

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2015-42

Wagon Road Self Storage Amended Development Plan
Owner's Name – Wagon Road Investment, LLC
Applicant's Name – Studio Southwest Architects, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on June 4, 2015 upon the application of Studio Southwest Architects, Inc. as agent for Wagon Road Investment, LLC (Applicant).

The Applicant seeks to amend the Wagon Road Business Center/Wagon Road Self Storage Development Plan last amended on June 8, 2008 (Development Plan) to permit the development of 20,025 square feet of 85 indoor self-storage units and 6,308 square feet of office space. The property is 2.83± acres and is located at 4000 Office Court Drive east of Emblem Road and south of Wagon Road. The property is zoned I-1 (Light Industrial).

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

FINDINGS OF FACT

1. The Commission heard reports from staff and received testimony and evidence from the Applicant and one member of the public interested in the matter.
2. City of Santa Fe Land Development Code (Code) Section 14-2.3(C)(2) authorizes the Commission to approve or disapprove amendments to development plans previously approved by the Commission.
3. In 2006, the Commission approved the Wagon Road Business Center, Development Plan for an office complex under Case #M2006-37. In 2008, the Commission approved an amended Development Plan for 330 self-storage units.
4. Code Section 14-3.1(F)(2)(a)(xi) requires an ENN for amendments to final development plans and Code Sections 14-3.1(F)(3)(a) and (4) and (5) establish procedures for the ENN.
5. An ENN meeting was conducted on April 16, 2015 following notice in accordance with the requirements of Code Section 14-3.1(F)(3)(a)(i), (ii) and (iii).
6. The ENN meeting was attended by the Applicant and City staff and approximately four members of the public interested in the matter.
7. Commission staff provided the Commission with a report (Staff Report) evaluating the factors relevant to the proposed amendment and recommending approval of the amendment as applied for, subject to the conditions in Staff Report.

CONCLUSIONS OF LAW AND ORDER

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES and ORDERS as follows:

The amendment to the Development Plan is approved as submitted, subject to the Conditions in Staff Report.

IT IS SO ORDERED ON THE 2nd OF JULY 2015 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE

Michael Harris
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM:

Zachary Shandler
Assistant City Attorney

Date: