# City of Santa Fe, New Mexico

# memo

**DATE:** April 13, 2016 for the April 21, 2016 Meeting

**TO:** Planning Commission

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

**FROM:** Noah Berke, Senior Planner, Current Planning Division

**Case # 2016-20. Spectrum Senior Housing at Las Soleras Development Plan.** Tierra West, LLC, agent for Spectrum Retirement Communities LLC, requests approval of a development plan to construct a 138-unit senior apartments and residential care facility with a density greater than ten dwelling units per acre. The proposed project is located at 5011 Las Soleras Drive, Lot 10 of the Las Soleras Subdivision. The property is approximately 8.08 acres and is zoned C-1 (Commercial – allowing for 21 residential units per acre).

## I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** subject to conditions of approval as outlined in Exhibit B.

## II. EXECUTIVE SUMMARY

The project site is approximately 8.08 acres and is directly accessible from Las Soleras Drive. Lot 10 of the Las Soleras Master Plan was created, in its current configuration, via the "Lot Line Adjustment Plat Prepared for Beckner Road Equities, Inc." and approved at the February 11, 2009 City Council meeting.

The application is for a senior living facility comprised of one three-story building consisting of 132 dwelling units and three single-story duplex units.

The proposed development plan requires Planning Commission approval because it is new construction exceeding 10,000 square feet and located within 200 feet of a residential district. Special findings by the Commission are required to approve a density greater than ten dwelling units per acre. This hearing before the Commission is the only public review the development plan will receive, since no hearing for a preliminary plan is required.

Staff review has concluded that the development plan meets the applicable approval criteria and meets or exceeds development standards in Chapter 14 and the Las Soleras Master Plan.

Use of the office-zoned tract for a residential care facility is permitted by the applicable provisions of Chapter 14, and is not prohibited by the master plan.

## III. DISCUSSION AND ANALYSIS

### A.) Project Description

The proposal is for 138 dwelling units, with a density of 17.07 units per acre. The C-1 zoning district allows for residential density of up to 21 units per acre or 168 dwelling units on the 8.08 acre lot. The applicant is proposing one, three-story building and three, single-story buildings to accommodate the 138 units. The main three-story building consists of 84 units that are less than 800 square feet in size and 48 units that are between 800 to 1,200 square feet in size. The duplex cottages consist of 6 dwelling units with garages and are 1,670 square feet in size. Development amenities include weekly housekeeping, concierge services, in-home medical personal care and medical services, daily meals, wellness center, community rooms, theater, transportation services and laundry services.

The development will have two entries from Las Soleras Drive to serve as ingress and egress onto the proposed development. Lot 10 is currently undeveloped and unimproved – public infrastructure will be built and extended prior to construction of the senior housing, with financial guarantees for infrastructure completion required at time of final development plan approval.

The following tables note primary features and details of the proposed final development plan:

Table 1: Proposed Development Plan:

| Use | Proposed Building(s) | Number of Proposed Stories | Number of Residential Units | Allowed Density | Proposed Lot Coverage | Proposed Open Space |
|---|---|---|---|---|---|---|
| **Residential** | Main Multi-Family | 3 stories | 138 total (ranging in size from 480 to 1,670 sq. ft.) | 17.18 units per acre (168 allowed) | 17 % (Maximum 40%) | 59,392 sq. ft. (Common) 34,500 sq. ft. (Required by Code) |
| | Cottage Duplex Units | 1 story | | | | |

Table 2: The proposed size and quantity of units is as follows:

| Description | Quantity | Square Footage (Per Unit) | Parking Ratio | Required Parking | Parking Provided |
|---|---|---|---|---|---|
| **1 Bedroom /1 Bath** | 82 | 480-836 | 1:1.25/1:1.50 | 104 | 189 |
| **Studio/1 Bath** | 8 | 398 | 1:1.25 | 10 | |
| **1 Bedroom /2 Bath** | 4 | 836 | 1:1.50 | 63 | |
| **2 Bedroom /2 Bath** | 38 | 822-1148 | | | |
| **2 Bedroom /2 Bath (Cottages/Duplex)** | 6 | 1670 | 1:2.0 | 12 | |
| **Total** | **138** | | | **189** | **189** |

- The project complies with height, setback and all other minimum development standards. Special findings that are required for the proposed density are discussed in Sections E and F of this report.
- The project is consistent with the Las Soleras Master Plan and complies with all applicable Conditions of Approval that were approved as part of the Las Soleras Master Plan for all development within the subdivision.

### B.) Parking and Access

The development will have two entries from Las Soleras Drive to serve as ingress and egress onto the proposed development. Las Soleras Drive will be a public right-of-way, and is accessible from Beckner Road. The Traffic Engineer has reviewed the submittal and feels that the project is in compliance. Further requirements are included on the conditions of approval matrix and will be met prior to recordation. (Exhibit C1)

The proposed residential development will include 189 spaces, the minimum required by Chapter 14-8.6. The parking will be for 31 compact car parking spaces and 158 standard sized parking spaces.

### C.) Trails

The Metropolitan Planning Organization Division has reviewed the submitted development plan and has recommended approval of the proposed development as it satisfies the above noted conditions of the Master Plan. In addition, the MPO is requiring additional conditions of approval to be met prior to recordation. (Exhibit C6)

### D.) Terrain Management, Lighting, and Landscaping

The proposed development meets the terrain management requirements for topography and slopes as stated in Article 14-8.2 (D). The storm water storage includes centralized ponding

and satisfies the requirements of Article 14-8.2 (D)(4). The City Engineer has also required the Stormwater Agreement statement and signature lines be added to the development plan.

The applicant has submitted a photometric lighting plan to meet requirements of Article 14-8.9. The City Engineer has reviewed the plans submitted and requested a revised photometric plan prior to recordation, that is in full compliance with Article 14-8.9. (Exhibit C7)

Basic landscaping requirements have been met with this application. The applicant has provided common areas, open space plantings, perimeter screening, interior parking lot improvements, detention ponding plantings, and street trees. All street trees will be required to be located at least 15 feet from light fixtures. (Exhibit C2).

**E.) Water and Wastewater**

The water division is requiring an appropriate agreement to construct and dedicate the proposed water mains. In addition, an approved water plan will be required to be submitted to the Water Division.(Exhibit C4).

Wastewater management division has indicated that the proposed plans have satisfied their requirements for sewer. They have indicated that the Wastewater Division General Notes need to be included in the development plans and that some minor language needs to be changed on page C-1. (Exhibit C3).

**F.) Santa Fe Homes Program**

The Special Projects Manager for the Housing and Community Development Department has reviewed and granted the applicant's request for a waiver to the Santa Fe Homes provision of the Land Development Code 14-8.11. Because the project proposes a 'commercial use' in which the cost of the housing provided is not divisible from the rest of the services included in the rent, it is exempt from affordable housing requirements that apply to regular apartment projects. (Exhibit C9)

**G.) Increase in Maximum Density:**

Table 14-7.3-1 states that the residential density requirements in the C-1 zone are the same as for the R-21 district, which requires consideration of five factors in order to approve a development project with a density greater than ten dwelling units per acre. The proposed density of this project (17.07 units per acre) triggers the density evaluation. Note that the Commission is not required to make positive findings on all of the factors in order to approve the project.

14-7.2(F)(2) states: *In evaluating the proposed density, the following factors shall be considered.*

a) If the future land use designation shown on the general plan is high density residential;

*Applicant Response:* *The General Plan shows existing C-1 land use designation.*

*Staff Comment:* *Staff concurs. The General Plan shows this property as C-1, however density of residential development in C-1 is 21 units per acre. This is considered high density residential.*

b) The need for the increased density; however, financial gain or loss shall not be the sole determining factor;

*Applicant Response:* *Proposed use for an independent living facility requires the requested density in order to provide the services and amenities necessary for the use. The higher density allows for more efficient operation by reducing walking distances for staff and residents. Amenities such as the central dining, wellness activities and transportation are key to the commercial viability of the project and differentiate the use from traditional residential uses, but require the requested density in order to be provided.*

*Staff Comment:* *Staff concurs. However, the applicant is basically stating that in order to provide the services needed and offered by this facility for the targeted age group, that the density must be in one structure and easily accessible to all residents.*

c) If the increased density is needed to make the proposed development more affordable, what level of affordability will be provided and how that affordability will be guaranteed long term;

*Applicant Response:* *This development is not a traditional residential use, but an all-inclusive service for seniors.*

*Staff Comment:* *Because monthly costs cover all meals, activities, and rent, this development is exempt from affordability requirements.*

d) Densities of existing developments in the vicinity; and

*Applicant Response:* *Surrounding properties are undeveloped at this time, but are zoned for similar or higher intensity uses: C-1 to the east, MU (mixed use) to the north, RM-1 (residential high density) to the west, and HZ (hospital zone) to the south.*

*Staff Comment:* *Staff concurs with the applicant's analysis of existing and approved zoning designations in the vicinity.*

e) Impacts of the increased density on the neighborhood and the community so that the increased density does not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of Chapter 14 and in the general public's interest.

*Applicant Response:* *The density requested will not have an adverse impact on*

*the surrounding neighborhood and the community due to the proposed land use for a Senior Independent Living Facility, which has a much lower traffic generation rate than traditional multi-family housing of the similar size. Commercial Uses permissive under this same zoning designation, conforming to the prescribed lot coverage, have the potential to far exceed the traffic generation rates than the proposed use at the density requested.*

*Staff Comment: Staff concurs. The single story and three story buildings offer a transition from less density to higher density. The increase on visual impact will be minimal as the transition is from one-story buildings along the roadways, to three-story buildings against adjacent properties. Tracts within the vicinity have the same residential high density.*

### H.) Approval Procedures

In order to approve the preliminary development plan pursuant to SFCC §14-3.8(D), the Planning Commission must find that the "plan will not adversely affect the public interest; and 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."

### I.) ENN

An Early Neighborhood Notification (ENN) meeting was held at the Southside Library Main Branch on January 5, 2016. No one from the public attended. The only people in attendance were city staff, the developer, and the project engineer. The ENN notes are attached as Exhibit D1.

## IV. CONCLUSION AND CONDITIONS OF APPROVAL

The Land Use Department recommends APPROVAL of the development plan as it is in compliance with Chapter 14 standards for density, lot coverage, height, parking, setbacks and open space standards required by the Land Development Code and all Master Plan Conditions of Approval for the Las Soleras Master Plan. Staff has included a Conditions of Approval Matrix (Exhibit B).

## V. ATTACHMENTS:

EXHIBIT A: Maps
1. Current Zoning
2. Future Land Use
3. Aerial Photo

EXHIBIT B: Conditions of Approval
1. Conditions of Approval Matrix

EXHIBIT C: Development Review Team Memoranda

1. Traffic Engineering Division Memorandum, Sandy Kassens
2. Landscape Memorandum, Somie Ahmed
3. Wastewater Division Memorandum, Stan Holland
4. Water Division, Dee Beingessner
5. Fire Department Memorandum, Reynaldo Gonzales
6. Metropolitan Planning Organization Memorandum, Keith Wilson
7. City Subdivision Engineer Email, Risana "RB" Zaxus
8. Solid Waste Division Email, Eric Lucero
9. Housing and Community Development Memorandum, Alexander Ladd
10. Water Budget Memorandum, Amanda Encinias

EXHIBIT D: ENN Materials

1. Meeting January 5, 2016

EXHIBIT E: Applicant Submittals

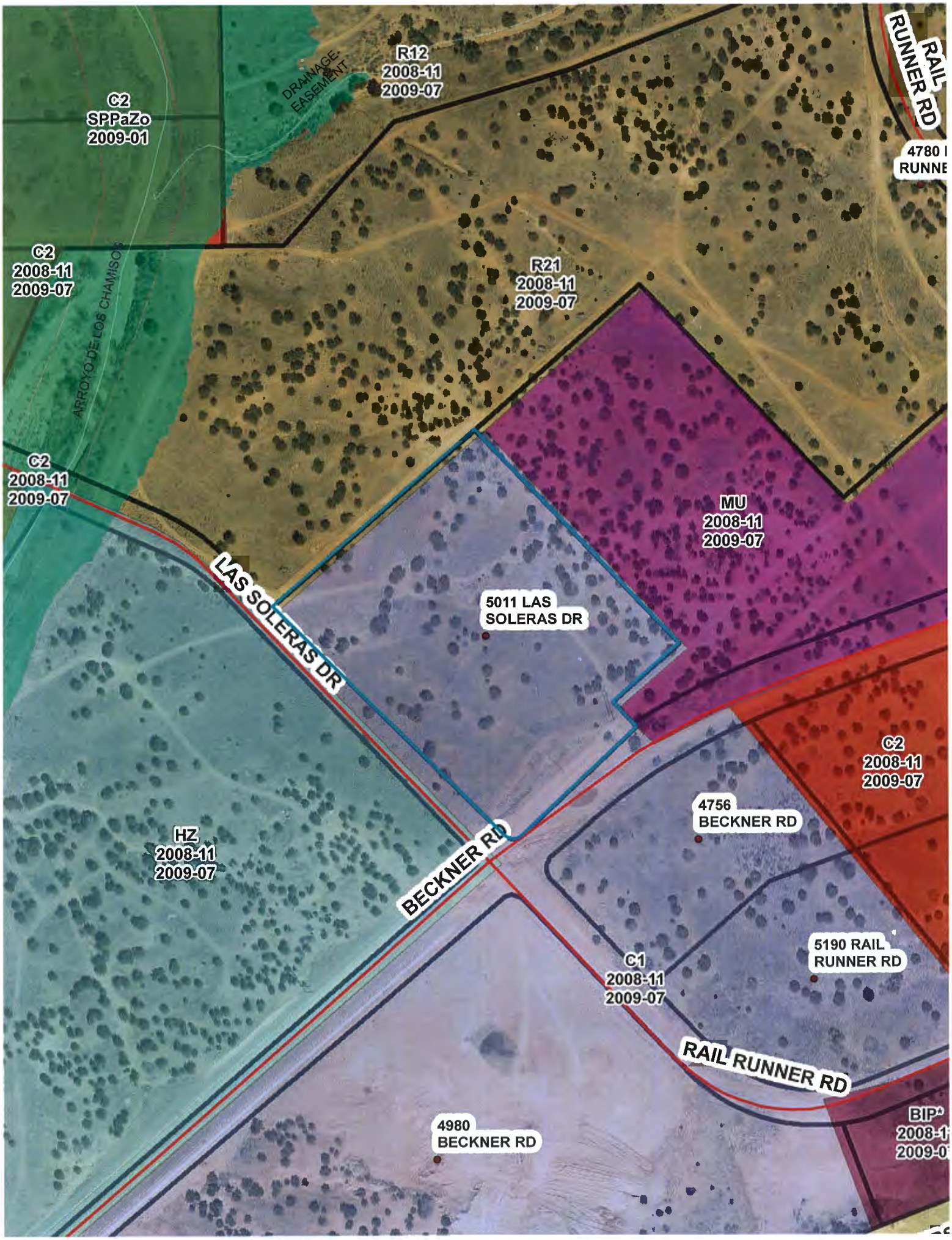
1. Application Materials
2. Development Plan
3. Lot Line Adjustment Plat Prepared for Beckner Road Equities, Inc.

# City of Santa Fe, New Mexico

# Exhibit A

## Maps

1. Current Zoning
2. Future Land Use
3. Aerial Photo


C2
SPPaZo
2009-01
DRAINAGE EASEMENT
R12
2008-11
2009-07
RAIL RUNNER RD
4780
RUNNE
C2
2008-11
2009-07
ARROYO DE LOS CHAMISOS
R21
2008-11
2009-07
C2
2008-11
2009-07
LAS SOLERAS DR
MU
2008-11
2009-07
5011 LAS SOLERAS DR
C2
2008-11
2009-07
4756 BECKNER RD
HZ
2008-11
2009-07
BECKNER RD
5190 RAIL RUNNER RD
C1
2008-11
2009-07
RAIL RUNNER RD
BIP*
2008-1
2009-0
4980 BECKNER RD

CCOM
POSP
DRAINAGE EASEMENT
PARK
RHIG
ARROYO DE LOS CHAMISOS
POSP
TMXU
LAS SOLERAS DR
5011 LAS SOLERAS DR
COFF
INST
BECKNER RD
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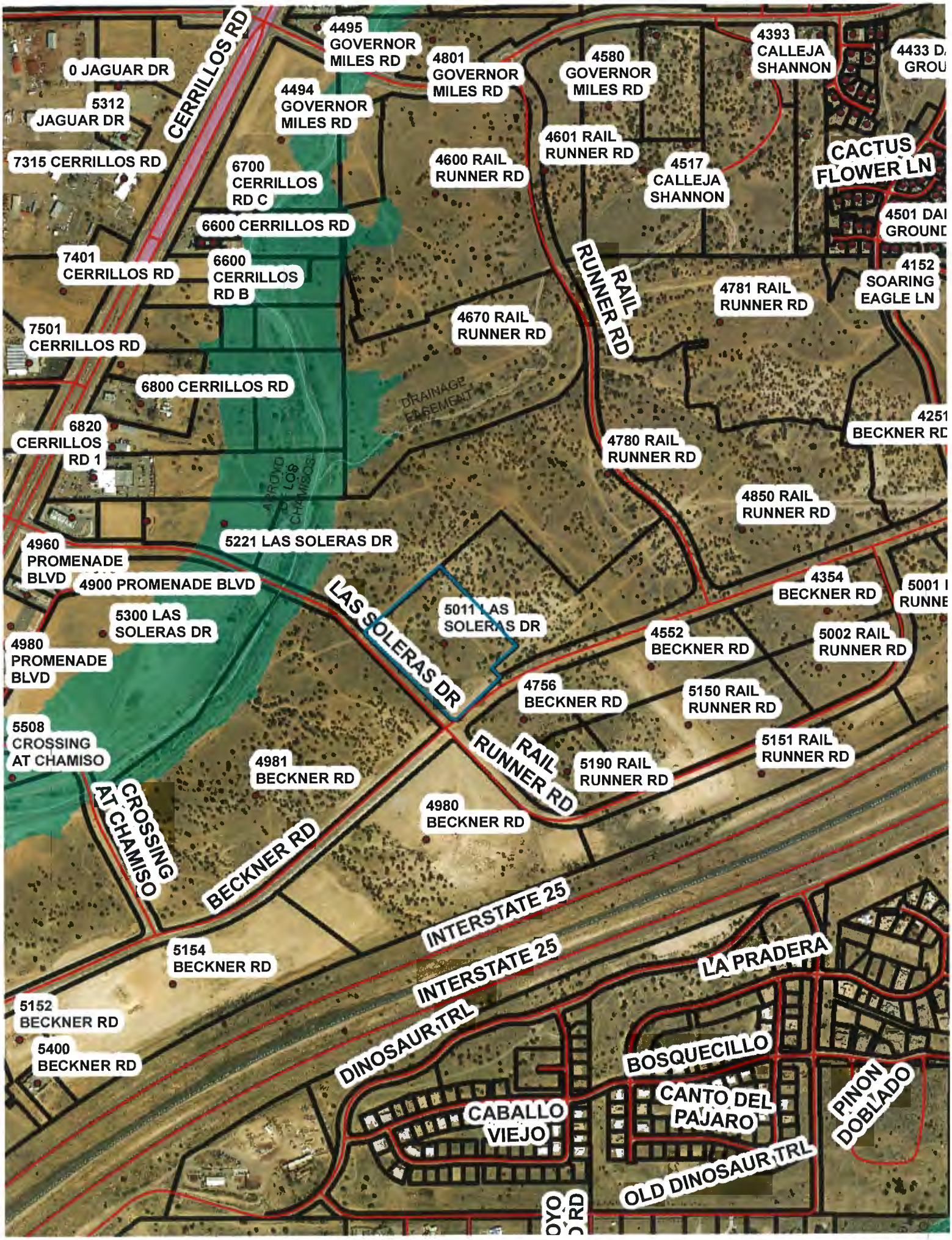
COFF
COFF
4980 BECKNER RD


0 JAGUAR DR
5312 JAGUAR DR
7315 CERRILLOS RD
CERRILLOS RD
4495 GOVERNOR MILES RD
4494 GOVERNOR MILES RD
4801 GOVERNOR MILES RD
4580 GOVERNOR MILES RD
4393 CALLEJA SHANNON
4433 DA GROU
6700 CERRILLOS RD C
6600 CERRILLOS RD
4600 RAIL RUNNER RD
4601 RAIL RUNNER RD
4517 CALLEJA SHANNON
CACTUS FLOWER LN
4501 DAI GROUND
7401 CERRILLOS RD
6600 CERRILLOS RD B
RAIL RUNNER RD
4781 RAIL RUNNER RD
4152 SOARING EAGLE LN
7501 CERRILLOS RD
4670 RAIL RUNNER RD
6800 CERRILLOS RD
DRAINAGE EASEMENT
6820 CERRILLOS RD 1
4251 BECKNER RD
4780 RAIL RUNNER RD
ARROYO DE LOS CHAMISOS
4850 RAIL RUNNER RD
4960 PROMENADE BLVD
5221 LAS SOLERAS DR
4900 PROMENADE BLVD
4354 BECKNER RD
5001 RUNNE
LAS SOLERAS DR
5011 LAS SOLERAS DR
5300 LAS SOLERAS DR
4552 BECKNER RD
5002 RAIL RUNNER RD
4980 PROMENADE BLVD
4756 BECKNER RD
5150 RAIL RUNNER RD
5508 CROSSING AT CHAMISO
RAIL RUNNER RD
5151 RAIL RUNNER RD
4981 BECKNER RD
5190 RAIL RUNNER RD
CROSSING AT CHAMISO
4980 BECKNER RD
BECKNER RD
INTERSTATE 25
INTERSTATE 25
LA PRADERA
5154 BECKNER RD
5152 BECKNER RD
DINOSAUR TRL
BOSQUECILLO
5400 BECKNER RD
CANTO DEL PAJARO
PINON DOBLADO
CABALLO VIEJO
OLD DINOSAUR TRL

City of Santa Fe, New Mexico

# Exhibit B

## Conditions of Approval

### 1. Conditions of Approval Matrix

EXHIBIT B
Conditions of Approval
Spectrum Senior Housing at Las Soleras Development Plan
Case #2016-20

## Project Conditions

| | Condition | Department/ Team | Staff Responsible |
|---|---|---|---|
| 1. | The Developer shall include a roadway typical section for Las Soleras Drive that encompasses the right-of-way including the 10' trail.<br><br>a) The roadway pavement section shall be 4.5" SP-III HMA over 6" Compacted Untreated Aggregate Base Course over 12" Compacted Subgrade as detailed in Addendum #1 of the Pavement Section Design completed by Geo-Test in Aug. 8, 2011.<br><br>b) Trails pavement sections shall be 2" SP-IV HMA over 4" Compacted Untreated Aggregate Base Course over 12" Compacted Subgrade.<br><br>c) All materials and work shall comply with NMDOT standards, and the AASHTO Guide to Bicycle Facilities. | Traffic Engineering | Sandy Kassens |
| 2. | The Developer shall show design details for the main driveway and the emergency access driveway that include the following features:<br><br>a) Concrete fillets/valley gutters; including flow line slopes to show that the drainage will flow from the right-turn deceleration lane, across the driveway and past the curb return northwest of the main driveway. The developer shall submit turning template drawings to the PWD for review for the design vehicle, a WB-50 truck.<br><br>b) Trail crossing at driveways that comply with the AASHTO Bicycle Guide, the | Traffic Engineering | Sandy Kassens |

| | | | |
|---|---|---|---|
| | MUTCD, NMDOT specifications and ADA criteria. Show sidewalk/trial ramp details and signs. The developer shall revise the emergency access road to eliminate the flares that extend into the 10' trail, per PWD and Fire Department approval.<br><br>c) Include NMDOT standard drawings as necessary. If a detail is not available per the NMDOT drawings, the Developer may create a detail that is signed and stamped by a Professional Engineer, or submit a copy of a NMAPWS drawing for Public Works approval. | | |
| 3. | Provide sight distance drawings that are drawn per the AASHTO method for both driveways on Las Soleras Drive. Include Sight Visibility Areas with the appropriate call out note on the Landscape Plan, show an enlargement if necessary to provide clarity. | Traffic Engineering | Sandy Kassens |
| 4. | Provide a street lighting plan that shows the locations of street lights on Las Soleras Road including:<br><br>a) Photometric layout that illustrates full lighting of the roadway.<br><br>b) Details for the lighting standards, LED Luminaires and appurtenances<br><br>c) Coordinate your design with that of the Beckner Road Lighting plan to ensure compatibility of design and materials.<br><br>d) Contact PWD for lighting specifications. | Traffic Engineering | Sandy Kassens |
| 5. | The developer shall check for consistency throughout the plan set; make sure that all sheets have been updated to reflect the approved site plan, (Right-turn deceleration lane that extends past the emergency access and connects to the design for the Roundabout at Beckner Road). | Traffic Engineering | Sandy Kassens |

| | | | |
|---|---|---|---|
| 6. | Correct all markups on plan set, per redlines provided by the PWD via email on March 30, 2016. | Traffic Engineering | Sandy Kassens |
| 7. | All trees shall be located at least 15 feet from light standards, so as not to impede outdoor illumination. Article 14-8.4(G)(3)(d) | Technical Review | Somie Ahmed |
| 8. | Add note to the development plan sheet C-1, add the word "private" to the general notes so that the descriptor for the site sewer system reads that the project is served by an "on-site private sewer system." | Wastewater | Stan Holland |
| 9. | The Wastewater Division General Notes is missing items. There are a total of 36 items. Work with Wastewater Division to add these notes. | Wastewater | Stan Holland |
| 10. | Add a project cover sheet with vicinity map, table of contents, project names, etc. | Wastewater | Stan Holland |
| 11. | An agreement to construct and dedicate will be required to build the proposed mains for the development. A water plan must be submitted directly to the Water Division and an approved water plan will be required for the agreement to construct and dedicate to build new mains. | Water Engineering | Dee Beingessner |
| 12. | Fire service requirements will have to be determined by the Fire Department prior to development | Water Engineering | Dee Beingessner |
| 13. | All Fire Department access shall be no greater that a 10% grade throughout. | Fire | Rey Gonzales |
| 14. | Fire Department Access shall not be less than 20 feet width. | Fire | Rey Gonzales |
| 15. | Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. | Fire | Rey Gonzales |
| 16. | Fire Department shall have 150 feet distance to any portion of the building on any new construction. | Fire | Rey Gonzales |
| 17. | Shall have water supply that meets fire flow requirements as per IFC. | Fire | Rey Gonzales |

# EXHIBIT B
## Conditions of Approval
Spectrum Senior Housing at Las Soleras Development Plan
Case #2016-20

| | | | |
|---|---|---|---|
| 18. | Must meet all fire protection requirements set forth by IFC 2009 edition for its classified occupancy. | Fire | Rey Gonzales |
| 19. | Final Design of the 10ft Wide Multi-use Trail along the length of the Las Soleras Drive frontage of the property shall be reviewed by City and MPO staff prior to Final Sign-off | Metropolitan Planning Organization | Keith Wilson |
| 20. | The Number, Design and Location of Bicycle Parking shall conform to the requirements in Ordinance 2016-10 and shall be reviewed by MPO Staff prior to Final Sign-off. | Metropolitan Planning Organization | Keith Wilson |
| 21. | Revise Photometrics to meet requirements of Article 14-8.9 of the Land Development Code. | Technical Review | RB Zaxus |
| 22. | Revise the Development Plan to include Stormwater Agreement and Utility and City Signatures. Work with City Engineer. | Technical Review | RB Zaxus |
| 23. | Compactor shall be a minimum 30 yard self-contained. | Solid Waste | Eric Lucero |
| 24. | Work with Solid Waste to identify provisions for recycling. | Solid Waste | Eric Lucero |
| 25. | Dedication plat of ROW shall be recorded concurrent or prior to filing of development plan. | Current Planning | Noah Berke |
| 26. | All signage shall comply with the provisions of Article 14-8.10 | Current Planning | Noah Berke |
| 27. | Dedication plat shall be recorded prior to or concurrently with final development plan, including signatures from affected utilities. | | |

City of Santa Fe, New Mexico

# Exhibit C

## Development Review Team

1. Traffic Engineering Division Memorandum
2. Landscape Memorandum
3. Wastewater Division Memorandum
4. Water Division Memorandum
5. Fire Department Memorandum
6. Metropolitan Planning Organization Memorandum
7. City Subdivision Engineer Email
8. Solid Waste Division Email
9. Housing and Community Development Memorandum
10. Water Budget Memorandum

# City of Santa Fe, New Mexico

# memo

**DATE:** March 30, 2016

**TO:** Noah Berke, Land Use Division

**VIA:** John J. Romero, Engineering Division Director

**FROM:** Sandra Kassens, Engineer Assistant

**SUBJECT:** **Spectrum Senior Housing at Las Soleras, Development Plan, case #2016-02**

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**ISSUE:**
Tierra West, LLC, agent for Spectrum Retirement Communities LLC, requests approval of a development plan to construct a 138-unit senior apartments and residential care facility with a density greater than ten dwelling units per acre. The proposed project is located at 5011 Las Soleras Drive, Lot 10 of the Las Soleras Master planned area. The property is approximately 8.03 acres and is zoned C-1 (Commercial – allowing for 21 residential units per acre).

**RECOMMENDED ACTION:**
Review comments are based on submittals received on February 25, 2016 and additions received by email on March 23, 2016. The comments below should be considered as Conditions of Approval to be addressed prior to final signoff unless otherwise noted:

**The Developer shall provide the following to be reviewed and approved by the Public Works Department (PWD) prior to final signoff on the proposed Development plan:**

1) The Developer shall include a roadway typical section (*cross section*) for Las Soleras Drive that encompasses the right-of-way including the 10' trail. *(See clarification note on sheet C-4 of redline markups)*
   a) Trails pavement sections shall be 2" SP-IV HMA over 4" Compacted Untreated *Aggregate Base Course over Compacted Subgrade. (See notes on sheet C-4 of redlines)*
   b) All materials and work shall comply with NMDOT standards, and the AASHTO Guide to Bicycle Facilities.
2) The Developer shall show design details for the main driveway and the emergency access driveway that include the following features:
   a) Concrete fillets/valley gutters; including flow line slopes to show that the drainage will flow from the right-turn deceleration lane, across the driveway and past the curb return northwest of the main driveway. *The developer shall submit turning template drawings to the PWD for review for the design vehicle, a WB-50 truck.*

*b)* Trail crossing at driveways that comply with the AASHTO Bicycle Guide, the MUTCD, NMDOT specifications and ADA criteria. Show sidewalk/trial ramp details and signs.

*The developer shall revise the emergency access road to eliminate the flares that extend into the 10' trail, per PWD and Fire Department approval.*

*c)* Include NMDOT standard drawings as necessary. *609 and 608 drawings need to be updated to latest revisions, available on the DOT website*

*3) The Developer shall* provide sight distance drawings that are drawn per the AASHTO method for both driveways on Las Soleras Drive Include Sight Visibility Areas with the appropriate call out note on the Landscape Plan *(LS-01),* show an enlargement if necessary to provide clarity. *(This Item is Partially complete, see note on sheet C-7.)*

4) The Developer shall provide a street lighting plan that shows the locations of street lights on Las Soleras Road including:
   a) Photometric layout that illustrates full lighting of the roadway.
   b) Details for the lighting standards, LED Luminaires and appurtenances
   c) Coordinate your design with that of the Beckner Road Lighting plan to ensure compatibility of design and materials.
   d) Contact PWD for lighting specifications.

5) *The Developer shall* check for consistency throughout the plan set; make sure that all sheets have been updated to reflect the approved site plan, (Right-turn deceleration lane that extends past the emergency access and connects to the design for the Roundabout at Beckner Road).

*6) The Developer shall* correct all markups on plan set, *per redlines provided by the PWD by email, March 30, 2016.*

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

# City of Santa Fe, New Mexico

# memo

**DATE:** March 23, 2016

**TO:** Noah Berke, Land Use Planner Senior

**FROM:** Somie Ahmed, Planner Technician Senior

**SUBJECT:** Comments for Case #2016-20, Spectrum Senior Housing at Las Soleras Development Plan

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Below are staff's final comments for Spectrum Senior Housing at Las Soleras Development Plan based on documentation provided dated March 21st, 2016:

1. All trees shall be located at least 15 feet from light standards, so as not to impede outdoor illumination. [Article 14-8.4(G)(3)(d)].

City of Santa Fe
New Mexico

# MEMO

## Wastewater Management Division
DEVELOPMENT REVIEW COMMENTS

**E-MAIL DELIVERY**

Date: March 24, 2016

To: Noah Berke, Case Manager

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

Subject: Case 2016-20 Spectrum Senior Housing at Las Soleras Development Plan

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**The following are conditions of approval**:

1. On the development plan sheet C-1, add the word "private" to the general notes so that the descriptor for the site sewer system reads "on-site private sewer system".
2. The Wastewater Division General Notes is missing items. There are a total of 36 items. Add missing notes
3. Add a project cover sheet with vicinity map, list of sheets, project name, etc.

# City of Santa Fe

# memo

**DATE:** March 2, 2016

**TO:** Noah Berke, Case Manager, Land Use Department

**FROM:** Dee Beingessner, Water Division Engineer

**SUBJECT:** Case # 2016-20 Spectrum Senior Housing at Las Soleras Development Plan

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An agreement to construct and dedicate will be required to build the proposed mains for the development. A water plan must be submitted directly to the Water Division and an approved water plan will be required for the agreement to construct and dedicate to build new mains.

Fire service requirements will have to be determined by the Fire Department prior to development

# City of Santa Fe, New Mexico

# memo

**DATE:** **March 14, 2016**

**TO:** **Noah Berke, Case Manager**

**FROM:** **Reynaldo Gonzales, Fire Marshal** RDG

**SUBJECT:** **Case #2016-020** Spectrum Senior Housing at Las Soleras

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

**Prior to any new construction or remodel shall comply with the current code adopted by the governing body due to a change of use occupancy.**

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.

3. Shall meet the 150 feet 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

6. Must meet all fire protection requirements set forth by IFC 2009 edition for its classified occupancy.

Santa Fe Metropolitan Planning Organization

*"Promoting Interconnected Transportation Options"*

# MEMORANDUM

Date: March 14, 2016
From: Keith Wilson, MPO Senior Planner KW
To: Noah Berke, Planning and Land Use Department
Cc: John Romero, Engineering Division Director
Sandra Kassen, Traffic Engineering

**Re: Case #2016-20, Spectrum Senior Housing at Las Soleras Development Plan**

The following conditions are based on MPO Staff's review of Case #2016-20 Spectrum Senior Housing resubmittals of Sheets C1 and C7 received via email on March 10, 2016 from Joel Hernandez of Terra West LLC.

**Proposed Conditions**

- Final Design of the 10ft Wide Multi-use Trail along the length of the Las Soleras Drive frontage of the property shall be reviewed by City and MPO staff prior to Final Sign-off
- The Number, Design and Location of Bicycle Parking shall conform to the requirements in Ordinance 2016-10 and shall be reviewed by MPO Staff prior to Final Sign-off.

DATE: March 24, 2016

TO: Noah Berke, Case Manager

FROM: Risana "RB" Zaxus, PE
City Engineer for Land Use Department

RE: Case # 2016-20
Spectrum Senior Housing at Las Soleras Development Plan

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The following review comments are to be regarded as conditions of approval:

- Add the stormwater agreement and all required signature lines to the Development Plan (to be recorded).

- Photometrics must be revised to comply with Article 14-8.9 of the Land Development Code.

# City of Santa Fe, New Mexico

# memo

**Date:** March 2, 2016

**To:** Noah Berke
Senior Planner, Land Use Department

**From:** Alexandra Ladd
Special Projects Manager, Housing and Community Development Department

**Re:** Spectrum Senior Living in Las Soleras

The request for approval of a senior/assisted living campus at Las Soleras does not require a Santa Fe Homes Program (SFHP) proposal. As long as the project covered by this request is not required to obtain residential building permit(s), the requirements of the Santa Fe Homes Program are not applicable.

According to Sections 14-8.11(D)(1) and Section 26-1.8, *"...the SFHP shall apply to any application for development including, but not limited to, annexation, rezoning, subdivision plat, increase in density, development plan, extension of or connection to city utilities for land outside the city limits, and building permits which propose* ***two (2) or more dwelling units*** [emphasis added]... *SFHP applies to the residential portion of the development."*

In this case, the housing provided by the project is not divisible from the rest of the support services so it is not a residential use.

Attachment:

- Letter from Spectrum Retirement Communities, LLC, dated February 18, 2016

# City of Santa Fe, New Mexico

# memo

DATE: March 28, 2016

TO: Noah Berke, Land Use Senior Planner
Case Manager

FROM: Amanda Encinias, Planner Tech Sr.
Water Budget Office, Land Use Dept.

RE: Case #2016-20 Spectrum Senior Living, 5011 Las Soleras Drive

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After reviewing the proposed water budget for 5011 Las Soleras Dr. which consists of a 138 unit Senior Living Facility, it has been determined that the water offset requirement is as follows:

138 UNITS X .11 AFY =15.18 AFY

**TOTAL REQUIRED 15.18 AFY**

Applicant must meet water offset demand by transferring water rights to the City of Santa Fe.

*Refer to SFCC 14-8.13 for more detailed information

**BERKE, NOAH L.**

**From:** LUCERO, ERIC J.
**Sent:** Thursday, March 31, 2016 10:01 AM
**To:** BERKE, NOAH L.
**Subject:** RE: Spectrum Submittal

Yes. thanks noah. I have been out of the office and haven't gotten to this. Sorry bout that.

-------- Original message --------
From: "BERKE, NOAH L." <nlberke@ci.santa-fe.nm.us>
Date: 03/31/2016 9:13 AM (GMT-07:00)
To: "LUCERO, ERIC J." <ejlucero@ci.santa-fe.nm.us>
Subject: RE: Spectrum Submittal

I am adding two conditions for your division:

1.Compactor to be minimum 30 yard self contained
2.Work with Solid Waste to determine recycling plan.

Are you okay with these?

**Noah Berke, CFM**
Planner Senior
City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, NM 87504
Work: (505) 955-6647
Cell: (505) 490-5930
Fax: (505) 955-6829

City of Santa Fe, New Mexico

# Exhibit D

## ENN Materials

1. Meeting Sign-In Sheet, January 5, 2016

Tierra West, LLC Sign In Sheet

**ENN Meeting** Date: 1/5/2016

| Print Name | Address | Phone # | Email Address |
|---|---|---|---|
| 1. Ron Bohanan | 5571 Midway ABQ | 858 3100 | RRB@TIERRAWESTLLC |
| 2. JOEL HERNANDEZ | 5571 MIDWAY PARK BLVD | 858-3100 | Jdhernandez@tierrawestllc.c |
| 3. MICHAEL LONGFELLOW | 200 SPRUCE ST DENVER, CO 80230 | 303 360 8812 | mlongfellow@spectrumretirement.com |
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City of Santa Fe, New Mexico

# Exhibit E

## Applicant Materials

1. Application Materials
2. Development Plan
3. Lot Line Adjustment Plat Prepared for Beckner Road Equities, Inc.