 8. Case Manager, Katherine Mortimer

EXHIBIT C: Early neighborhood Notification

- 1. Guidelines
- 2. Meeting Notes

EXHIBIT D: Maps and Photos

- 1. General Plan Land Use Designation Map
- 2. Zoning Map
- 3. Aerial Photo
- 4. Flood Zone Map

EXHIBIT E: Applicant Submittals*

- 1. Preliminary Development Plan and Subdivision Report
- 2. Preliminary Development Plan and Plat Drawings

* Maps and other exhibits reproduced and archived separately from this staff report. File copies are available for review at the Land Use Department office at 200 Lincoln Avenue, West Wing.

APPROVED AS TO FORM:

Title	Name	Initials
Land Use Current Planning Division Director	Greg Smith	
Land Use Department Director	Lisa Martinez	

City of Santa Fe, New Mexico

Planning Commission

Exhibit A

Technical Corrections

Appendix A
TECHNICAL CORRECTIONS

The following are the staff-recommended technical corrections for this project:

#	Condition of approval	Dept/Division	To be completed by:
1	Update the Floodplain note on the PLAT	Terrain Management	Final Development Plan and Plat
2	Clarify the road dedication statement on the PLAT	Terrain Management	Final Development Plan and Plat
3	Add a note to the PLAT that street trees are to be maintained by the lot owner.	Terrain Management	Final Development Plan and Plat
4	Add the following note to the landscape plan: All new plant material (trees & shrubs) shall have a tree ring constructed	Watershed and River Management	Final Development Plan and Plat
5	Add the following note to the landscape plan: Contractor will be responsible for replacement of dead plant material during the establishment period	Watershed and River Management	Final Development Plan and Plat
6	As stated in the Kachina Ridge Subdivision Phase III Preliminary Development Plan and Subdivision Report dated June 20,2016, "Street trees will be planted outside the public rights-of-way and the individual lot owners will be responsible for maintenance of trees." Please make note on landscape plan.	Landscape	Final Development Plan and Plat
7	The Developer shall coordinate with the PWD to receive a copy of the Redline Markups and/or list of technical corrections based on this preliminary submittal. Technical corrections to the plans <u>shall be reviewed and approved</u> by the PWD prior to final sign-off on the Final Subdivision Plat and the Final Development Plan.	Traffic Engineering	Final Development Plan and Plat
8	Add note to the plat that Wastewater Utility Expansion Charges (UEC) shall be paid at the time of building permit application.	Wastewater	Final Development Plan and Plat
9	Add note to the plat stating that no fences, walls, or other obstructions shall be placed or constructed across or within public sanitary sewer or utility easements	Wastewater	Final Development Plan and Plat
10	Add current Wastewater Division General Notes to the plan set	Wastewater	Final Development Plan and Plat
11	There are two pages labeled A3. Please change one so all page numbers in the plan set are unique.	Case Management	Final Development Plan and Plat
12	A main extension will be required for this project. For approval and construction of the necessary water infrastructure, the water plan for main extension and individual water service to each lot must be submitted directly to the water division in our format. The water plan must be approved by the water division in order to enter into an agreement to construct and dedicate the water main.	Water	Prior to obtaining a notice to proceed to construct the water infrastructure for the development.

City of Santa Fe, New Mexico

Planning Commission

Exhibit B

City Staff Memoranda

Development Review Team Comment Form



Date: 7/12/16
 From: Risana "RB" Zaxus, City Engineer
 Dept/Div: Land Use, Technical Review Division
 Case: Case #2016-72/73 Kachina Ridge Phase III Prelim SD Plat & DP
 Case Mgr: Katherine Mortimer

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 Update the Floodplain note on the PLAT	Recordation
2 Clarify the road dedication statement on the PLAT	Recordation
3 Add a note to the PLAT that street trees are to be maintained by the lot owner.	Recordation
4	

*Must made prior to recording and/or permit issuance

The applicant has requested a waiver of the building setback requirement from the top-of-bank of the arroyo. I have reviewed an engineering analysis of the reduced arroyo setback, which demonstrates bank stability and indicates that the proposed wall is stable. The setback requirement is waived, and the proposed construction is acceptable as shown in the plan set.

The applicant has requested an alternate roadway design for Paa Road, to reduce the width of the planting strip from 5 feet to 3 feet, to be consistent with the earlier phases of development. This request is supported. The affected area is small, approximately 260 feet of roadway. Street trees will be planted outside of the R-O-W, and will be maintained by the lot owner.

EXHIBIT B1

Development Review Team

Comment Form

Date: 7/12/16
Staff person: Melissa McDonald
Dept/Div: Public Works Department, Watershed and River Coordinator
Case: 2016-72 – Kachina Ridge Phase 3 Preliminary Development Plan
2016-73 – Kachina Ridge Phase 3 Preliminary Plat
Case Mgr: Katherine Mortimer



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 The area shown for special revegetation needs to include the entire un-vegetated area on the north bank east of the bridge.	Final Development Plan and Plat
2 Logs will be placed along the embankment on the south bank, west of the bridge, where it is currently being undercut and sloughing into the arroyo with plant material planted between them to facilitate stabilization.	Final Development Plan and Plat

Technical Corrections*:

Must be completed by:

1 Add the following note to the landscape plan: All new plant material (trees & shrubs) shall have a tree ring constructed	Final Development Plan and Plat
2 Add the following note to the landscape plan: Contractor will be responsible for replacement of dead plant material during the establishment period	Final Development Plan and Plat

*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. Remove the elms from the north detention pond, which is currently assigned to the homeowners association as their responsibility.
2. The maintenance of the detention ponds' drainage pipes is the responsibility of the homeowners' association to ensure they maintain their capacity and don't get blocked.

Explanation of Conditions or Corrections (if needed):

EXHIBIT B2

City of Santa Fe, New Mexico

memo

Date: July 20, 2016

To: Katherine Mortimer, Planner Supervisor, Case Manager

Via: John Romero, Engineering Division Director 

From: Sandra Kassens, Engineer Assistant 

Dept/Div: PWD/Engineering Division/Traffic

Case: **2016-72 – Kachina Ridge Phase 3 Preliminary Development Plan**
2016-73 – Kachina Ridge Phase 3 Preliminary Subdivision Plat

Case Mgr: Katherine Mortimer

CASE:

James W. Siebert and Associates, Inc., agent for SBS, LLC requests approval of a Preliminary Development Plan and a Preliminary Subdivision Plat to create a nine (9)-lot subdivision on approximately 2.55± acres located on both sides of Kachina Ridge Drive and north of Shalako Way. The property is zoned R21/PUD (Residential, 21 units per acre – Planned Unit Development).

RECOMMENDED ACTION:

Review comments are based on submittals received on June 23, 2016. The comments below should be considered as Conditions of Approval to be addressed prior to final sign-off unless otherwise noted:

- The Engineering Division of the Public Works Department is okay with the request for an alternate roadway design for Paa Road that asks for a decrease of the landscape buffer width from 5 feet to 3 feet.

We have no conditions of approval for this preliminary review of the Kachina Ridge Subdivision and Development plan.

Note on Technical Corrections:

The Developer shall coordinate with the PWD to receive a copy of the Redline Markups and/or list of technical corrections based on this preliminary submittal. Technical corrections to the plans shall be reviewed and approved by the PWD prior to final sign-off on the Final Subdivision Plat and the Final Development Plan.

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

EXHIBIT B3

Development Review Team

Comment Form



Date: 7/1/16

Staff person: Dee Beingessner

Dept/Div: Public Utilites/Water Division

Case: 2016-72 & 73 Kachina Ridge Phase III Preliminary Development Plan and Subdivision Plat

Case Mgr: Katherine Mortimer

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 A main extension will be required for this project. For approval and construction of the necessary water infrastructure, the water plan for main extension and individual water service to each lot must be submitted directly to the water division in our format. The water plan must be approved by the water division in order to enter into an agreement to construct and dedicate the water main.	Prior to obtaining a notice to proceed to construct the water infrastructure for the development.
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: July 7, 2016
 Staff person: Stan Holland, Engineer
 Dept/Div: Public Utilities/Wastewater
 Case: 2016-72 – Kachina Ridge Phase 3 Preliminary Development Plan
 Case Mgr: Katherine Mortimer

The subject property is accessible to the City public sewer system. Accessible is defined as within 200 feet of a public sewer line.

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. Add note to the plat that Wastewater Utility Expansion Charges (UEC) shall be paid at the time of building permit application.	
2. Add note to the plat stating that no fences, walls, or other obstructions shall be placed or constructed across or within public sanitary sewer or utility easements	
3. Add current Wastewater Division General Notes to the plan set	

*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):

EXHIBIT B5

Development Review Team

Comment Form

Date: July 11, 2016

Staff person: Reynaldo Gonzales

Dept/Div: Fire

Case: 2016-72,73 – Kachina Ridge Phase 3 Preliminary Subdivision Plat

Case Mgr: Katherine Mortimer



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:

1None	
-------	--

Technical Corrections*:

Must be completed by:

1None	
-------	--

*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:

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 than 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 150 foot driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.
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

Explanation of Conditions or Corrections (if needed):

EXHIBIT B6

Development Review Team

Comment Form



Date: July 12th, 2016

Staff person: Somie Ahmed

Dept/Div: LUD/Technical Review Division

Case: 2016-72 – Kachina Ridge Phase 3 Preliminary Development Plan
2016-73 – Kachina Ridge Phase 3 Preliminary Plat

Case Mgr: Katherine Mortimer

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	
2	

Technical Corrections*:

Must be completed by:

1 . As stated in the Kachina Ridge Subdivision Phase III Preliminary Development Plan and Subdivision Report dated June 20,2016, "Street trees will be planted outside the public rights-of-way and the individual lot owners will be responsible for maintenance of trees." Please make note on landscape plan.	Final Development Plan and Plat approval
2	

*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. N/A

Explanation of Conditions or Corrections (if needed):

EXHIBIT B7

Development Review Team

Comment Form



Date: July 13th, 2016

Staff person: Katherine Mortimer

Dept/Div: LUD/Technical Review Division

Case: 2016-72 – Kachina Ridge Phase 3 Preliminary Development Plan
2016-73 – Kachina Ridge Phase 3 Preliminary Plat

Case Mgr: Katherine Mortimer

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	
2	

Technical Corrections*:	Must be completed by:
1 . There are two pages labeled A3. Please change one so all page numbers in the plan set are unique.	Final Development Plan and Plat approval
2	

*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. N/A

Explanation of Conditions or Corrections (if needed):

City of Santa Fe, New Mexico

Planning Commission

Exhibit C

Early Neighborhood Notification



ENN GUIDELINES

Applicant Information

Project Name: Kachina Ridge Phase III-development plan and preliminary subdivision plat

Name: SBS LLC- C/O James W. Siebert & Assoc., Inc.

Address: 915 Mercer Street
Street Address Santa Fe City NM State 87505 Suite/Unit # ZIP Code

Phone: (505) 983-5588 E-mail Address: jim@jwsiebert.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 a residential development which is consistent with the surrounding residential uses in the area. The property is bordered by the open space of the Arroyo del los Chamisos on the south, vacant land on the west and north and phase II of the Kachina Ridge project. The closest residential development is the Las Americas development to the east and north, residential units for the developmentally disabled to the north and a residential subdivision to the south across the Arroyo de los Chamisos and a single family project on the northeast side of Kachina. The proposed density and type of use is consistent with the above described residential developments.

(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 Arroyo de los Chamisos is located on the south side of the property, and a tributary of the Arroyo de los Chamisos traverses the north end of the property, with the flood plain encroaching onto a portion of the north end of the development. There is a 100 year flood plain as defined by the FEMA, Federal Insurance Rate Maps (FIRM) located on the property for the main branch of the Arroyo de los Chamisos. A Letter of Map Revision (LOMR) for the north branch of the Arroyo de los Chamisos has been approved by FEMA. A portion of the cul-de-sac has been located within the area currently identified as the 100 year flood plain which is permitted by the City Code.

(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.*

This development is located within the Suburban District as shown on the Archaeological Map in the Santa Fe City Land Development Code. Since the property is less than 10 acres an archaeological survey is not required. There are no acequias, active or abandoned located on this tract of land. The property is not located with the historic downtown.

EXHIBIT C1

(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.*

The proposed density of the project is 3.5 du/acre dwellings per acre for this 2.55 acre tract of land. This density is entirely consistent with the existing and approved density of residential dwellings north of the Arroyo de los Chamisos. The City General Plan Future Land Use Map recommends this area as transitional, mixed-use. Residential densities of up to 21 units per acre are permitted within this General Plan designation. A mix of residential and commercial uses is not considered appropriate for this area since there are no commercial uses within close proximity of this tract of land. The proposed plan, therefore, is consistent with the residential recommendation of the City 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.*

Parking has been provided within the garage, and where feasible off-street parking is provided in front of the garage. Additional parking is provided in excess of the City Code requirement for guest parking. Parking is also available on-street. The traffic generation from this development is limited with 10 vehicle trips estimated for the AM peak hour and 11 trips estimated during the PM peak hour. This project will access Arroyo Road, which is being constructed by the applicant north of Phase I of Kachina Ridge. Arroyo Road in turn accesses Avenida Las Americas. A traffic signal and improvements to Cerrillos Road have recently been completed at the Avenida de las Americas and Cerrillos Road intersection.

(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.*

Since this is an infill project where roads and utilities are immediately available for adjacent to the property the financial impact is limited to the City. The area is served by a range of urban utilities, police service and solid waste pick up. It is anticipated that this project will have a very little impact on the urban services already provided to this area of the city. The developer is financially responsible for the extension of roads and utilities to the property and must pay an impact fees to off-set the City's cost for roads and traffic signalization

(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 will have to comply with the affordable housing ordinance that requires that a minimum of the dwellings must be in the affordable range as defined by the ordinance or a fee is paid in lieu of the provision of affordable housing on site. This development will conform to that requirement as mandated by City Code.

(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.*

Phases I and II of Kachina Ridge are served by fire and police protection. Additional fire or police personnel are not needed to serve the proposed development. Schools are available and have capacity to accommodate children attending public school. City sewer is located on the property and has sufficient capacity to accommodate the effluent discharge from this project. Water, electric, telephone, natural gas and cable TV will be extended to the boundary of the property by the applicant as part of improvements to Kachina Ridge, for phase III. These utility extensions will have sufficient capacity to serve the development as proposed. Bus stops for the city transportation system are available on Cerrillos Road.

(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.*

Based on City data, each house will use .20 acre feet of water per year. The total annual water use is estimated at 1.8 acre feet per year, which is a limited amount of water. The applicant will have to comply with the City regulations requiring the existing non-water conserving toilets be retrofitted in a sufficient number to offset the use of water caused by this development. Drought tolerant plants will be required and all landscape will be served by a drip irrigation system on an automatic timer

(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.*

The project is not of a sufficient size to permit a mix of land uses, nor is a mix of land uses considered appropriate for this area. There is a city trail located on the south side of the Arroyo de los Chamisos immediately south of this project. It is possible to easily access this trail by crossing the Arroyo de los Chamisos. This development is a short distance from the Geneveva Chavez Center and a resident of this project could walk or ride a bicycle to the Chavez Center without accessing a public street. The Arroyo de los Chamisos Trail also provides access to several high school, mid-high and elementary school facilities. A social balance will be achieved by providing for a range of housing costs affordable to middle income families.

(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.*

This development will actually help to complete Santa Fe's urban form in this part of the city. This is an infill project currently served by city utilities, police, fire and trash pick-up services. The project does not require a modification to Santa Fe's current urban form.



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

<i>Project Name</i>	Kachina Ridge Phase III
<i>Project Location</i>	Off Kachina Ridge Drive
<i>Project Description</i>	Subdivision Plat and 2 Variances: 1 to setback from top of bank and 1 to allow for alternative roadway design (2 foot narrower planting strip)
<i>Applicant / Owner</i>	SBS, LLC (Arch Sproul)
<i>Agent</i>	James W. Seibert & Assoc.
<i>Pre-App Meeting Date</i>	April 28, 2016
<i>ENN Meeting Date</i>	June 9, 2016
<i>ENN Meeting Location</i>	GCCC, Classroom #1
<i>Application Type</i>	Subdivision Plat and 2 Variances
<i>Land Use Staff</i>	Katherine Mortimer
<i>Other Staff</i>	None
<i>Attendance</i>	12 neighbors, 5 people representing the development, 1 city staff person

Notes/Comments:

Variance to Top-of-Bank Setback:

The north fork of the Arroyo Chamiso runs through the project. Earlier phases of the project built the culverts and bridge both designed to withstand the 100 year flood and both functioned as designed during the September 2013 flood. When that earlier work was done the applicant remapped the floodplain and obtained a LOMR (Letter of Map Revision) from the Federal Emergency Management Agency (FEMA). The north bank has gabions at the toe and established natural vegetation above providing a stable bank. The south bank also has gabions protecting the bank from failure but the vegetation is not well established above that.

There are 2 City projects planned to occur in that area of the arroyo, one which is out to bid and expected to start late summer or early fall and another in the planning phases. The analysis of this project and any stabilization work will be coordinated with those other improvement projects through Melissa McDonald, the City's River

EXHIBIT C2

Coordinator. The estimated timing of the first City project was provided but no information was available on the second. The City will email information about the scope and timing of that project to those interested.

The project plans to request a variance to allow development of buildings and driveways within the arroyo setback which is 25 feet plus the depth of the arroyo which is 4.85 feet at that location. This rule is new since the earlier phases were done. No buildings are planned within the 100 year flood zone, which City regulations also does not allow.

Concerns were raised by downstream neighbors that work would both raise flood levels and result in siltation from dirt being washed into the arroyo.

Concerns were raised that soil brought in to flatten the sites would run into the arroyo and cause flooding to neighbors on lower elevations.

Innovated street design

The first 2 phases followed the roadway design in the code at that time. That has changed to increase the planting strip between the curb and the sidewalk from 3 feet to 5. This would result in an odd transition between the two where they meet and result in un-uniform sidewalk design between the phases with no real benefit. It would also reduce the size of the proposed lots and may result in removal of mature trees otherwise slated to stay. There appeared to be general consensus from the neighbors that using the same 3 foot planting strip as is in the rest of the development makes sense. Concerns were raised about the narrow width of the street itself (20 feet + Parking lane) making backing out of driveways sometimes tricky where there is traffic.

Concerns were raised regarding the entry into the larger subdivision, not part of this project, where the mailboxes are. There are visibility issues and cars that go too fast. There was a strong consensus that speed humps would address this. There apparently has been a request to get those from the City which did not move forward. It was acknowledged that this is an existing condition and not part of this project though it would add more cars to this dangerous situation.

General:

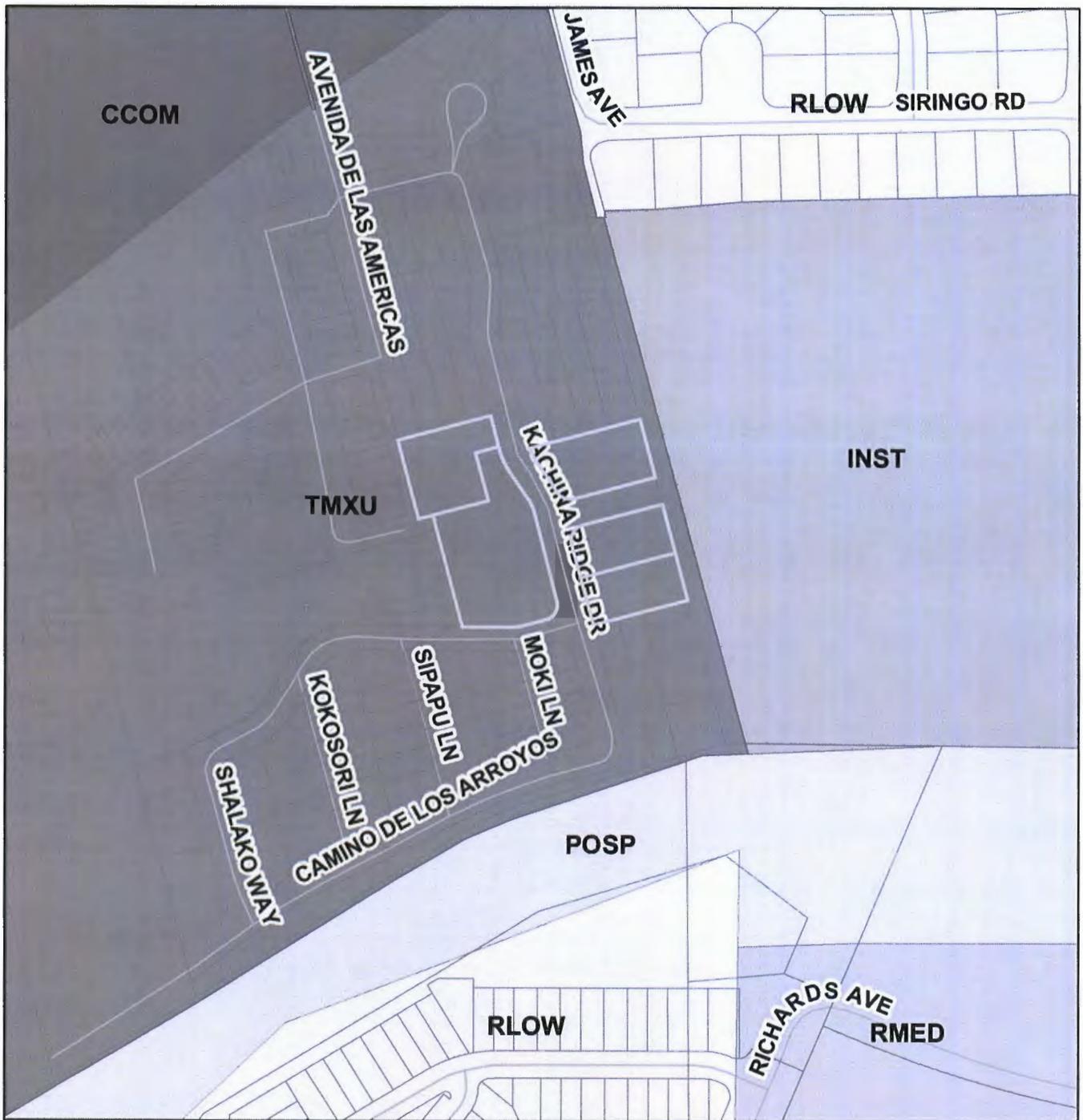
Questions were asked and answered regarding number of used built so far and total number of units at buildout.

City of Santa Fe, New Mexico

Planning Commission

Exhibit D **Maps and Photos**

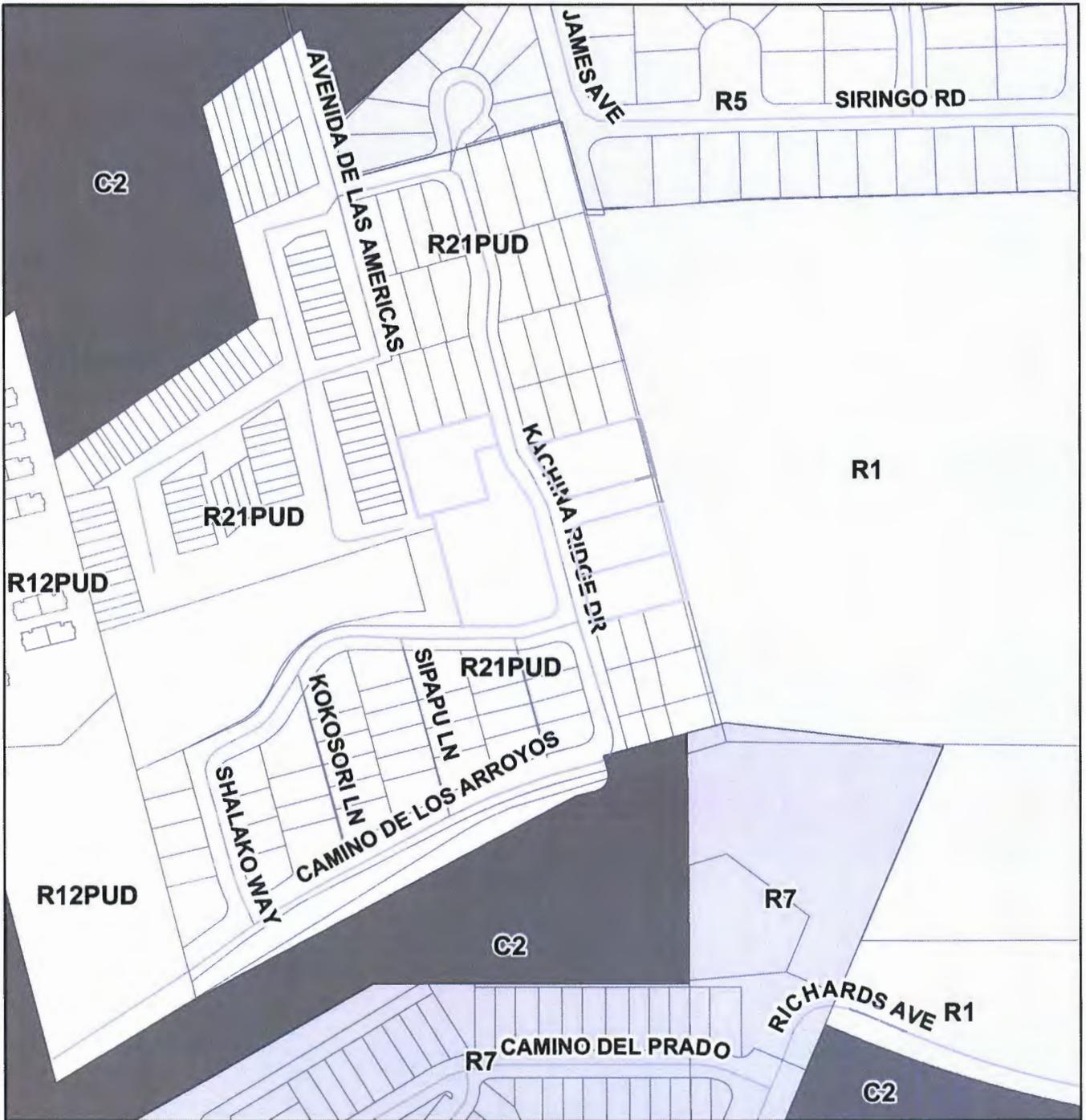
Kachina Ridge Phase 3 Future Land Use Designation



Legend

EXHIBIT D1

Kachina Ridge Phase 3 Zoning Map



Legend

EXHIBIT D2



Kachina Ridge Phase 3 Aerial Photo



Legend

EXHIBIT D3



Kachina Ridge Phase 3 Flood Zone Map



Legend

 FEMA Floodplain Effective December 4, 2012 (100 yr)

EXHIBIT D4



City of Santa Fe, New Mexico

Planning Commission

Exhibit E

Applicant Submittals