

City of Santa Fe, New Mexico

memo

DATE: December 29, 2015 for the January 7, 2016 Meeting

TO: Planning Commission

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

FROM: Donna Wynant, AICP, Senior Planner, Current Planning Division 

Case # 2015-115. Estancias de Las Soleras Unit 1C Preliminary Subdivision Plat. James W. Siebert & Associates, agent for the Pulte Group requests approval of a Preliminary Subdivision Plat for 67 lots located on 25.86 acres on Tract 11A in the Los Soleras Master Plan which is zoned R-6 (Residential – 6 units per acre). The plat is the final unit of Phase 1 of the overall Pulte residential development. The subdivision requires a variance request for the disturbance of slopes over 30 percent. (Donna Wynant, Case Manager)

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** subject to the conditions of approval and technical corrections as outlined in Exhibit A, and including the requested variance to permit disturbances of slopes greater than 30 percent..

If the Commission approves this preliminary subdivision plat, a separate application for approval of the final subdivision plat will be submitted for review and approval by the Commission before a plat can be recorded and lots can be sold.

II. EXECUTIVE SUMMARY

Procedural Steps

- The Las Soleras Master Plan was initially approved in 2009, when the land was annexed into the city. The master plan encompasses 539 acres and includes a mix of uses, including: low, medium and high-density residential; community and regional commercial; business industrial park; mixed-use; institutional uses; office and open space land uses. The plan identifies large tracts of land and the zoning that applies to each, as well as showing roads and other basic infrastructure. The Soleras partners

coordinate construction of the major infrastructure, and tracts of land are typically sold to other developers such as the Pulte Group. The current application involves the third phase of what is expected to be a four or five phase Pulte subdivision.

The Governing Body approved extensive amendments to the master plan in September of this year, acting on the Commission's recommendation for approval after extensive hearings in May and June.

- If the Commission approves the preliminary plat for this tract, the applicant will return to the Commission with an application for a final plat and development plan at a future meeting.
- After the Commission approves the final plat, the applicant will be allowed to record the plat, build on the lots that are created, and sell the houses.
- As part of the preliminary plat review process, the subdivider is requesting approval of a variance to the Terrain Management standards, to allow grading on areas of naturally-occurring slopes that are steeper than 30%.
- The City Council has approved an "alternate compliance" plan for meeting Santa Fe Homes Program affordability requirements. That plan includes a total of six affordable houses in the various subdivision phases, and provision of a lot developed with 100% affordable rental housing units. The development plan for the affordable housing lot is scheduled for hearing at the same meeting as this preliminary plat application.

Significant Issues

The preliminary plat should demonstrate with reasonable certainty that a final plat can be submitted and recorded that will meet the applicable standards, including:

- Proposed roads, sewer, water, parks, etc., capable of serving the proposed subdivision
- The proposed streets and lots will comply with city standards for grading, drainage, street widths, etc.
- A house can be built on each of the proposed lots in compliance with setback, coverage and other regulations
- The requested variance is necessary to permit reasonable use of the property, and meets all other variance approval criteria

The staff report reflects that the preliminary plat demonstrates that a final plat can be submitted that meets or exceeds all applicable standards, with minor questions about trail linkages to adjacent open space tracts and possible minor modification to common driveways. The extent of grading proposed – including the variance request – appears to be generally consistent with grading approved for similar subdivisions. Conditions of approval are recommended that will require the applicant to address minor concerns with trail linkages and driveway standards as part of the final plat review.

III. APPLICATION OVERVIEW

The Pulte Group requests preliminary subdivision plat approval for 67 lots, on a 25.86 acre site

located north of Beckner Road and east of Rail Runner Road at a density of approximately 2.6 dwelling units per acre. The property is zoned to allow six dwelling units per acre, consistent with the amended master plan.

A variance to allow four separate disturbances of slopes in excess of 30% – ranging in size from 1,589 square feet to 1,400 square feet – is included as part of this application. The variance is to Subsection 14-8.2(D)(2)(b) of the Terrain Management standards, which limits the disturbance of natural slopes that are 30% or steeper.

Lots will meet or exceed the minimum lot size of 4,000 square feet, with most of the lots ranging from 6,000-10,890 square feet in size. Eleven of the lots will be 10,890 square feet or greater in size. Two of the 67 homes in this phase will be in compliance with the affordable housing requirements and 70-85 affordable rental units will be provided on a 4.5 acre tract on the west side of Rail Runner Road as part of the “Alternate means of Compliance” approved by the City Council for this and the previous phases of the Pulte subdivision.

Access is provided to Rail Runner Road from this phase of the development via a new street (Entrada la Lluvia); access to Walking Rain Road is provided through the previous phase of the subdivision. The proposed street sections will accommodate a parking lane on one side, which meets minimum city standards. All streets will be public streets.

A traffic study for the preliminary plat application for phases 1, Units 1A and 1B and subsequent phases of development for approximately 300 residential dwellings has been reviewed and accepted by the City Traffic Engineering.

A city water main that traverses the property will be relocated as part of the construction improvements for Units 1A and 1B. A 10 inch sewer line is located within the northwest corner of the subject property and the existing PNM overhead electric transmission line will be relocated along Beckner Road.

A homeowners association and covenants, conditions and restrictions (CC&R’s) is proposed for the maintenance of commonly owned facilities such as open space, detention ponds, walkways, private roads, sidewalks and other facilities that are under the ownership and maintenance responsibility of the Homeowners Association.

IV. APPROVAL CRITERIA

A. Subdivision Approval Criteria

The following approval criteria from Subsection 14-3.7(C) apply to approval of the preliminary subdivision plat.

- (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.

Applicant Response: *An archaeological report has been prepared for this section of Las Soleras. No sites of historical significance were found within any of the tracts*

that are included within the existing or future platted areas of this project. The only above ground feature associated with this subdivision is the electric transmission line for PNM. The predominant vegetation on the subject tracts is One-Seed Juniper and native grasses. There is a major drainage that is located at the far north end of Tract 14. This drainage will be maintained as part of the open space for the development. This drainage is not a designated 100 year flood plain by FEMA.

Staff Response: Staff analysis has determined that the proposed subdivision complies with this standard, subject to a determination that applicable standards for the requested variance will be met.

- (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).

Applicant Response: Tract 15 was approved at a density of 12 residential dwellings per acre. The plan for Tract 15 shows a density of approximately 3 dwellings per acre or one-quarter of the permitted density allowed by the underlying zoning.

Staff Response: The land to be subdivided meets applicable standards, and is suited to the residential density proposed.

- (3) All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).

Applicant Response: Every effort has been made to insure that subdivision of land for Tract 15 complies with Chapter 14, Article 9. No variances have been requested from the regulations as set forth in Article.

Staff Response: The proposed plat complies with applicable standards of Chapter 14 and the Los Soleras Conditions of Approval for access and other infrastructure.

- (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.

Applicant Response: A variance for the disturbances of slopes greater than 30 percent has been requested as part of this application. The disturbance of slopes

greater than 30 percent represents .004 of the land area of the subdivision. The variance is a minimum easing of the regulatory standards.

Staff Response: *The proposed plat does not create or increase any nonconformity with the applicable standards of Chapter 14, subject to approval of the requested variances.*

- (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.

Applicant Response: *This plat does not create any non-conformity to the subdivision regulations or any other chapters of the City Code. As noted under criterion 4 a variance has been submitted for the disturbance or slopes greater than 30 percent.*

Staff Response: *The proposed subdivision will not create a nonconformity with any other chapter of the Santa Fe City Code.*

B. Variance Approval Criteria

Subsection 14-8.2(D)(2) Standards for All Grading states that

“Natural *slopes* thirty percent or greater shall remain undisturbed, except for arroyo crossings and for no more than three isolated occurrences of *sloped* areas where each individual disturbance shall not exceed one thousand (1,000) square feet, as approved by the *city engineer*. The city engineer may waive this provision, in writing, stating the reasons and basis for such approval, if evidence is provided by the applicant showing that strict enforcement of this provision would prohibit access to the lot or placement of utilities. This provision applies solely to the construction of roads, driveways and utility placement and is not intended to allow development on natural slopes exceeding thirty percent.”

The grading plan for this phase (Sheet C-7) indicates seven occurrences of grading on slopes steeper than 30%. Three of those occurrences affect less than 1,000 square feet and are therefore exempt from the regulations. The four occurrences that range from 1,159 to 1,400 square feet trigger the variance requirements.

The following approval criteria from Subsection 14-3.16(C) apply to the variance request. The application must meet one of the approval criteria in Subsection (1), and all of the criteria in Subsections (2) through (6).

- (1) One or more of the following special circumstances applies:

- (a) unusual physical characteristics exist that distinguish the land or *structure* from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid;

Applicant Response: *A variety of circumstances exist that are created by government action that require the variance from the slope standards that prohibit the disturbance of slopes in excess of 30 percent.*

There is a drainage within Unit 1C that traverses the property with steep banks on either side of the drainage. The slopes that exceed 30 percent are located along this drainage, which has experienced erosion along the length of the drainage. The drainages within Units 1A and 1B did not have the same erosion characteristics and a variance from 30 percent slopes was not required. The erosion and resulting steep slopes was a feature of the land form at the time the ordinance was adopted prohibiting disturbance of 30 percent slopes, with certain allowances.

Staff Response: *It is not clear that the topography of the site is significantly different from that which is typical in the vicinity. However, the disturbed areas would be allowed without a variance if they were for creation of roads rather than trails, as the applicant states is the case with this variance request.*

- (b) the parcel is a legal nonconforming lot created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid;

Applicant Response: *This provision does not apply to this variance since legal lots of record existed at the time that the slope restriction ordinance was adopted.*

Staff Response: *Staff concurs.*

- (c) there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.7; or

Applicant Response: *The conflict that is created in the applicable regulations is the safety factor that is not considered by the fact that the area where the variance is requested is part of the open space designated on the subdivision plans which includes a pedestrian trail that connects to the trail system in Las Soleras. Shaping the sides of the banks of the channel avoids the danger of people stepping off the edge of the banks wishing to access the pedestrian trail.*

Staff Response: *See staff response to (1)(a) above.*

- (d) the land or structure is nonconforming and has been designated as a landmark, contributing or significant property pursuant to Section 14-5.2 (Historic Districts).

Applicant Response: *The property is not located within a Historic District or designated as a landmark.*

Staff Response: *Staff concurs.*

- (2) The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.

Applicant Response: *The special circumstances are the safety factor associated with the steep slopes on the banks of drainage that prevent reasonable and safe access from the roads and lots to the pedestrian trail in the linear open space area shown on the subdivision plans.*

Staff Comment: *See staff response to 1(a) above.*

- (3) The intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.

Applicant Response: *The intensity of development is very similar to Nava Ade, which is the closest residential development to Estancias de Las Soleras.*

Staff Comment: *The proposed density and lot sizes are consistent with that of nearby Nava Ade and other phases of Las Soleras.*

- (4) The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered:

Applicant Response: *The City Code allows the disturbance of 3 isolated areas of 30 percent slopes which do not exceed 1000 square feet each. The variance is for seven areas of slopes ranging from 120 square feet. This represents .004 of the total area of unit 1C.*

Staff Comment: *As noted above, the three disturbed areas that are less than 1,000 square feet each do not require a variance. The four other areas that do require a variance are necessary to accommodate a trail according to the applicant.*

- (a) whether the property has been or could be used without variances for a different category or lesser intensity of use;

Applicant Response: *The only less intensive categories of use would be lower density residential district such as R-2 through R-5. The requirement for safety for pedestrian access to the open space would still be required for such lower densities as R-1 through R-5.*

Staff Comment: *Although staff has not prepared an alternative grading plan, it seems likely that elimination of one or more lots from this or future phases of the subdivision could eliminate the need for variances. It is difficult to determine how many lots might be affected, since the disturbances are in an open space portion of the subdivision.*

- (b) consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.

Applicant Response: *The section of the Santa Fe Area General Plan that most applies to this variance is provided below:*

Linear Parks and Trails

Linear parks and trails will be proposed along all major riparian corridors to form a necklace of open space. Trails will be provided along some of the linear parks for activities such as hiking, walking, bicycling, jogging and equestrian riding. Detailed planning of linear parks and trails is to be done as part of revision of the Parks, Recreation and Open Space Plan. (Page 10-36 of SF Area General Plan)

This is not a major riparian corridor but does serve as the linkage to the regional park and Las Soleras trail system.

The purpose and intent of the City Land Development Code is to prevent something that is contrary to the public health and welfare. The provision of open space and the construction of pedestrian trails is something that improves and enhances the public health and welfare;

Staff Comment: *The purpose and intent provisions of the Terrain and Stormwater Management regulations state that development should protect life and property from the hazard of improper cuts and fills; minimize destruction of the natural landscape; and respect, protect, maintain and restore natural drainageways, wetlands, bosques, floodplains, steep slopes, riparian vegetation and wildlife habitat areas (Subsection 14-8.2(A)). The extent of grading – and the extent of 30% slope variances – proposed for this phase of the Pulte subdivision is similar to, or slightly greater than, what has been approved for the previous phases of Pulte.*

- (5) The variance is not contrary to the public interest.

Applicant Response: *Providing access to open space areas and encouraging people to walk and exercise is an asset to the public interest.*

Staff Comment: *Staff has not identified impacts from the project that would be inconsistent with any aspect of the public interest.*

- (6) There may be additional requirements and supplemental or special findings required by other provisions of Chapter 14.

Staff Comment: *There are no additional requirements or findings that apply to this variance request.*

V. CONDITIONS OF APPROVAL

The Land Use Department is recommending **APPROVAL** of the proposed preliminary subdivision plat subject to the proposed conditions of approval and technical corrections identified in Exhibit A.

VI. ATTACHMENTS:

EXHIBIT A: Conditions of Approval

EXHIBIT B: Development Review Team Memoranda

1. Traffic Engineering Memorandum, John Romero
2. Technical Review Division Memorandum, Risana "RB" Zaxus
3. Technical Review Division Memorandum, Somie Ahmed
4. Fire Department Memorandum, Rey Gonzales
5. Wastewater Division Memorandum, Stan Holland
6. Affordable Housing Email, Margaret Ambrosino

EXHIBIT C: Maps

1. Vicinity Map

EXHIBIT D: Applicant Submittals

1. Preliminary Subdivision Plat

City of Santa Fe, New Mexico

Planning Commission

Exhibit A

**Preliminary Subdivision Plat
Technical Corrections
&
Conditions of Approval**

Estancia de Las Soleras Unit 1C
Case #2015-115: Preliminary Subdivision Plat

DRT Conditions of Approval	Department	Staff
<p>NOTE: The following list of technical corrections from the Traffic Engineering Division must be corrected by the applicant with the Final Plat application:</p> <p>ISSUE: James W. Siebert & Associates, agent for the Pulte Group, requests approval of a Preliminary Subdivision Plat for 67 lots located on 25.86 acres on Tract 11A in the Las Soleras Master Plan which is zoned R-6 (Residential – 6 units per acre). The plat is the final unit of Phase 1 of the overall Pulte residential development. The Subdivision requires a variance request for the disturbance of slopes over 30 percent.</p> <p>RECOMMENDED ACTION: Review comments are based on submittals received on December 2, 2015, and additional submittals received on December 17, 2015. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent <u>submittal</u> unless otherwise noted:</p> <p>The Developer shall revise the Preliminary Subdivision Plat and Construction Plans for Estancias de Las Soleras – Unit 1C:</p> <ol style="list-style-type: none"> 1. <u>Plat sheets (1-6):</u> <ul style="list-style-type: none"> o Show all intersection sight distance triangles on the plat, per city code 14-7.1 (F). <ul style="list-style-type: none"> ▪ Rail Runner Road is classified as a collector road thereby requiring the sight distance triangles be drawn per AASHTO guidelines. ▪ Sight triangles shall have a note that states that no object; building, wall or vegetation, shall be placed in the sight triangle that would block visibility between 3’ to 6’ in height. 2. <u>Landscaping Plan (L-1):</u> <ul style="list-style-type: none"> o Show all intersection sight distance triangles on Landscaping plan. See 1 above for details. o Ensure that landscape items do not block sight distance at intersections within the subdivision following the City of Santa Fe Land Use Code Chapter 14-7.1(F). 	Traffic Engineering/ Public Works	John Romero (per Sandra Kassens)

Estancia de Las Soleras Unit 1C
Case #2015-115: Preliminary Subdivision Plat

3. Signing and Striping Plan Sheet C-9A: (Additional Submittal as of 12-17-15)

- C-9A – Striping and Signing Plan
 - Show locations of 'no parking' signs.
 - Sign Size: For R8-3 use 24"x24" or use R8-3a at 18"x24"
- Street Sign Details – Warning Signs
 - Lluvia Encantada - add locations for horizontal curve warning signs at curves located approximately at Stations 19+50 and 24+50.
 - Add sign detail: Horizontal alignment sign W1-1(L or R)/size 30" x 30" and Advisory speed plaques, W13-1P/size 18" x 18"/15 MPH on same post as W1-1
- General Notes:
 - First bullet – insert "be 3M brand high-intensity and" after the word shall,
 - Second bullet - insert "4 lb./ft.," after the word black,

4. Roadway P&P's (C-9B-E): (Additional Submittal as of 12-17-15)

- Include the Storm drain design items on the P&P's including DI type, locations, Pipe Size and pipe material details and invert elevations.
- Sheet C-9E: Intersection of Rail Runner Road and Entrada la Lluvia, Change accessible ramps to directional ramps and include ramps crossing Rail Runner Road on one side of Entrada la Lluvia.

5. Sheet C-9 Typical Sections:

- Include a trail typical section including cut and fill slopes

6. Standard Details (sheets SF 5.6, & 7):

- SF5 – COSF Residential street details/ do not use.
- SF6 – Drainage Details/ check with R.B. Zaxus Engineer for Land Use
- SF7 – Speed hump details – Do not include unless there are speed humps or speed tables in the plan.
- Include the applicable NMDOT standard drawings Section 608 that pertain to accessible sidewalk ramps and 609 for sidewalks and curb and gutter.
- Include applicable NMDOT standard drawings that pertain to storm water drainpipes and drop inlets.

Estancia de Las Soleras Unit 1C
Case #2015-115: Preliminary Subdivision Plat

<p>7. <u>Lighting Plan (Not provided to date):</u></p> <ul style="list-style-type: none"> o Provide a street lighting plan that complies with City code 14-8.9 - Outdoor Lighting. <ul style="list-style-type: none"> ▪ Include Details for the Streetlight Standards and Foundations ▪ Include Details for the LED Luminaires, LED Luminaire for local streets shall provide a luminance equivalent to that of a 100-Watt High Pressure Sodium (HPS) Luminaire. ▪ Include wiring and appurtenances on the plan. <p>8. <u>General Comments on the overall submittal:</u></p> <ul style="list-style-type: none"> o Make sure that Sheets are labeled in a consistent manner and that they correspond to the Index of Sheets on the Cover, for example; some sheets currently are letters and numbers, e.g., C-5 and other sheets are labeled as x of xx, e.g., page 10 of 36. o Repeated sheets – there appear to be 4 sheets at the end of the plan set that are very similar to previous sheets. Please revise the plan set to eliminate the duplicate material. <p>If you have any questions or need any more information, feel free to contact me at 955-6697.</p>		<p>The following review comment is to be considered a condition of approval:</p> <p>*Topographic and Boundary Survey sheets are confusing, as the sheet numbering is inconsistent, there is no key map to reference the location of individual maps, and the scale is large. Add a key map for clarity. Indicate limits of proposed subdivision on these sheets.</p> <p>Also, I have reviewed the variance request on this project for disturbance of slopes over 30%, and I support the variance.</p> <p>The Applicant shall address the following comments:</p> <ol style="list-style-type: none"> 1. The Wastewater Division was informed that there is an amended Utility Master Plan for the Las Soleras area that is currently being prepared for City review. The preliminary plan set submitted for this project cannot be thoroughly evaluated without this Utility Master Plan at this time. The Wastewater Division recommends preliminary plat approval and that the final plat approval will be contingent upon review of this project along with the approved amended Utility Master Plan. 	<p>Technical Review</p>	<p>RB Zaxus</p>
	<p>Wastewater Management Division</p>	<p>Stan Holland</p>		

Estancia de Las Soleras Unit 1C
Case #2015-115: Preliminary Subdivision Plat

<p>I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) 2009 Edition. Below are the following requirements that shall be addressed prior to approval by Planning Commission. If you have questions or concerns, or need further clarification please call me at 505-955-3316.</p> <ol style="list-style-type: none"> 1. Shall Comply with International Fire Code (IFC) 2009 Edition. 2. Fire Department Access shall not be less than 20 feet width thru-out the complex. 3. Fire Department shall have 150 feet distance to any portion of the building on any new construction. 4. Shall have water supply that meets fire flow requirements as per IFC, shall meet the IFC distance requirements to the nearest hydrant. 5. All Fire Department access shall be no greater than a 10% grade. <p>Shall meet all dead end requirements as per IFC or provide emergency turn-around as per IFC.</p>	<p>Reynaldo Gonzales</p>
<p>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. The Water Division has provided comments on preliminary plans which the developer submitted. There are water main connections shown on these plans as existing that have not yet been built and the plans for this case are dependent upon those mains being constructed first.</p> <p>Fire service requirements will have to be determined by the Fire Department prior to development.</p>	<p>Fire Marshal</p> <p>Water</p> <p>Dee Beingssner</p>
<p>Below are staff's final comments for Estancia de Las Soleras, Phase 1C Preliminary Subdivision Plat. Based on landscaping plans dated November 24th, 2015, the following comments are a request for additional submittals before Landscaping can be approved:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Street trees must be provided along all streets that are part of the Subdivision which include the street frontage along Las Brisas and Las Plazuelas(south) as these are along the border of the tract. <input type="checkbox"/> Shrubs must be a minimum of 5 gallon to count toward landscaping requirements for open space and/or detention pond. 	<p>Landscaping Review</p> <p>Somie Ahmed 955-6947</p>

Estancia de Las Soleras Unit 1C
Case #2015-115: Preliminary Subdivision Plat

<p><input type="checkbox"/> As per SFCC 14-8.4 (E)(4)(g) planting beds shall be swaled, sloped or recessed below grade to prevent fugitive water.</p> <p><input type="checkbox"/> Significant tree map (P-3) shows 6 significant Pinon Pine trees within the Tract. As per SFCC 14-8.4(F)(5)(b), at least 40% of significant Pinon trees shall be preserved, relocated or replaced. Preserve, relocate or replace at least 2 of the Pinon Pine trees.</p> <p><input type="checkbox"/> On Landscape plan, identify what the shaded area signifies at Las Brisas entrance area.</p>		
<p>The Santa Fe Homes Program Agreement stipulates that the Developer will develop and deed to Habitat for Humanity two (2) affordable home lots in Phase 1 of the development: Lots 29 and 38 which are noted in Exhibit A of the Agreement and must be identified on the Preliminary Subdivision Plat.</p>	Affordable Housing	Margaret Ambrosino

City of Santa Fe, New Mexico

Planning Commission

Exhibit B

**Development Review Team
Memorandum**

City of Santa Fe, New Mexico

memo

DATE: December 18, 2015

TO: Donna Wynant, Senior Planner, Land Use

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

FROM: Sandra Kassens, Engineer Assistant *SKK*

SUBJECT: Estancias de Las Soleras Unit 1C Preliminary Subdivision Plat, Case 2015-115.

ISSUE:

James W. Siebert & Associates, agent for the Pulte Group, requests approval of a Preliminary Subdivision Plat for 67 lots located on 25.86 acres on Tract 11A in the Las Soleras Master Plan which is zoned R-6 (Residential – 6 units per acre). The plat is the final unit of Phase 1 of the overall Pulte residential development. The Subdivision requires a variance request for the disturbance of slopes over 30 percent.

RECOMMENDED ACTION:

Review comments are based on submittals received on December 2, 2015, and additional submittals received on December 17, 2015. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittal unless otherwise noted:

The Developer shall revise the Preliminary Subdivision Plat and Construction Plans for Estancias de Las Soleras – Unit 1C:

1. **Plat sheets (1-6):**

- Show all intersection sight distance triangles on the plat, per city code 14-7.1 (F).
 - Rail Runner Road is classified as a collector road thereby requiring the sight distance triangles be drawn per AASHTO guidelines.
 - Sight triangles shall have a note that states that no object; building, wall or vegetation, shall be placed in the sight triangle that would block visibility between 3' to 6' in height.

2. **Landscaping Plan (L-1):**

- Show all intersection sight distance triangles on Landscaping plan. See 1 above for details.
- Ensure that landscape items do not block sight distance at intersections within the subdivision following the City of Santa Fe Land Use Code Chapter 14-7.1(F).

3.

Signing and Striping Plan Sheet C-9A: (Additional Submittal as of 12-17-15)

- C-9A – Striping and Signing Plan
 - Show locations of 'no parking' signs.
 - Sign Size: For R8-3 use 24"x24" or use R8-3a at 18"x24"

- Street Sign Details – Warning Signs
 - Lluvia Encantada - add locations for horizontal curve warning signs at curves located approximately at Stations 19+50 and 24+50.
 - Add sign detail: Horizontal alignment sign W1-1(L or R)/size 30" x 30" and Advisory speed plaques, W13-1P/size 18" x 18"/15 MPH on same post as W1-1
 - General Notes:
 - First bullet – insert "be 3M brand high-intensity and" after the word shall,
 - Second bullet - insert "4 lb./ft.," after the word black,
4. **Roadway P&P's (C-9B-E): (Additional Submittal as of 12-17-15)**
- Include the Storm drain design items on the P&P's including DI type, locations, Pipe Size and pipe material details and invert elevations.
 - Sheet C-9E: Intersection of Rail Runner Road and Entrada la Lluvia, Change accessible ramps to directional ramps and include ramps crossing Rail Runner Road on one side of Entrada la Lluvia.
5. **Sheet C-9 Typical Sections:**
- Include a trail typical section including cut and fill slopes
6. **Standard Details (sheets SF 5,6, & 7):**
- SF5 – COSF Residential street details/ do not use.
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 - Include the applicable NMDOT standard drawings Section 608 that pertain to accessible sidewalk ramps and 609 for sidewalks and curb and gutter.
 - Include applicable NMDOT standard drawings that pertain to storm water drainpipes and drop inlets.
7. **Lighting Plan (Not provided to date):**
- Provide a street lighting plan that complies with City code 14-8.9 - Outdoor Lighting.
 - Include Details for the Streetlight Standards and Foundations
 - Include Details for the LED Luminaires, LED Luminaire for local streets shall provide a luminance equivalent to that of a 100-Watt High Pressure Sodium (HPS) Luminaire.
 - Include wiring and appurtenances on the plan.
8. **General Comments on the overall submittal:**
- Make sure that Sheets are labeled in a consistent manner and that they correspond to the Index of Sheets on the Cover, for example; some sheets currently are letters and numbers, e.g., C-5 and other sheets are labeled as x of xx, e.g., page 10 of 36.
 - Repeated sheets – there appear to be 4 sheets at the end of the plan set that are very similar to previous sheets. Please revise the plan set to eliminate the duplicate material.

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

City of Santa Fe, New Mexico

memo

DATE: December 15, 2015
TO: Donna Wynant
FROM: Risana B "RB" Zaxus, City Engineer
SUBJECT: Estancias de Las Soleras Unit 1C Preliminary Subdivision Plat

The following review comment is to be considered a condition of approval:

*Topographic and Boundary Survey sheets are confusing, as the sheet numbering is inconsistent, there is no key map to reference the location of individual maps, and the scale is large. Add a key map for clarity. Indicate limits of proposed subdivision on these sheets.

Also, I have reviewed the variance request on this project for disturbance of slopes over 30%, and I support the variance.

City of Santa Fe



New Mexico

MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: December 9, 2015

To: Donna Wynant, Case Manager

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

Subject: Case #2015-115 Estancia de Las Soleras Phase 1C Preliminary Subdivision Plat

The Applicant shall address the following comments:

1. The Wastewater Division was informed that there is an amended Utility Master Plan for the Las Soleras area that is currently being prepared for City review. The preliminary plan set submitted for this project cannot be thoroughly evaluated without this Utility Master Plan at this time. The Wastewater Division recommends preliminary plat approval and that the final plat approval will be contingent upon review of this project along with the approved amended Utility Master Plan.

City of Santa Fe, New Mexico

memo

DATE: December 18, 2015
TO: Case Manager: Donna Wynant
FROM: Reynaldo D Gonzales, Fire Marshal 
SUBJECT: Case #2015-115 Estancia de Las Soleras Phase 1C

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

1. Shall Comply with International Fire Code (IFC) 2009 Edition.
2. Fire Department Access shall not be less than 20 feet width thru-out the complex.
3. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
4. Shall have water supply that meets fire flow requirements as per IFC, shall meet the IFC distance requirements to the nearest hydrant.
5. All Fire Department access shall be no greater that a 10% grade.
6. Shall meet all dead end requirements as per IFC or provide emergency turn-around as per IFC.

City of Santa Fe
memo

DATE: December 7, 2015
TO: Donna Wynant, Land Use Senior Planner, Land Use Department
FROM: Dee Beingessner, Water Division Engineer 
SUBJECT: Case # 2015-115 Estancia de Las Soleras Phase 1C Preliminary Subdivision Plat

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. The Water Division has provided comments on preliminary plans which the developer submitted. There are water main connections shown on these plans as existing that have not yet been built and the plans for this case are dependent upon those mains being constructed first.

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

City of Santa Fe, New Mexico

memo

DATE: December 7, 2015
TO: Donna Wynant, Land Use Planner Senior
FROM: Somie Ahmed, Planner Technician Senior
SUBJECT: Comments for Case #2015-115, Estancia de Las Soleras Phase 1C Preliminary Subdivision Plat

Below are staff's final comments for Estancia de Las Soleras, Phase 1C Preliminary Subdivision Plat. Based on landscaping plans dated November 24th, 2015, the following comments are a request for additional submittals before Landscaping can be approved:

- Street trees must be provided along all streets that are part of the Subdivision which include the street frontage along Las Brisas and Las Plazuelas(south) as these are along the border of the tract.
- Shrubs must be a minimum of 5 gallon to count toward landscaping requirements for open space and/or detention pond.
- As per SFCC 14-8.4 (E)(4)(g) planting beds shall be swaled, sloped or recessed below grade to prevent fugitive water.
- Significant tree map (P-3) shows 6 significant Pinon Pine trees within the Tract. As per SFCC 14-8.4(F)(5)(b), at least 40% of significant Pinon trees shall be preserved, relocated or replaced. Preserve, relocate or replace at least 2 of the Pinon Pine trees.
- On Landscape plan, identify what the shaded area signifies at Las Brisas entrance area.

WYNANT, DONNA J.

From: AMBROSINO, MARGARET K.
Sent: Wednesday, December 16, 2015 9:16 AM
To: WYNANT, DONNA J.
Cc: LADD, ALEXANDRA G.
Subject: Comments for Case #2015-112: Corazon Santo Final Subdivision Plat Time Extension

The final plat shall identify the 8 affordable lots and shall be reviewed and approved by the Office of Affordable Housing prior to recording. The Agreement's Exhibit A notes that affordable lot 25 will be switched to 24.

K. Margaret Ambrosino, AICP
Senior Housing Planner
City of Santa Fe
PO Box 909
Santa Fe, NM 87504-0909
505.955.6574

City of Santa Fe, New Mexico

Planning Commission

**Exhibit C
Maps**

Vicinity Map

City of Santa Fe, New Mexico

Planning Commission

Exhibit D
Applicant Submittals

SEE SHEET 4



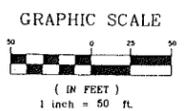
TRACT 11-B
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
Filed October 29, 2015 in Plat Book 794, Pages 7-13

- EASEMENTS GRANTED BY THIS PLAT
- (A) = New 7.5' Public Utility Easement granted by this plat.
 - (B) = New 25' Public Waterline and Sanitary Sewer Easement granted by this plat to the City of Santa Fe.
 - (C) = New 30' Public Waterline, Sanitary Sewer and Storm Sewer Easement granted by this plat to the City of Santa Fe.

TRACT 18
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plat Book 714, pages 14-20

PRELIMINARY PLAT OF
**ESTANCIAS de Las SOLERAS
UNIT 1C**
PREPARED FOR PULTE GROUP OF NEW MEXICO, INC.
(COMPRISING EXISTING TRACTS 11-A AND 14-A
LAS SOLERAS LOT LINE ADJUSTMENT PLAT)
SITUATE WITHIN
SECTIONS 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO
NOVEMBER, 2015

TRACT 24
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plat Book 714, pages 14-26



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