



DATE: September 3, 2015

TO: Members of the Planning Commission

FROM: Lisa D. Martinez, Director, Land Use Department 
Kate Noble, Acting Director, Housing and Community Development Department 

RE: Study Session on Agua Fria/River Corridor Plan

BACKGROUND:

The north side of Agua Fria Road, located within a recently annexed area of the City has recently experienced increased growth pressure in the form of General Plan Amendment and Rezone requests to higher intensity land use designations and zoning districts. Examples include the property recently considered for the El Rio Apartments (a.k.a. Blue Buffalo Apartments) General Plan amendment and rezone request, along with rezone requests for Corazon Santo, Rivera, the Boylan Property, Gerhard Apartments and 2749 Agua Fria. Land within these vicinities on the north side of Agua Fria Road have historically been characterized by rural residential intermixed with quasi-industrial uses. Most of the quasi-industrial uses pre-date the extra-territorial zoning regulations, and have existed as legal nonconforming uses or as home occupations. South of Agua Fria, the more urbanized land is characterized by a combination of Mixed-Use and Light Industrial zoned land with Residential and General Industrial zoned land, further to the east and west.

The proposed rezoning requests demonstrate significant pressures to change and significantly increase the development potential for properties in the Agua Fria area, especially on the north side of Agua Fria Road, east of the Siler Road intersection. We fully acknowledge the sensitivity of residents accustomed to the rural nature of this area and want to ensure we promote a coordinated effort to address land use and infrastructure needs. This will minimize a haphazard pattern of development which could result in undesirable changes to neighborhood character, inefficient use of private property and difficulties in providing roads and other public infrastructure.

Area-wide Annexation and Zoning History (SPPaZO)/Future Land Use Map

In 2007, the city adopted the Southwest Santa Fe Community Area Master Plan (SWAMP) as an amendment to the city's General Plan (Resolution 2007-105). As part of this adoption, the SWAMP "Future Land Use Plan" was officially incorporated into the General Plan's "Future Land Use" map. This provided the specific land uses in the Future Land Use map as they exist today west and south of the Agua Fria Traditional Historic Community (THC).

In 2009, as part of the Phase 1 city-initiated annexation and in anticipation of the Phase 2 city-initiated annexation (see attached map), the city approved the Subdivision Platting, Planning and Zoning Ordinance (SPPaZO) in concert with the county as ordinance ELUA 2009-1. This ordinance approved future land use designations and zoning for Annexation Area 1 east/northeast of the Agua Fria THC and the proposed Phase 3 annexation area (north of West Alameda). The SPPaZO future land use designations and zoning reflected several principles:

- Properties that had received specific land-use approvals through Extraterritorial Zoning Ordinance (EZO) procedures were assigned the city future land use designations and zoning that most closely matched the EZO approvals.
- Properties that had future land use designations created by the SWAMP were assigned the zoning that most closely corresponded to the SWAMP designations.
- Properties that were outside the SWAMP and which had no property-specific EZO approvals were assigned future land use designations and zoning that approximately corresponded to their general status prior to annexation – typically, low-density residential and R-1 zoning.

Recent rezone requests

Staff has identified about a half-dozen property-specific applications to amend the future land use map and zoning map in the immediate Agua Fria Area since SPPaZO was adopted. Two are currently pending, and one was denied:

- Pending Rezoning Requests
 - Gerhart Apartments: 11.83 Acres – R-1 to R-21 (2800 South Meadows)
 - 2749 Agua Fria: 2.2 Acres – R-1 to C-2 (Leroy Romero property)
- Denied Rezoning Request
 - Blue Buffalo (El Rio Apartments): 16.53 Acres C-1-PUD to R-29. 2725 and 2639 Agua Fria. Existing C-1-PUD zoning based on EZO approvals.
- Approved Rezoning Requests
 - Corazon Santo Rezoning: 8.7 Acres R-2 to R-6 and MU. Res. 2011-70, Ord. 2011-40 & 41. SW corner Agua Fria/Harrison Road, annexed in 1961.
 - Rivera Rezoning: 4.65 Acres R-1 to C-2. Ord. 2014-20, Res. 2014-31 Residential and business uses on the site apparently were legally nonconforming under the EZO rules prior to annexation.

- Boylan Property: 3.86 Acres R-1 to C-2. Ord. 2014-32, Res. 2014-87. Intended to permit re-use and expansion of existing light industrial buildings that were apparently legally nonconforming under EZO rules prior to annexation.

ITEM AND ISSUE:

Goals of the Study Session and Presentation –

Given the recent history and controversial cases before the Planning Commission, and with the introduced resolutions to update sector plans as well as the overarching General Plan, staff would like to achieve the following through this discussion:

- Provide clarity on the current operating principles guiding the recommendations and processing of rezoning requests.
- Provide a general timeline and action plan for the planning work being requested in the Agua Fria/River Corridor and to update the General Plan if the introduced resolutions are approved by the Governing Body.
- Discuss a scope of work, get feedback and foster a common understanding as to what information these planning efforts will provide and what purpose they will serve for the City of Santa Fe.

GUIDELINES FOR DISCUSSION:

- Discussion of specific cases is not allowed.
- Only productive forward looking ideas. Please do not waste time rehashing what happened before. If really necessary, cite an example to make your productive point.
- Participants much seek solutions, not say why things won't work. If really necessary, cite an example to make your point.
- Criticism of city employees is discouraged. Be hard on ideas, not people.
- Always spell out next steps and assignments explicitly.
- Be willing to show up and be productive in completion of the tasks.

CURRENT OPERATING PRINCIPLES:

Land Use Department Recommendations for Rezoning Cases -

- Complete applications for general plan amendments and rezoning will be processed through the Planning Commission and City Council review steps (no moratorium). Evaluation for consistency with approval criteria has included:
 - Is the proposed rezoning consistent with applicable general plan policies?
 - Is the proposed rezoning in the public interest, contributing to a desirable pattern of development?
 - Consideration of impacts on the immediate neighborhood, and on city-wide plans and goals

- What type and intensity of development is likely to occur under the proposed rezoning, consistency and compatibility with use of nearby properties
- Whether existing infrastructure (roads and utilities) is adequate to permit development of the project site under the proposed zoning
- Whether rezoning of the project site would preclude reasonable access to roads and utilities for other nearby properties
- What the likely effect of rezoning and developing individual parcels will be on overall neighborhood patterns of land use and circulation
- Whether the existing zoning prevents any practical use of the existing buildings on the property
- The City Attorney's Office continues to advise that rezoning approvals that include restrictions on the types of uses permitted are improper.

Operating Principles for General Plan Amendment Recommendations -

- **INFILL**- Infill is a parcel or parcels surrounded on all sides by existing development. Encourage Infill that is sensitive and compatible to its surroundings. A mix of housing types is essential for all neighborhoods within the city.
- **GROWTH AREAS** (Tierra Contenta, Las Soleras, N.W. Quadrant, Komis property) - Growth areas should be designed with higher densities for both single & multi-family housing (minimum of 5 units per acre). Ensure that development is sustainable and that growth, conservation, re-development and natural resource protection is balanced.
- **DENSITY** - Higher densities are encouraged in designated Future Growth Areas and could be appropriate as part of a future nodal areas (nodal areas are activity centers that might contain schools, institutional uses, retail and office uses and could have higher residential densities). Santa Fe is in need of a variety of housing types, especially apartments and affordable housing.
- **MIXED-USE** - Encourage a mix of uses in newly developing areas. Mixed-use development goal is to provide a variety of land uses in all areas of the city. Mixed-use can refer to a specific building or a bigger area, for example a city block or bigger development.
- **STREET CONNECTIVITY / COMPLETE STREETS** - Street system should have interconnectivity and an easy to access road system. Cul-de-sacs are not encouraged because they prohibit street connectivity. Complete streets have bike lanes, wide sidewalks and landscaping.

Estimated Timelines –

- Agua Fria/River Corridor planning - Working with consultant, 8 to 10 months to complete.
- General Plan update - Working with consultant, 12 to 14 months to complete.



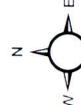
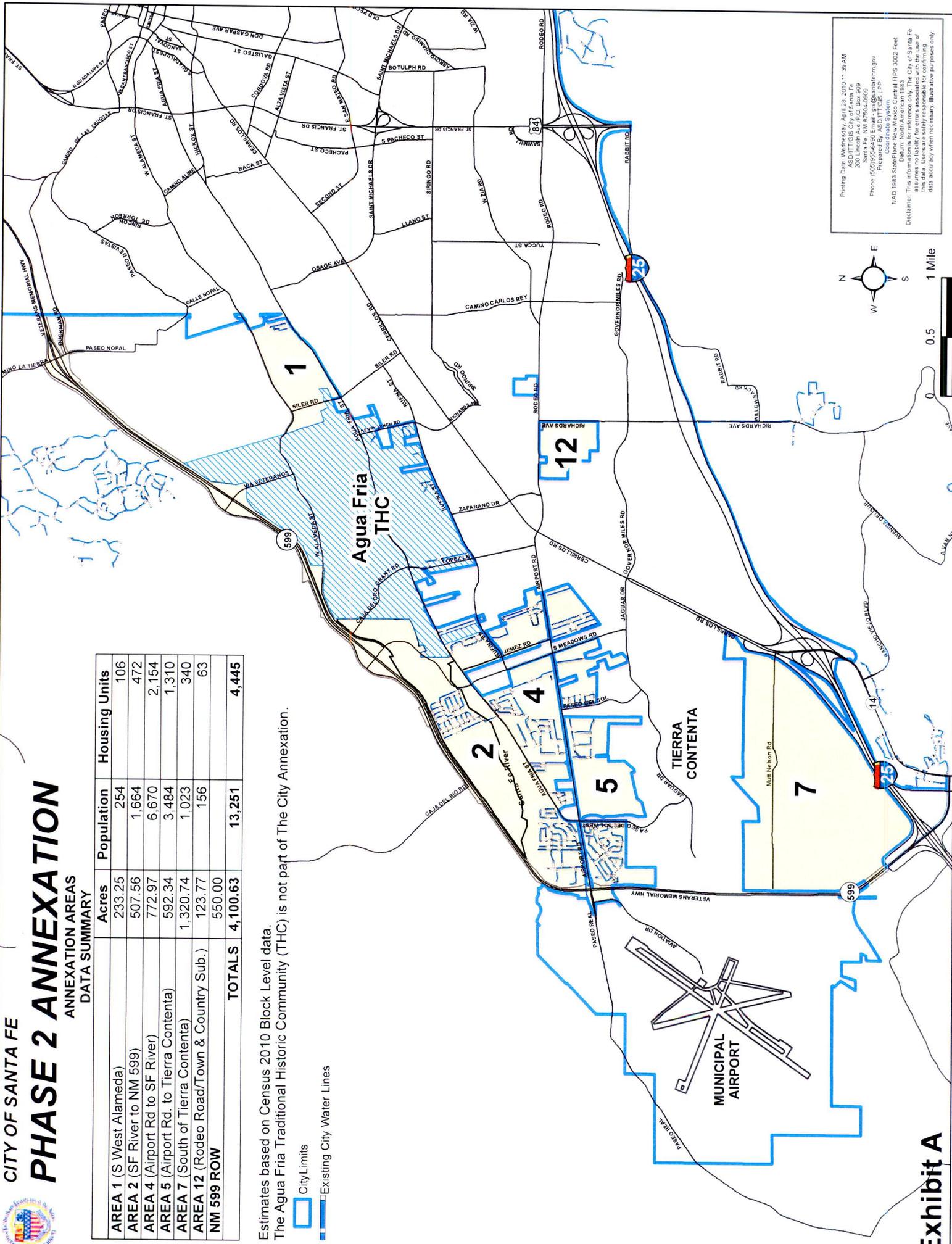
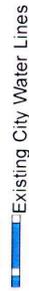
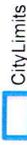
CITY OF SANTA FE

PHASE 2 ANNEXATION

ANNEXATION AREAS DATA SUMMARY

	Acres	Population	Housing Units
AREA 1 (S West Alameda)	233.25	254	106
AREA 2 (SF River to NM 599)	507.56	1,664	472
AREA 4 (Airport Rd to SF River)	772.97	6,670	2,154
AREA 5 (Airport Rd. to Tierra Contenta)	592.34	3,484	1,310
AREA 7 (South of Tierra Contenta)	1,320.74	1,023	340
AREA 12 (Rodeo Road/Town & Country Sub.)	123.77	156	63
NM 599 ROW	550.00		
TOTALS	4,100.63	13,251	4,445

Estimates based on Census 2010 Block Level data.
The Agua Fria Traditional Historic Community (THC) is not part of The City Annexation.



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