



# Agenda

PREPARED BY Geraldine Quintero  
CHECKED BY Shirley Hartung

## SECOND AMENDED

### PLANNING COMMISSION

Thursday, November 6, 2014 - 6:00pm

City Council Chambers

City Hall 1<sup>st</sup> Floor - 200 Lincoln Avenue

- A. ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. APPROVAL OF AGENDA
- D. ELECTIONS
- E. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: October 2, 2014

FINDINGS/CONCLUSIONS:

Case #2014-05. Villas de Sophia Amended Development Plan and Preliminary Subdivision Plat.

- F. OLD BUSINESS
- G. NEW BUSINESS

1. Case #2014-101. Certificate of Compliance for 2 Family Lane. Calida Marie Carswell and Colin Edward Dyck, Owners, request Planning Commission approval of a Certificate of Compliance in order to establish legal lot of record per the procedures set out in SFCC 1987 14-3.7 (A)(7). The property is 0.26± acres, zoned R-5 (Residential – 5 Dwelling Units per Acre), and is located approximately one sixth of a mile west of Frenchy's Park on the south side of Agua Fria Street. (Zach Thomas, Case Manager)
2. Case #2014-94. Hart Business Park- Phase II Final Subdivision Plat. James W. Siebert and Associates, agent for SFCC CCSF 599 LLC, request Final Subdivision Plat approval for 6 lots on 12.03± acres. The property is zoned I-1 (Light Industrial) and is located at 4501 Hart Rd. (Donna Wynant, Case Manager)
3. Case #2014-97. Honda-Subaru Dealership Development Plan. New construction of 29,900 ~~44,639~~ square feet in two buildings on 7.73± acres. The site is zoned C-2 (General Commercial) and is located at the intersection of Cerrillos and Ocate Roads. Wayne Lloyd & Associates, agent for Honda-Subaru Dealership, requests Development Plan approval to construct 44,639 square feet in two buildings on 7.73± acres. The site is zoned C-2 (General Commercial) and is located at 7511 Cerrillos Road, at the intersection of Cerrillos and Ocate Roads. (Dan Esquibel, Case Manager)

- H. STAFF COMMUNICATIONS
- I. MATTERS FROM THE COMMISSION
- J. ADJOURNMENT





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REVIEWED BY Geraldine Quirós  
FORWARDED BY Alicia Hartung

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**MINUTES OF THE MEETING  
OF THE  
PLANNING COMMISSION  
November 6, 2014**

A regular meeting of the City of Santa Fe Planning Commission, was called to order by Chair Michael Harris, at approximately 6:00 p.m., on Thursday, November 6, 2014, in the City Council Chambers, City Hall, Santa Fe, New Mexico.

**A. ROLL CALL**

**MEMBERS PRESENT:**

Commissioner Michael Harris, Chair  
Commissioner Renee Villarreal, Vice-Chair  
Commissioner Dan Pava, Secretary  
Commissioner Lisa Bemis  
Commissioner Brian Patrick Gutierrez  
Commissioner Lawrence Ortiz  
Commissioner John Padilla  
Commissioner Angela Schackel-Bordegary  
[Vacancy]

**OTHERS PRESENT:**

Lisa Martinez, Director, Land Use Department  
Tamara Baer, Planner Manager, Current Planning Division – Staff liaison  
Zach Thomas, Senior Planner, Current Planning Division  
Zachary Shandler, Assistant City Attorney  
Melessia Helberg, Stenographer

There was a quorum of the membership in attendance for the conducting of official business.

**B. PLEDGE OF ALLEGIANCE**

**C. APPROVAL OF SECOND AMENDED AGENDA**

**MOTION:** Commissioner Villarreal moved, seconded by Commissioner Ortiz, to approve the Second Amended Agenda as presented.

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Ortiz, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [7-0].



## D. ELECTIONS

**MOTION:** Commissioner Ortiz moved, seconded by Commissioner Villarreal to elect Commissioner Gutierrez to fill the vacancy on the Summary Committee.

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Ortiz, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [7-0].

Commissioner Pava said there is an ongoing vacancy on the Long Range Planning Committee, or he thinks there is. He said Commissioner Schackel-Bordegary has been on the Committee, but has been unable to attend. He said one thing they could do is change the timing of the meeting which might enable her to attend. He said we also could consider the election of another member to that Committee which is supposed to have three Planning Commissioners. He said yesterday, Mr. Liming said we need to address the vacancy.

Chair Harris said since there is an open category of elections, we could discuss filling that vacancy today.

Ms. Baer said it is her understanding that those two elections would take place this evening.

Chair Harris asked if there has been discussion about Commissioners who would be willing to serve on the Long Range Planning Committee.

Commissioner Pava said to his knowledge, there have been no formal conversations, so this is *de novo*. He said we can deal with this vacancy this evening, or put it on a future agenda, while Commissioners, included the yet to be appointed Commissioner, can think about it. He said it isn't extremely urgent, but it is something we should fix. He said, as the *de facto* Chair of that Committee, he is willing to look at other times that might be convenient. He said at this time, the Committee meets at 8:30 a.m. once a month on the Wednesday before Planning Commission. He said his preference is to meet either first thing in the morning at 8:30 a.m., or late in the afternoon, since he commutes back and forth to Los Alamos..

Chair Harris asked Ms. Baer if we are in the process of filling the final position on the Commission.

Ms. Baer said she has no knowledge of that.

Commissioner Schackel-Bordegary said since she can't meet at 8:30 a.m., while we are waiting for the new Commissioner, she could continue on the Committee if we could meet late in the afternoon.

Commissioner Pava said that is acceptable, and in the interim he will suggest to Mr. Liming to consider a late afternoon meeting time. He said both Mr. Liming and Mr. McPherson commute from Albuquerque, but probably would be amenable to something in the late afternoon.



Chair Harris said that seems like a good solution until a ninth Commissioner is appointed and we have a full complement on the Commission when he thinks it will be easier to fill these positions.

Commissioner Schackel-Bordegary said she has a busy travel with her job over the next few months, so she would like to work "with youall to find a time where I can attend. I do know some of those dates already."

## **E. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS**

### **1. MINUTES – OCTOBER 2, 2014**

The following correction was made to the minutes:

Page 1 under Members Excused, Mr. Harris is to be shown as the Chair.

Page 4, first paragraph under Public Hearing, change "Marian" to "Mary."

**MOTION:** Commissioner Schackel-Bordegary moved, seconded by Commissioner Pava, to approve the minutes of the meeting of October 2, 2014, as amended.

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Ortiz, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [7-0].

### **2. FINDINGS OF FACT AND CONCLUSIONS OF LAW**

A copy of the Findings of Fact and Conclusions of Law in Case #2014-05 Villas de Sophia Amended Development Plan and Villas de Sophia Preliminary Subdivision Plat, are incorporated herewith to these minutes as Exhibit "1."

#### **a) CASE #2014-05. VILLA DE SOPHIA AMENDED DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION PLAT**

**MOTION:** Commissioner Villarreal moved, seconded by Commissioner Bemis, to approve the Findings of Fact and Conclusions of Law in Case #2014-05, Villas de Sophia Amended Development Plan and Villas de Sophia Preliminary Subdivision Plat, as presented by staff.

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Ortiz, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [7-0].



## **F. OLD BUSINESS**

There was no Old Business.

## **G. NEW BUSINESS**

1. **CASE #2014-101. CERTIFICATE OF COMPLIANCE FOR 2 FAMILY LANE. CALIDA MARIE CARSWELL AND COLIN EDWARD DYCK, OWNERS, REQUEST APPROVAL OF A CERTIFICATE OF COMPLIANCE IN ORDER TO ESTABLISH LEGAL LOT OF RECORD PER THE PROCEDURES SET OUT IN SFCC 1987 14-3.7(A)(7). THE PROPERTY IS 0.26± ACRES, ZONED R-5 (RESIDENTIAL – 5 DWELLING UNITS PER ACRE), AND IS LOCATED APPROXIMATELY ONE SIXTH OF A MILE WEST OF FRENCHY'S PARK ON THE SOUTH SIDE OF AGUA FRIA STREET. (ZACH THOMAS, CASE MANAGER)**

A Memorandum, with attachments, prepared October 20, 2014, for the November 6, 2014 meeting, to the Planning Commission, from Zach Thomas, Senior Planner, Current Planning Division, regarding this case, is incorporated herewith to these minutes as Exhibit "2."

A color aerial photograph of the area of the subject site, entered for the record by Zach Thomas, is incorporated herewith to these minutes as Exhibit "3."

Ms. Baer said, "I wanted to introduce this case by explaining to you what the process is, since this is the first time that a Certificate of Compliance has come before the Planning Commission. This is a new procedure that was established in 2012, as part of that series of Code amendments. Before we had this process, the Land Use Department Director typically would work with staff to look at what evidence there was to establish a legal lot, and Mr. Thomas will explain what some of those requirements would be."

Ms. Baer continued, "As of 2012, there are two ways a Certificate of Compliance can be issued. One is through the Land Use Director. If there is sufficient evidence that shows that something is a legal lot of record, or if it's very very close, so there's really no point to taking it forward to the full Planning Commission, the Land Use Director can issue a Certificate of Compliance, stating that something is a legal lot of record. Where there's a little less evidence, or we're just not comfortable doing it ourselves administratively, we present the evidence to the Planning Commission, and ask that you approve the Certificate of Compliance, thereby establishing that a lot is a legal lot of record."

Ms. Baer continued, "Mr. Thomas will explain the circumstances of this particular case. But I just wanted to say how this is a new process as of 2012, and if you do approve it, there are signatures from the Commission and then it becomes a recorded document. And then the owner of the lot can take that forward and use that if they need a building permit or any other sort of documentation, it becomes a legal recorded document."



Ms. Baer continued, "The Certificate of Compliance is never issued if there is a density question. We would never recommend it. So, in other words, once we recommend something or approve it administratively, it means it does comply with density, and also it is in compliance with essentially all of the other requirements of Chapter 14. So I just wanted to preface this particular case with that brief explanation."

Zach Thomas presented information in this case from the materials in the Commission packet. Please see Exhibits "2" and "3" for specifics of this presentation.

**Recommendation:** The Land Use Department recommends approval with the Condition of Approval as outlined in this report [Exhibit "2"].

Chair Harris said he presumes we will follow the same process for public hearing in this matter.

Ms. Baer said since we haven't done this before, she thinks it's at the discretion of the Commission to ask if the Applicant wishes to address the Commission, and Chair Harris agreed.

### **Public Hearing**

#### **Presentation by the Applicant**

**Calida Carswell, Owner, was sworn.** Ms. Carswell said she and her husband, Colin Dyck, are the Applicants. She said, "We just purchased this house in August. It was a foreclosure. Because it was a foreclosure, we ended up hiring a lawyer to help us know what we were getting ourselves into. And it was through that process that we discovered that the lot was not legal. We did try to get it administratively established before we purchased the property, but since we weren't able to do that, we had to come here after the fact."

Ms. Carswell continued, "So what we are hoping to do.... I guess what we had been told about why this matters to us, is that we can get permits to make repairs to the existing structure, but not to do anything new, if we wanted to add onto it at some point, which we don't have any immediate plans to do, but we may want to do at some point. And also, we are planning to live there and make this our home. We have no immediate plans to sell it, but we may obviously want to at some point. And this would also be an issue at that point for any potential buyers. So we also hope to protect the investment that we've already made and some of the additional things we're doing."

Ms. Carswell continued, "We had to replace the sewer line, the trunk line to the City pipe right away, and that was a project that was permitted and approved by the City that we already did. The other main thing we need to do soon is replace the roof which we'll probably do this Spring. So we're making some significant repairs right away that we hope to protect by getting this established. Thank you."

Chair Harris asked Ms. Carswell if she understands the condition of approval that has been placed.



Ms. Carswell said, "Yes. I've been in contact with Tamara, in fact quite a lot over the past few months, so we have talked through it."

### **Speaking to the Request**

There was no one speaking to the request.

### **The Public Testimony Portion of the Public Hearing Was Closed**

Commissioner Pava said, "In reading through the case I was confused. There is a reference to a Warranty Deed completed November 8, 1945. And when I look at the Warranty Deed as best as I can tell, it looks to me like it might say 1969, and I was curious if I was missing something here, or if something needs to be explained. It's not a big deal, it's just a discrepancy."

Ms. Baer said, "You are correct. The date on the deed is 1969. Had this been a deed that matched the metes and bounds from 1945, we wouldn't be here. So I think that was a typo."

Mr. Thomas said, "To clarify. It's referencing the legal description.... the legal description is referencing a survey that was completed on November 8, 1945. So, the legal description, as part of the deed reference, is dated to 1945."

Commissioner Padilla said, "Question for staff. Condition of approval number one is that *a 10 foot ingress/egress and utility easement, shall be dedicated within and parallel to the west property line, a parcel identified as 2 Family Lane*. 2 Family Lane is only the southern portion or the southern parcel of the survey by Cipriano Martinez. Is that correct."

Mr. Thomas said that is correct.

Commissioner Padilla said, "If they're dedicating 10 feet of their property, how does that proposed ingress/egress and utility easement continue to the north."

Mr. Thomas said, "At this point, it wouldn't. The intent is that if other surrounding properties were to come in for any kind of entitlement request or development, subdivision, that those easements would be acquired at that time. There is no mechanism today to require any adjacent properties to dedicate easements. So basically, we were starting with what we had which is this particular piece."

Commissioner Padilla said, "So then any development subsequent to this approval that continues north, I would imagine we would want to extend that to Agua Fria and both on the east side and west side of what is Family Lane and Gallegos Lane. Correct. Eventually we would want to have that wider road all the way to Agua Fria."

Mr. Thomas said, "That is the intent. What we are basically trying to do, is to acquire what would be, in total, ½ of the right of way, so 19 feet of the 38 feet right of way which would comprise a residential City street just to City standards."



Commissioner Padilla said, "I believe in the testimony from the Applicant, they are in agreement and understand the conditions of approval. Is that correct."

Chair Harris said yes, I asked that question.

Commissioner Gutierrez said, "If I'm looking at the lot reference map on the back side of Exhibit D, it's showing Family Lane going up and through the property. Is that the way the traffic is routed today and are there houses sitting behind this property that are using some of that property in ingress and egress."

Mr. Thomas said, "That is correct. Family Lane extends south from Agua Fria down past the subject property and provides access to basically Lot 3, that would be noted on that exhibit. So it provides access to a variety of parcels or houses. Again, it's not parcels in the legal sense, but lots that are built, including the one immediately north of the subject parcel."

Commissioner Gutierrez said, "So people are using part of their property to get to their house now, but it's not fenced off, or will it be fenced off where people can't get to Lot #3 at some point."

Mr. Thomas said, "Yes. Perhaps."

Ms. Carswell said, "So it seems we don't know when this happened, but you can see on like 'this' original plat or whatever it was. It looks like that road made a right angle turn. We don't know if it ever actually did that, but I certainly hasn't actually done that any time recently. So the road is actually kind of going like 'this.' We talked about this a little bit with regard to solely the back of the property. And physically, it doesn't bother us, and I think we'd just get in hot water with all of our neighbors and not have good relationships if we tried to move it at this point. So we're just leaving it there. The fence doesn't extend all the way to where the road is now, but yes, the property line is going out into the road in that one corner at present. And there are two houses back there that use it."

Responding to the Chair, Ms. Carswell said Mr. Dyck was asking if it was a legal easement for those people. I'm not sure the road that exists is a legal easement. The other one probably would be. I don't remember what the technical language is, because I'm not a lawyer, but I think if it ever went to Court it would probably be declared legal, kind of just because people had been using it for a long time. Maybe that makes sense to you."

Ms. Baer said, "The 9 feet that is currently there that is Family Lane, is not a part of this lot currently. So it's one of these common entrances or common access points that we see in older, developed parts of town where the ownership is not necessarily ascribed to any particular person or connected to a lot. It's just a way in that's been used historically. So we're asking that they add 10 feet on their portion which would then become part of this 9 foot access way. But that 9 feet currently that is Family Lane, we don't have ownership information for that, and it's not part of this lot."

Commissioner Gutierrez said, "So the 10 feet is going to be on the south side and not running east and west."



Ms. Baer said, "No. Actually, it would be on the west side of the lot and the east side of Family Lane. So coming from Agua Fria, it would widen the Family Lane portion into their property by 10 feet."

Commissioner Gutierrez asked Mr. Thomas to demonstrate that on the overhead.

Mr. Thomas said, "I might just add that on Exhibit D-1, you can see now... I think it's a little confusing. What the aerial shows is kind of a diagonal cut across the property and that's probably what's been going on. Again, Exhibit D-1, which is a Legal Lot of Record, where these two parcels... it does actually show an existing 20 foot wide easement that does exist south of the subject property, if you see that. So, again as Ms. Baer was saying, this easement, the condition would require it would only dedicate the 10 foot for future expansion of the road."

Mr. Thomas continued, "The Certificate of Compliance really references that 1977 Plat, so that would become the legal parcel. But there is, as noted on here, a recorded easement. Yes. *[This portion of Mr. Thomas's remarks are inaudible because he was away from the microphone.]*"

Mr. Shandler said, "I think, rather than a lower case 'l,' it's going to look like a lower case 'h,' that's what it's going to look like."

Mr. Thomas said, "What I'm doing is pointing out the existing easement. The proposed easement and the condition would be along this western side. This is the easement that I'm pointing out on Exhibit D-1, which provides access to properties to the south. So there's kind of two different issues that are going on. One is the existing easement providing access to this lot to the south that is identified as Lot 3 on your exhibit. And then there's the proposed easement and the condition that would be 10 feet along this western boundary."

Commissioner Gutierrez said, "With that being said, if they decided to fence completely, there's only 9 feet of easement to get to the properties behind this property."

Mr. Thomas said, "So there is an existing 20-foot easement platted along the southern portion of their property. This Certificate of Compliance doesn't alter or change that. That's established on Exhibit D-1. So that wouldn't change as part of this."

Commissioner Schackel-Bordegary said, "If I understand this, on our exhibit it shows the little lower case 'h,' the hump of the 'h.' That is currently representing how they're getting to the house which is on their property."

Mr. Thomas said, "That is correct. This is a GIS exhibit. It's not necessarily accurate to surveying standards. It basically mirrors what you see in the aerial which is kind of the path carved by travel. The easement that really exists is noted on Exhibit D-1. And so that yellow line, or the line that's on the GIS mapping, is to indicate an approximate path of travel, which is likely what they're doing over time – is cutting across."



Commissioner Schackel-Bordegary asked, "Is that what we're establishing, that they are cutting across your property and that is going to stay in practice and that's okay."

Mr. Thomas said, "Correct, and there's an easement to allow that."

Commissioner Schackel-Bordegary said, "Right, which is actually not exactly consistent with what they're using."

Mr. Thomas said, "It is consistent with what is happening in reality, correct."

Commissioner Schackel-Bordegary said she hoped that helped Commissioner Gutierrez.

Chair Harris said, "This is, obviously, a confusing situation. And I think it's an opportunity to clarify a long standing situation. And that's part of what we do. I think it would be easier, in the future if we have a situation like this, where perhaps someone would prepare or the Applicant would be required to prepare a draft Plat of Survey that would show this. If we're referring back to a 1977 document that doesn't show the 20-foot easement that Exhibit D-1 indicates. Correct. So it would be easier to understand if we had a kind of a draft plat of survey that would show not only the existing easements, but also anything that was, well, not necessarily being proposed. Yes, Ms. Baer."

Ms. Baer said, "The procedure that is established does not require a new plat. And the reason that we don't ask for it is because it is a considerable expense to the Applicant to create a new plat that would show that. So this is really an abbreviated procedure that establishes legal lots through the Certificate at a relatively low cost to the applicant."

Chair Harris said, "Right, but I also understand in terms of an investment these folks were making, a Plat of Survey that would document really what they own and any restrictions that run with it, I think would be a good practice. I'm not saying it's something we need to do now. Again, this is the first time we have seen it in my time on the Commission. It's just something to consider."

Commissioner Padilla asked, "What would be the next step. We obviously are looking at the Cipriano Martinez survey that identifies the southern tract, the .257 acre tract and we're looking at the 2006 Survey that was presented by Land Surveying Company that doesn't show the southern tract. What is the next step.... upon approval this evening, what is the next step for the Applicant."

Ms. Baer said, "By approving the Certificate of Compliance, this document would signed by the Chair and the Secretary and recorded, and that would constitute their legal lot of record, or it would clarify. There is a Certificate of Compliance in your packet and an original for signatures upon approval. And it would be recorded."

Commissioner Padilla said, "So the Certificate of Compliance would be signed, and then all of the supporting documents would go along with it."



Ms. Baer said that is correct, "or they would be referenced, they wouldn't necessarily be recorded with it, they would be referenced."

**MOTION:** Commissioner Pava moved, seconded by Commissioner Padilla, to approve Case #2014-101, 2 Family Lane Certificate of Compliance, subject to all conditions of approval as recommended by staff in the Staff Report [Exhibit "2"].

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Harris, Ortiz, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [7-0].

2. **CASE #2014-94. HART BUSINESS PARK – PHASE II FINAL SUBDIVISION PLAT. JAMES W. SIEBERT AND ASSOCIATES, AGENT FOR SF66 CCSF 599, LLC, REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR 6 LOTS ON 12.03± ACRES . THE PROPERTY IS ZONED I-1 (LIGHT INDUSTRIAL) AND IS LOCATED AT 4501 HART ROAD. (DONNA WYNANT, CASE MANAGER)**

A Memorandum, with attachments, prepared October 22, 2014, for the November 6, 2014 meeting, to the Planning Commission, from Donna Wynant, Senior Planner, Current Planning Division, regarding this case is incorporated herewith to these minutes as Exhibit "4."

**Recommendation:** Staff recommends approval of the Final Subdivision Plat subject to the conditions of approval as outlined in the attached Table, Exhibit A-1, to the Staff Report [Exhibit "4"].

A copy of the Hart Business Park Master Utility Plan which was submitted in 2008 for the entire subdivision, presented for the record by Jim Siebert, is incorporated herewith to these minutes as Exhibit "5."

A copy of the relevant portion of Section 14-9.2(C) Street Design Engineering Standards, presented for the record by Jim Siebert, is incorporated herewith to these minutes as Exhibit "6."

The *Hart Business Park Lot 11, Final Plat*, with attachments, is on file in, and copies can be obtained from, the Land Use Department.

Donna Wynant presented information in this case. Please see Exhibit "4," for specifics of this presentation. Ms. Wynant said, "I think in the report there are a couple of mistakes, or at least and I'll point that out as well as in the Traffic Engineer's comments. The 10 foot wide planter should read west side of the street."



## **Public Hearing**

### **Presentation by the Applicant**

**James W. Siebert, 915 Mercer, Agent for the owner was sworn.** Mr. Siebert presented information using enlarged maps and drawings which are contained in the Commission packet. Mr. Siebert said, "Let me start with the issue of the sidewalk. This is what they would call a single loaded subdivision. The road comes down and then all the lots are facing off one side. There's no lots on the other side of the road. There is significant drainage that comes down through 'here' and into a pond. Then some of the drainage that comes through 'here' also goes down into the pond, really three different locations, 'this' tract and then it falls off rather steeply from the roadway. So really, 'this' tract is never going to be divided. 'This' is a very large tract that sits 'here.' We're agreed to putting a condition on the plat, should this ever develop, which I don't see how it's possible, that they would be obligated to put in a sidewalk on 'this' side here."

Mr. Siebert continued, "I would like discussion on one matter in the conditions. And I'll spend just a little bit of time explaining why that is an issue. And it's under the Traffic Conditions, and it's the very top one, the first page, at the very top and it talks about a stub-out. And let me explain what the situation on the stub-out is. One of these drawings is not in the packet. I can leave it with you, Recorder, if you want, the one I'm going to show right now. So what the situation is, this is Hart Road. This is being constructed. 'This is the subdivision we're looking at in the cul-de-sac 'here.' And what Traffic has requested is a stub-out from the end of the cul-de-sac to the end of the property line. What happens is that there is a 20 foot easement and existing roadway that also serves as access to the sewer. And that will also become the emergency access, and also kind of a nice walking path between the two."

Mr. Siebert continued, "The problem here that arises, and we did the preliminary plat, we didn't have the same level of engineering and grading that we had with the final plat. This actually shows a sidewalk which is grade 2, additional planning, which we've agreed to and a 20 foot access here. What happens is you can see easily with this section, is that the grading basically *[inaudible]* to the bottom of the slope. If we build a 52 foot section, which would be 'this' section right here, you can see what happens. We would have to considerably steepen-up that particular slope area. It's hard to stabilize. We feel that a 52 foot stub-out at this location really isn't necessary. So we would ask for your consideration where we could build this as a 20 foot base course road, a 5 foot sidewalk and planting on that in lieu of a 52 foot wide roadway that really goes to nowhere."

Mr. Siebert continued, "And with that, I will answer any questions you have."

### **Speaking to the Request**

There was no one speaking to the request.

### **The Public Testimony Portion of the Public Hearing Was Closed**



Commissioner Schackel-Bordegary asked staff what is the purpose of the 52 foot stub-out.

Ms. Baer said, "Our Code requires that roads be connected unless there is some reason that they can't be. If you see the yellow line on the drawing that is on the floor now, there is already a road there which the Fire Marshal has said can be used for emergency access. And if the lots on either side of that yellow line are developed, it seems reasonable that road would be developed, and there would be a loop and Hart Court would then connect back up to Hart Drive. So there's another condition that actually enters into this discussion and that's the one from the Fire Marshal. The Fire Marshal has said the cul de sac as shown is too small for his fire trucks to turn around in. He said the alternative to making it significantly larger, and specifically, it's Condition No. 6 from the Fire Marshal [which says], shall provide an emergency access through-way, which would run through this stub-out, or a 96 foot diameter cul de sac at the end of that, or Hart Court. So, both the Traffic Engineer and the Fire Marshal are suggesting that stub-out would then be a further continuation of Hart Court in the future. And that's also what Chapter 14 requires, that unless there is some reason that a road can't continue, that it shall be stubbed-out to continue in the future, as opposed to providing a dead end."

Commissioner Pava said, "That was a good follow-up question and we're probably going to want to discuss that a whole lot more. I was going to ask about sewer and water line and where they cross, where that's actually located. I was having a little problem with that, but I could wait on that if.... this seems to be the big issue right here. If it's for continuity, I'll just hold off on that question."

Commissioner Padilla said, "The request from the applicant for us to consider the exclusion of the 50 foot right of way as has been presented by the Traffic Engineer, seems a little late in the game for us to be considering now, especially without the Traffic Engineer present at this meeting. So I'm concerned with that, and it would almost be an issue that if that is the direction the Applicant would like to go, I would say it would almost require that we postpone this for that to be reviewed. For the Applicant to be able to discuss that with the Traffic Engineer to make sure that is allowable. The requirement from the Fire Department of the 96 versus the 80 foot diameter base course drive that's there, I would assume that's not improved yet, that Hart Court has not been developed yet. So going to a 96 foot diameter, as opposed to the 80 foot, would be an approach that the Applicant may want to look at to be able to ask Traffic Engineering for the 20 foot wide easement, as opposed to the 50 foot they're calling for. Because then it allows the fire truck to be able to turn into Hart Court and come back, in essence to have continuity of travel for them in an emergency condition. Just a comment that I wanted to make, so no action yet on it, but wanted to make that comment."

Commissioner Ortiz said, "I'm looking at the Grading and Drainage Plan, it's actually for you Mr. Siebert. I know you propose some things with that stub-out, but I see the restrictions on that cul-de-sac. You really can't make that cul-de-sac any larger because you have a steep drop-off which would be the south end. But if you redesign that cul-de-sac to angle in a little bit, maybe you could accomplish that. So, like Mr. Padilla said, there's some things we're trying to consider at this point, but it's kind of late. And I don't know what kind of discussion you've had with our Traffic Engineer on this particular aspect."



Mr. Siebert handed out two exhibits. He said, "Let me say first, that I have actually talked to Sandra Kassens about this. We'd be happy to table this and have somebody from Traffic show up next time. We have no problem with that whatsoever. The two exhibits I'm going to hand out [Exhibits "5" and "6"... the first exhibit shows the Plan that was submitted in 2008 for the entire subdivision. You will note that we basically have maintained the same concept. The purpose of this is just to say back in 2008, the concept was always that we would have a cul-de-sac along #599. And the reason is that there are two major crossings that take place. We would just as soon not have to loop the road back for those crossings. So we have always maintained the design that was originally approved back in 2004. So that the idea that there would be a continuation of this roadway frankly doesn't make sense. If you look at lot 2 and lot 3, they are very big lots. Their access is off Hart Road. There is no reason for them to go back to the south end of the lot to come back to Hart Road. It was never designed that way. It was never anticipated that way."

Mr. Siebert continued, "The other exhibit is out of the Code, and it's Section 14-9.2(C)(6)(a) which says:

*Following are construction engineering standards. Each street shall terminate in a cul-de-sac or other approved turnaround, except where the Planning Commission or Summary Committee requires a street to be stubbed out at a property boundary in anticipation of future extension.*

So that you have charges, do you think there will be a future extension on that stub-out, and it is my opinion there is never going to be a future extension."

Mr. Siebert continued, "We would be happy to table this and have Fire come to the meeting and have someone from Traffic come to the meeting."

Chair Harris said before we consider that, I would like to add one thing. Because when I read this Condition No. 6 from the Fire Marshal where it says, 'Shall provide emergency access through-way,' in everything we've seen in the preliminary subdivision plat as well as this, I had thought the 20-foot easement was in fact the emergency access through-way. Or meet the 90-foot diameter. Unless I'm misinterpreting it, I thought this condition would be met with the 20-foot access easement that runs to Hart Road."

Ms. Baer said, "We had this discussion with the preliminary plat, and at that time, it was made clear that one of the conditions of approval was that road stub-out to the property line, at the full right of way width. And they agreed to it at preliminary. So this is news to us. We didn't hear about this until this afternoon. So when we had this discussion with the Fire Marshal, it was our understanding, based on the preliminary plat that it would not pay that 20 foot right of way, but in fact it would be the full.... and there may be some confusion on that point, but that was certainly our understanding."



Chair Harris said, "I think we need to review the record. I just don't remember exactly what was approved. I'm surprised. Maybe, Mr. Siebert, this is something you've worked on, was that a condition that was placed on the preliminary plat."

Mr. Siebert said, "We have had discussions, face to face discussions with Fire, and they're perfectly acceptable to the 20 foot wide base course roadway, providing it can support the weight of a 75,000 pound vehicle, which talking to our engineer, it can't. And it's always been part of our proposal to use that as the emergency access road."

Chair Harris said, "Okay, and you've said that. But again, my question is, do you recall, was there a condition of approval placed on the preliminary subdivision plat that really spoke to this stub-out."

Mr. Siebert said, "There was a condition that spoke to the stub-out, but the way it was worded, I didn't fully understand it. The other thing that came out is that once we did the engineering design and found out what the impact was, in terms of the grading, it became a condition we would have to reconsider in any case."

Chair Harris said, "If I understand things correctly, just a point of clarification, rather than tabling, if we choose to delay, it would be a postponement, and we have to identify the meeting at which the case would be re-heard."

Ms. Baer said that is correct, or if you postpone it would be a date certain, presumably the next meeting, or whatever date you choose.

**MOTION:** Commissioner Pava moved, seconded by Commissioner Padilla, to postpone Case #20-14-94 Final Subdivision Plat for the Hart Business Park Subdivision Phase 2, to the Planning Commission meeting of December 4, 2014.

**DISCUSSION:** Chair Harris said, "I would like to say the obvious thing, which is that there be discussion between the Applicant and staff, but I would want to make sure we have a representative from the Fire Marshal's Office as well as from Traffic to speak directly. And I would also like to see all conditions that were placed, just a summary of the conditions that were placed on the Preliminary Subdivision Plat. I don't need to see them now, I saw that, but for the December 4<sup>th</sup> meeting. Thank you."

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Harris, Ortiz, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [7-0].



3. **CASE #2014-97. HONDA-SUBARU DEALERSHIP DEVELOPMENT PLAN. NEW CONSTRUCTION OF 29,900 ~~44,639~~ SQUARE FEET IN TWO BUILDINGS ON 7.73± ACRES. THE SITE IS ZONED C-2 (GENERAL COMMERCIAL) AND IS LOCATED AT THE INTERSECTION OF CERRILLOS AND OCATE ROADS. WAYNE LLOYD & ASSOCIATES, AGENT FOR HONDA-SUBARU DEALERSHIP, REQUEST DEVELOPMENT PLAN APPROVAL TO CONSTRUCT 44,639 SQUARE FEET IN TWO BUILDINGS ON 7.73± ACRES. THE SITE IS ZONED C-2 (GENERAL COMMERCIAL) AND IS LOCATED AT 7511 CERRILLOS ROAD, AT THE INTERSECTION OF CERRILLOS AND OCATE ROADS. (DAN ESQUIBEL, CASE MANAGER)**

A Memorandum, with attachments, prepared October 28, 2014, for the November 6, 2014 meeting, to the Planning Commission, from Daniel A. Esquibel, Land Use Planner Senior, Current Planning Division, regarding this case is incorporated herewith to these minutes as Exhibit "7."

**Recommendation:** Staff recommends Development Plan Approval subject to Conditions of Approval identified in Exhibit A, to this Staff Report [Exhibit "7"].

Dan Esquibel presented information in this case. Please see Exhibit "7," for specifics of this presentation. Mr. Esquibel noted there is one condition placed for a bus stop. He said, "In talking with Tamara who was at the MPO meeting, Transportation didn't see a need for that, so that is a condition I would caveat that we include that if it is mandated by the MPO that it be developed, it's not something that I would like to hold up on this development if it's not a needed asset."

### **Public Hearing**

#### **Presentation by the Applicant**

**Wayne Lloyd, 100 N. Guadalupe, Suite 201, Agent for Honda-Subaru Dealership, was sworn.**

Mr. Lloyd said, "We've worked very diligently with Dan Esquibel and other staff to make sure we're complying with landscape requirements, parking requirements, setbacks, deceleration lanes, drainage, all of the stuff that he just went through and I don't have anything to add beyond his report. I would stand for questions."

#### **Speaking to the Request**

There was no one speaking to the request.

### **The Public Testimony Portion of the Public Hearing Was Closed**

Commissioner Pava said, "So, Mr. Esquibel, I just want a little bit more context, maybe using this graphic that is on display, so if you were to go to the West, yes that direction, yes, what actually is there. What kind of development is there."



Mr. Esquibel, using documents displayed on the overhead, said, "To the rear, and in the Memo, I actually did put in, I believe that is on page 2 of the Memo, I did put all of the adjoining properties. To the rear of the property it is vacant, so that would be 'here.' All of 'this' is vacant to, I guess it would be the south, that's north, so 'this' would be the south, you have sort of a landscape rock business. And if you are ever traveling down and you see those big billboards right there with that landscaping, that's what that is. And then on the other side is where Walmart is. Across the street on the other side of Cerrillos Road you have a hotel and some other businesses, Lexus business. And to the north of that you have Newman's Nursery. So that's what's basically surrounding the property, and everything around it is non-residential use, from C-2 to I-1."

Commissioner Pava said, "Thank you for clarifying that, and that it's in the minutes and the record, and not just mentioned. I know it was in the Staff Report, but I just needed a recapitulation for my own visualization of the property and how it will situate."

Commissioner Pava said, "This is more of a comment. It's a business to sell cars and there are going to be one hundred eighty some odd parking spaces. I guess that's all required by Code, and I think that's unfortunate. It's just a statement, my own opinion."

Mr. Esquibel said, "I tend to agree with you. We actually have brought that discussion up with Greg [Smith] who's been looking at all of the Code revisions, and he's aware of the situation."

Commissioner Pava said, "I understand this part of Cerrillos Road is very auto-centric, I had to use that word, it's a great word. It's going to be a very beautiful landscaped auto-centric business. And I know it's going to sell cars that people have high regard with, Subarus and Hondas. It just seems when you look at the volume of customers that will come in and out, and the number of employees based on the floor plans and whatnot, we might want to reinvestigate this in the Code in the future. It's something I just put out there. It's not a comment on the bearing of this case or not, it's just saying checkmark, I understand."

Commissioner Schackel-Bordegary said, "Thank you for starting that context discussion. Actually, I've been sitting here looking at the cover sheet to try to orient myself. This is an area of town that has experienced a lot of new growth, and we've looked at parcel at a time. If you will bear with me, I want to further expand on our awareness on where this lies with what's around it. So I have made some notes. A couple of questions. So on the south or the west side of Cerrillos, is that McDonald's across the street. Or is that further up. The new development that's gone in. And I guess that whole tract is considered Las Soleras. This is for staff to join in."

Mr. Esquibel said, "I don't think so."

Commissioner Schackel-Bordegary, "Further south."

Mr. Esquibel said, "Right across the street from this particular development is the Lexus dealership, which was approved through the Extraterritorial Zone. So you have that. There's a hotel just adjacent to that. And I don't know anything further... It's vacant on the other side. I think there might be a gas station fairly close."



Commissioner Schackel-Bordegary asked if it is a new gas station.

Mr. Esquibel said, "No. No. It's been there."

Commissioner Schackel-Bordegary said, "All right, so where in this map is the Outlet Mall. Further south."

Mr. Esquibel said it is further south.

Commissioner Schackel-Bordegary said, "Way south. So I see, you've got Jaguar Drive, but across from Jaguar Drive it becomes Governor Miles. Is that correct staff."

Mr. Esquibel said yes.

Commissioner Schackel-Bordegary said, "Okay. We all need to familiarize ourselves with this, because this is a new part of town. So the road is Governor Miles and then it goes Jaguar. We have a new Super Walmart. That's off Herrera Drive."

Mr. Esquibel said, "Right, and this is just north of that."

Commissioner Schackel-Bordegary said, "Okay."

Mr. Esquibel said, "Tierra Contenta..."

Commissioner Schackel-Bordegary asked if that is the name of the road.

Ms. Baer said, "I think Dan is referring to Entrada Contenta."

Commissioner Schackel-Bordegary said, "So the new school, we have a massive new K-8 School, can you tell me where it is being built. Is that Herrera Drive continuing. And it's supposed to continue and connect at some point with Tierra Contenta, and it stubs-out."

Ms. Baer said, "No. It already connects."

Commissioner Schackel-Bordegary said, "So Ocate...."

Mr. Esquibel said, "That will dead end. Originally, I guess they had that planned to connect into Tierra Contenta, but that was replaced and this I think will eventually connect into Entrada Contenta. But, Ocate actually dead ends at a mobile home park."

Commissioner Schackel-Bordegary said, "What is it's relationship to the arroyo. The arroyo runs completely through Las Soleras, goes under Cerrillos and continues. We really need to orient ourselves and get much more familiar with the natural topography that exists there, because the arroyo is there and



we need to build with it and not with our backs to it."

Mr. Esquibel said, "There is a big arroyo between what will be, I assume they ever build it, which is the Toyota lot and Walmart. But this is not near there at all."

Commissioner Schackel-Bordegary said, "This is north of that. So Beckner Road is one of the developed roads for Las Soleras, using this as a reference. Thank you Commissioner Padilla. Okay, I think I've got it. Thank you. I raise this and I'll save it for Matters from the Commission to talk about this later. Thank you."

Chair Harris said, "I did see that no variances are being requested, and there was a discussion of signage, but I do understand that will get worked out at the time of construction."

Chair Harris said, "Under the conditions, this is primarily a commercial area. Because I actually use Newman's a fair amount, and when you exit Newman's you go onto Ocate and then onto Cerrillos Road. I did see that no major signalization was planned. I didn't know how many homes were further down Ocate, but there clearly is residential traffic coming out of that part of town. In the discussions with DOT, or yourself, or Mr. Lloyd, do you know if there are any plans at all for new signalization."

Mr. Lloyd said, "No. In our discussions, and the State has given approval, since Cerrillos Road is a State Highway, they've given preliminary approval of the deceleration lane that Santa Fe Engineering designed, and it's already been submitted for final and that's a matter of formality with them, but they did want a deceleration lane. That was all."

Chair Harris said, "I saw the comment, and it's just with the increased traffic, it's a little bit of a concern. And people, particularly the traffic coming from the north, there's a hill there and it's hard to see. Traffic from the south, if you're coming from the south, it's easier to see. But again, that's well out of our purview. It is a State Highway, but I think it's perhaps a little bit unfortunate."

Chair Harris continued, "Under the conditions. Noise generation. This is a commercial area and sometimes at a dealership you'll hear over a loud speaker system somebody, a salesman, will be asked to come to the office. Has that been discussed at all either with staff or Mr. Lloyd. Are there any issues there as far as you see, Mr. Esquibel."

Mr. Esquibel said no.

Chair Harris said, "This is a question for you, Mr. Lloyd, it would be Condition Q: *Plans for sustainable use of energy, recycling and solid waste disposal*. What consideration is being made as part of this development to meet that condition."

Mr. Lloyd said, "Sustainable use of energy, recycling and solid waste disposal. Well certainly, we're using... the buildings are well insulated. All of the oil.... they have service areas for both of these buildings and all of that oil will naturally follow the normal standards for recycling of oil. Solid Waste Disposal. There's a dumpster."



Chair Harris said, "Probably as much as anything lighting. You use a lot of energy in the evening. Is there any discussion about LED lights for instance."

Mr. Lloyd said, "We're definitely including as much LED lights... the owner is very aware that he actually saves money by going to LEDs, so that's what the lighting will be inside and out."

Chair Harris said, "The lighting will be, inside and out, LED."

Mr. Lloyd said yes.

Chair Harris said, "I'm trying to think what kinds of activity would generate metals, for instance, but I wouldn't think there would be a whole lot of metal generating out of this car dealership."

Mr. Lloyd said, "It's not a body shop, service."

Commissioner Pava said, "I have a follow-up question. This may be directed to Mr. Lloyd or Mr. Esquibel. Sometimes car dealerships tend to display large flags in show of patriotism, I'm sure that's what it's about. And I'm wondering if there is a plan to put in such a large flagpole to emulate the one up the street from where this is moving, so we'll have two large flagpoles to show our double patriotism. And what are the sign regulations regarding such flags and King Kong Gorillas and that sort of thing."

Mr. Lloyd said, "We will certainly follow the City standards on that."

Mr. Esquibel said, "We try and regulate those as best we can. Code Enforcement goes out and stays on top of those as best they can. So that would fall under the Code Enforcement thing. As far as the height of any structure, they would still have to follow the requirements. This is in the Cerrillos Road Corridor, so there is a limit to the height of any structure. And again, as I have indicated, no variances were proposed as part of this application, so they would have to stick at the same height of 25 feet that they would have with a sign along that Corridor."

Chair Harris said, "The exhibit we're looking at on the Street, Ocate as the result of the annexation, is a City road, is it not."

Mr. Esquibel said, "I believe so. It's still being negotiated. We did require, or request, as part of this development that they give up that portion of the sidewalk to increase the width of Ocate Road so we can get to the minimum standards for the collector road that would be along Ocate Road, so we would be helping with the negotiations. And I believe they agreed to that."

Chair Harris said, "Then the negotiations are occurring between staff and the applicant. Is Ocate a City Road."



Mr. Esquibel said, "It is the City and County that are negotiating, because we did annex it from the County. So I believe that was identified as one of the targeted roads that they're still talking about to bring it to current standards. With the sidewalk being included in that, it brings it a long way."

Commissioner Schackel-Bordegary said, "Related to that, and I neglected to bring this up before, in the Staff Report, page 3, the top paragraph says:

*The Metropolitan Planning Organization Future Regional Roadway Network Map shows a possible future extension of South Meadows Road that would intersect with Ocate Road to the west of the project site.*

Since that's in there, it was stated earlier that it will stay a dead end. Which is it."

Mr. Esquibel said, "Again, when I was discussing this with Greg, we found that Ocate was not, in fact, going to extend into Tierra Contenta as originally planned. That was left to Entrada Contenta, and I believe that already punched through. And South Meadows Road, I guess, was coming in from another area."

Commissioner Schackel-Bordegary said, "It comes in from the north."

Mr. Esquibel said, "Connecting to Ocate, but it's still not going to punch through. And Ocate will be going and connecting to Entrada Contenta, which will allow for that circulation."

Commissioner Schackel-Bordegary said, "So, Ocate won't dead end, and it will connect eventually."

Mr. Esquibel said, "Well, it dead ends into that mobile home park. It's not going to go beyond it."

Greg Smith said, "If you look at the vicinity map, I refer to the Applicant's submittal in the back here. On the cover sheet of the Applicant's submittal. So you see Jaguar Drive north of the site. You see South Meadows Road. If you drive [inaudible] South Meadows Road. It is my understanding it is not a construction priority, there is not a time frame, there is not a design, but it is an approved plan that does show future linkages."

Commissioner Schackel-Bordegary said, "So, then I think we need to state for the record correctly, that it is not dead ending. And this is important because the Transportation Plan, if you can call it, it's not transportation planning, it's roads as we build projects. So it is not on the record that this stays a dead end road, because it needs to connect at some point, either the north or south. So I'm making that point."

Commissioner Schackel-Bordegary said, "And then, the next statement, Ocate/Cerrillos intersection is not planned to be a major signalized intersection. However, and I'm not sure how that relates, but that's just saying that where it intersects with Cerrillos there won't be a signal. So that probably has something to do with Transportation rationale."



Mr. Lloyd said, "Right now Entrada Contenta comes out to Cerrillos at 'this' point, and there's a traffic light there. So that was one of the things. The Highway Department in that area wants to have a certain amount of distance between traffic lights and this is closer than they recommend."

Commissioner Schackel-Bordegary said, "Thank you all. I bring these questions up, because we need to be thinking broadly. Every time we look at a new development in this area, we need to be asking these questions about what is the circulation in this area. So thank you."

**MOTION:** Commissioner Villarreal moved, seconded by Commissioner Schackel-Bordegary, to approve Case #2014-97, 7551 Cerrillos Road Honda-Subaru Dealership Development Plan, with all conditions of approval as recommended by staff, and to amend the one condition of approval regarding the bus stop, that the bus stop would be subject to confirmation from Santa Fe Trails.

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Harris, Ortiz, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [7-0].

## **H. STAFF COMMUNICATIONS**

There were no Staff Communications.

## **I. MATTERS FROM THE COMMISSION**

### Proposed discussion by Commissioner Schackel-Bordegary

Commissioner Schackel-Bordegary said, "I would like to bring back for our mulling over, a case that we approved in August, it was Ross' Peak in Las Soleras tract. If you recall, it was for 170 housing lots with an access of one road. Myself, and one other Commissioner voted against it, but we passed this. And it has troubled me continually, because this area, which we just talked about tonight, is a vast area of new development in our City, and we're seeing things one by one. And we once had a master plan for Las Soleras, but it clearly isn't developing that way due to economic conditions. So when we considered this case, it troubled me because I couldn't see why we would approve 1970's era subdivision development in this day and age, and particularly in our town, that was the same pattern of rows of house that have cul-de-sacs and one entrance and exit. And I read the minutes from the meeting, and a lot of issues were brought up that night. There were concerns about access by others on this Commission, and we were told that the roadway, the Rail Runner was the determinate. And it was our Traffic Engineer that essentially dictated, I would say the design of the subdivision. And based on the scale of that subdivision plat, it was 34 acres or something, the Code calls for at least two connections to existing road networks."



Commissioner Schackel-Bordegary continued, "I think that it was probably interpreted correctly by staff that it maybe meant that, if access just meant pedestrian access. That's not what I'm talking about. We're talking about roads, and in the general plan which is now 15 years old, that's 15 years ago, we talked about the need for more connectivity. I would like to be part of a more forward thinking Planning Commission as we continue to review development in our wonderful City on the south side."

Commissioner Schackel-Bordegary continued, "All that is a long way of saying that I would like to request that we have a study session on this entire quadrant of the City, for exactly what happened tonight. We don't know what we're approving in relation to what's there. And we're locking in parcels.... we are forbearing the chance to think it through. So I just wanted to bring that up tonight, and I've got the minutes here, if anybody wants to look at it. And this isn't a criticism of staff, it's just I'm really raising it because we are in a position to effect change and make it possible. And we have a canon of new development and planning thought. We know we want to build neighborhoods. We don't want to build just tracts of housing, well, I'll speak for myself, I don't think that's what we want to do. We've got that all around town. We need to think about livable environments, and transportation really is the key."

Commissioner Schackel-Bordegary continued, "And so, I'm proposing and requesting, or I'd like discussion or any suggestions, that we, with staff begin to really look at this area and what we're looking at in the future. And what is it going to look like coming together and how it's going to function. Just drive your car out there all over the place. I rode my bike out this weekend, after we had that case. And that's why I brought up the arroyo. It's a huge physical feature. We have trails and that seems to be one of the token things that gets brought up here is, oh, we're going to put in trails. I'm sorry I don't mean to get sarcastic. I want to be constructive and diplomatic, I really do, and respectfully. But I couldn't sleep after this case. We approved something that is not good enough for Santa Fe. So, thank you."

Chair Harris said, "I think, if I may respond. We had a very good tour. I think that we have started to try and grasp the larger picture. Both you and I live on the south side of town. We live in what I consider very good neighborhoods with sidewalks and kids and things like that, not to say there is not always room for improvement. We had the tour, I thought that was valuable. I don't know quite how the study session would be organized. I think it ought to really be productive, perhaps informational in a global scale. We have a lot of information at hand, I think. It may not be all pulled together, but there is a lot of information at hand."

Chair Harris continued, "Study sessions have been discussed in the past, and in my time, we have not had one. Really, the only kind of extra-curricular activity that I know of, is the one tour, maybe there was a second tour somewhere. As Chair, I'm amenable to a study session. I think it would have to be well organized, without being overly burdensome to staff, but well organized so it can really capture some of the thoughts that you've just expressed."

Commissioner Pava said, "I would echo Commissioner Schackel-Bordegary's concern. New Mexico Statutes state that a Planning Commission is supposed to plan, and what we do sometimes is react or rubber stamp. And what we need to be doing is to have that information. Site visits are laudable and fun. 30 years ago when I was a staff planner in Albuquerque, the Environmental Planning Commission had regular study sessions, the purpose of which were to sit down and discuss. These were



advertised open meetings and anybody could come and speak, and it is very important to do it that way. The purpose of those meetings was to go through the reviews when they were concepts, before somebody has spent a lot of money to set down designs and such, and to have some honest conversations about what are the possibilities for something like this piece of land. I realize this piece of land has a rather long history and what we saw was the result of some of those permutations of annexation, the economy and whatnot."

Commissioner Pava continued, "But I think as the economy picks up, which I think it is bound to do, we may see a lot of these cases come back, things we looked at in the past, or maybe have expired. And it behooves us to understand what's going on and what the inter-relationships are. And we may very well want to start setting up regular study sessions that aren't necessarily trips to the locations, but a place for an applicant, or potential applicant to come and show something, discuss it with the staff and the Planning Commission and get some feedback from the Planning Commission and the public, as an advertised meeting, but dealing really in the planning process. This is the kind of thing I do all day at the Lab with the National Environmental Policy Act, we call it scoping. And it saves a lot of time, effort, trouble and money to do it right the first time. So I'm going to put it out there that I would support study sessions somehow worked into our tasking."

Chair Harris said, "In my own work, in my business and the work I've done for School Districts, for instance, particularly almost 9 years with the Santa Fe Public Schools, study sessions occurred on a regular basis. They generally were pretty focused to be productive. To be productive, they need to be focused. But a lot of things that can be said and discussed, sometimes really aren't encouraged by the atmosphere of a quasi-judicial body. I think the study sessions encourage a more thoughtful and open review of many of the things people want to talk about. Ms. Baer, do you have a reaction to what's been said."

Ms. Baer said, "I have some suggestions to see if there is something you would like to do. For example, we had a pre-application meeting with Pulte Homes, they're the next large developers coming into Las Soleras, proposing 300 units, and as part of that, in two parts. One would be more family oriented and the other more senior oriented. So that's an example of a very large project that will require master plan amendments to Las Soleras, and it might be very valuable both to the Applicant and to the Commission. And I think it would be helpful to staff as well, to have that discussion in the format that you're proposing, rather than have it come as a final project to you."

Ms. Baer continued, "Now, I would also ask if you would like to see, specifically, Ross' Peak which is the subdivision that Commissioner Schackel-Bordegary referred to. They came back for an informal meeting and they are proposing a change to what was approved at the Preliminary Plat. They are proposing the same number of lots, but they wanted to make some of the lots smaller and have more of a townhouse product. They had some of that with the first [plat] that you saw and approved. But now, they're pretty much doubling the number of townhouses they want to do. And they think they might be coming back for final with that product. So perhaps you would like to see that as well before it comes back, either as a revised preliminary or a final subdivision plat. So that's two ideas that I would offer if you would like that to be organized."



Commissioner Schackel-Bordegary said that's exactly the kind of suggestion she was hoping for, and asked how we would do that and if it would be a noticed meeting.

Ms. Baer said it would have to be a noticed meeting, because you would have a quorum, noting it could be done on the second meeting of the month, which we typically don't have. That might be a good time to have a study session.

Chair Harris said he thinks that would work well.

Ms. Baer said they have to notice a meeting 15 days in advance and it's too late now for November, and they would have to look at a date in December.

Chair Harris said the second meeting in December would be December 18, 2014, and asked the Commissioners their thoughts about meeting the week before Christmas.

Commissioner Villarreal said, "I agree this is a great idea, because we are never able to visualize comprehensively what is going on or what has already occurred. And I specifically think it's important in this part of town, because the south side tends to be more marginalized than other parts of the City, so I would love to do more of it, so we can better understand what the future development looks like. And it tends to be on that side of town, and I also live somewhat in that part of town too, so I think it's a good idea. I'm curious though, how does this fit into what Long Range Planning does. Isn't this kind of what they should be looking at. I'm always confused about the separation between Current Planning and Long Range Planning, and I'm talking about the Division or Department."

Ms. Baer said since they are no longer in the Land Use Department she would hate to speak for what they do.

Commissioner Pava said it should be in the Planning Department. He said, "This organization setup might have satisfied somebody's needs or motives, but you've got to have the Long Range and Current Planning working and talking all the time and having conversations. They're physically separated, and that tells you an awful lot about the dysfunction. I would change that immediately, but that's other peoples' work to pursue. You have some excellent folks who are staffing with Reed and Richard, and we're not fully utilizing those folks at this time. They are certified planners. They have a lot to offer and they're marginalized currently. I would very much recommend that they be integrated into the operations of the Land Use Department. And that would be a good thing for the City and the people of the City and the taxpayers. So, we in fact have discussed things like this at Long Range Planning [Committee] informally."

Chair Harris asked Lisa Martinez, Director, Land Use Department, if she would like to add to the discussion.



Lisa Martinez, Director, Land Use Department, said, "I've asked the exact same question, about what the relationship is, and it's very odd to me, coming into this position and finding that the Long Range Planners are separate from the Land Use Department. I don't know the exact reasons why it was separated, however long ago that was. But, I've had some preliminary discussions with some of the staff and also with Kate Noble from Economic Development, to see how we can either collaborate more closely should those individuals stay in that area. We've had some preliminary discussions about maybe bringing that staff back to Land Use. Like you said, this is very preliminary at this point, and I'm just trying to absorb and learn everything I can about the work they do, but I think it's going to be extremely important to integrate their expertise with what we have in the Land Use Department and figure out how we work together. Ultimately, I think we're all trying to achieve the same goal, and we need to be on the same page in terms of the vision for the City that the Mayor is putting forward, and then some of our own ideas for how we think we should move into the future. So this discussion will continue, and maybe that becomes one of the topics of our study sessions as well. I would be very interested in hearing from all of you, your perspective on that particular topic. So we'll take it from here and keep working on it."

Chair Harris said as you continue those discussion, would you just relay some of what you heard this evening. The Planning Commission is interested in a more collaborative, coherent effort between current and long range.

#### Report on Long Range Planning Committee

Commissioner Pava passed around a three-page draft which Long Range Planning staff have been working on, which is basically a repackaging of what they call the "City Plan." They are trying to distill this into something that can be useful for us as Commissioner, as well as posting it at the website and maybe be interactive, so everybody has the basis to have an intelligent conversation about growth and development in the City. He said he is very impressed with what Reed and Richard have been doing, noting he will pass around 3 examples of how they've taken a huge amount of information and distilled it into very useful graphics. It is an ongoing effort, and at this point the Long Range Planners are taking advantage of an opportunity to take existing information we paid for and used, and could use better. There is no effort to do a brand new plan.

Commissioner Pava said they had an interesting conversation yesterday about what the schools are building, or what they should or shouldn't be building, based on those kinds of forecasts around the City. He said the work they're doing speaks volumes about Santa Fe and our distribution by age, income level, south side developing side of the City versus the Plaza and areas to the east. And information like this would be immensely useful to be posted on the website as well as for our own use.

Commissioner Pava said staff gave a brief update on the St. Michael's traffic assessment. They said a firm named Civil Transformation is working on that, and they are expecting a final report by January, noting the firm is from Albuquerque with experience working on Central Avenue. He thinks they would be happy to make a presentation early in the new year, once that information is forthcoming.



Chair Harris said he agrees with Commissioner Pava that we have some great resources within our staff, and it is an important point, noting his previous comment about the importance of communication between the Long Range Planning staff and Current Planning staff.

#### Report on the Summary Committee

Commissioner Ortiz said the Summary Committee met this morning. He said there was one case which he believes went fairly well, noting there were questions. He said they approved a lot split on Upper Canyon Road, noting he had some issue with the design of the sight distance triangles, but overall he believes that will be worked out, and hopefully everyone is pleased with the decision.

#### Miscellaneous

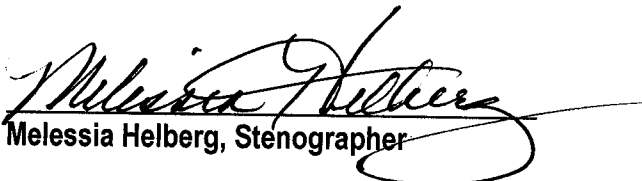
Commissioner Schackel-Bordegare asked when will the Brothers Lane Bridge be opened by El Castillo, noted the DeVargas facing side is finished.

Ms. Baer said she will find out for her, and let her know.

#### **J. ADJOURNMENT**

There was no further business to come before the Commission, and the meeting was adjourned at approximately 8:00 p.m.

  
Michael Harris, Chair

  
Melessia Helberg, Stenographer



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

Case #2014-05

Villas de Sophia Amended Development Plan  
Villas de Sophia Preliminary Subdivision Plat

Owner/Applicant's Name – Ted Chagaris  
Agent's Name – Monica Montoya

THIS MATTER came before the Planning Commission (Commission) for hearing on October 2, 2014 upon the application (Application) of Monica Montoya, as agent for Ted Chagaris (Applicant).

The Applicant requests an Amended Development Plan and Preliminary Subdivision Plat to create 6 single family lots on 1.00± acres. The property is zoned R-7 PUD (Residential, 7 dwelling units per acre, Planned Unit Development) and is located at 1840 Siringo Road, which is south of the intersection of Calle Contento and Siringo Road.

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

FINDINGS OF FACT

General Information & Preliminary Subdivision

1. The Commission heard reports from staff and received testimony and evidence from the Applicant.
2. Pursuant to Santa Fe City Code ("Code") § 14-2.3(C)(1), the Commission has the authority to review and approve or disapprove subdivision plats.
3. Pursuant to Code § 14-3.7(A)(1)(b) subdivision of land must be approved by the Commission.
4. Code § 14-3.7 (B)(1) requires applicants for preliminary plat approval to comply with the pre-application conference procedures of Code § 14-3.1(E).
5. Pursuant to Code §14-3.1(E)(1)(a)(ii), pre-application conferences are required prior to submission of applications for subdivisions unless waived.
6. A pre-application conference was held on October 11, 2013 in accordance with the procedures for subdivisions set out in Code § 14-3.1(E)(2)(a) and (c).
7. Code § 14-3.7(B)(2) requires compliance with the early neighborhood notification (ENN) requirements of Code § 14-3.1(F) for preliminary subdivision plats and provides for notice and conduct of public hearings pursuant to the provisions of Code §§ 14-3.1 (H), and (I) respectively.
8. Code §§ 14-3.1(F)(4) and (5) establish procedures for the ENN.

*Exhibit "1"*



9. The Applicant conducted an ENN meeting on the Application at 5:30 p.m. on January 16, 2014 at the Genoveva Chavez Center in accordance with the notice requirement of Code § 14-3.1(F)(3)(a).
10. The ENN meeting was attended by the Applicant and City staff; there were eight members of the public in attendance.
11. Code § 14-3.7(B)(3)(b) requires the Applicant to submit a preliminary plat prepared by a professional land surveyor, together with improvement plans and other specified supplementary material and in conformance with the standards of Code § 14-9 (collectively, the "Applicable Requirements").
12. City Land Use Department staff ("Staff") reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings ("Staff Report") evaluating the factors relevant to the Application and recommending approval by the Commission of the Application, subject to those conditions contained in the Staff Report (the "Conditions").

#### Development Plan

13. A Planned Unit Development ("PUD") is a zoning overlay and one was adopted for this property as part of the re-zoning in 2007.
14. A development plan was required as a condition of the re-zoning of the property.
15. The Applicant submitted a Development Plan, which was approved at that time.
16. The Applicant has submitted an Amended Development Plan.
17. The Commission has authority under Code § 14-3.8(C)(4) to review amendments to development plans.
18. Code § 14-3.8(C) and § 14-3.19(D) requires applicants for Amended Development Plan approval to submit certain plans and other documentation that show compliance with applicable provisions of Code (the "Submittal Requirements").
19. The Applicant has complied with the Submittal Requirements.
20. The purpose of the Planned Unit Development is to allow variations to development standards through review of the development plan.
21. The Commission has considered the criteria established by Code § 14-5.7(E) and finds the following facts: (1) *the development, design and landscaping standards permitted in the PUD may vary from the standards of the underlying district, provided that findings of fact are made that such variation:*

(a) *Meets the PUD purpose and intent set forth in Subsection 14-5.7(A) by creating a united development that is superior to what would be otherwise be attainable;* (b) *is appropriate in relation to the overall development [§14-5.7(E)(1)(b)];* and (c) *minimizes the impact on surrounding properties [§14-5.7(E)(1)].*

The development standards to which changes are proposed are the following: (a) sheds and portals may encroach into yard setbacks; (b) landscape requirements pertaining to yard walls facing the street may be implemented within the right of way between the sidewalk and the property line. The variations to the development standards are needed because without which it would be difficult to achieve the approved R-7 density on this site. The proposal is a modest infill development that will create additional moderate income housing in a centrally located part of the City. Landscaping development in the



right of way adjoining Siringo Road will further enhance the roadway, both for motorists and pedestrians, and promote walkability.

22. The Commission has considered the criteria established by Code §14-5.7(E) and finds the following facts:

*(2) The density of population and intensity of land use allowed by the underlying zoning district shall be the overall density and intensity in the PUD. As long as the overall PUD density and intensity remained unchanged, the density and intensity of different local sites within the PUD may vary. [§14-5.7(E)(2)].*

The proposal consists of six single family homes, each 1,762 square feet with two car attached garages. The property is 1.00± acre in size (43,553 square feet) and is zoned R-7/PUD (Residential, 7 dwelling units per acre/Planned Unit Development), which is consistent with its General Plan designation of Residential- Low Density (3 to 7 dwellings per acre).

23. The Commission has considered the criteria established by Code §14-5.7(E) and finds the following facts:

*(3) Examples of the development, design and landscaping standards variable in the PUD include lot size, housing type, housing configuration, yards/setbacks, height, lot coverage, distance between buildings, terrain management and mountainous and difficult terrain. Where no variation of a development, design or landscaping standard has been approved, the development, design or landscaping standard at issue shall be the same as in the underlying district. [§14-5.7(E)(3)].*

The layout as shown in the Amended Development Plan meets minimum setback requirements, except for portals that extend into the 15 foot rear yard and zero lot line between units, also as allowed. The layout as shown in the Amended Development Plan meets landscape requirements, except landscape requirements pertaining to yard walls facing the street may be implemented within the right of way between the sidewalk and the property line.

24. Code § 14-3.8(D)(2) provides that the Commission may specify conditions of approval that are necessary to accomplish the proper development of area and to implement the policies of the general plan.

### CONCLUSIONS OF LAW

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

#### General

1. The proposed Preliminary Subdivision Plat and Amended Development Plan was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
2. The Applicant has complied with the applicable pre-application conference and ENN procedure requirements of the Code.
3. The Commission has the authority to review and approve the Preliminary Subdivision Plat subject to conditions.



4. The Commission has the authority to review and approve the Amended Development Plan subject to conditions.
5. The Applicant has complied with all applicable requirements of the Code with respect to the Amended Development Plan and Preliminary Subdivision Plat, including the Applicable and Submittal Requirements.

**WHEREFORE, IT IS SO ORDERED ON THE 6TH OF NOVEMBER 2014 BY  
THE PLANNING COMMISSION OF THE CITY OF SANTA FE:**

That the Applicant's request for the Amended Development Plan and the Preliminary Subdivision Plat is approved, subject to conditions as provided in the Staff Report.

\_\_\_\_\_  
Michael Harris  
Chairperson

\_\_\_\_\_  
Date:

FILED:

\_\_\_\_\_  
Yolanda Y. Vigil  
City Clerk

\_\_\_\_\_  
Date:

APPROVED AS TO FORM:

\_\_\_\_\_  
Zachary Shandler  
Assistant City Attorney

\_\_\_\_\_  
Date:


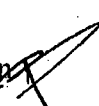


# City of Santa Fe, New Mexico

## memo

**DATE:** October 20, 2014, for the November 6, 2014 Meeting

**TO:** Planning Commission

**VIA:** Lisa Martinez, Director, Land Use Department   
Tamara Baer, ASLA, Planning Manager, Current Planning Division 

**FROM:** Zach Thomas, Senior Planner, Current Planning Division 

**Case #2014-101. 2 Family Lane Certificate of Compliance.** Calida Marie Carswell and Colin Edward Dyck, Owners, request Planning Commission approval of a Certificate of Compliance in order to establish legal lot of record per the procedures set out in SFCC 1987 14-3.7 (A)(7). The property is +/- 0.26 acres, zoned R-5 (Residential – 5 Dwelling Units Per Acre), and is located approximately one sixth of a mile west of Frenchy's Park on the south side of Agua Fria Street (Zach Thomas, Case Manager)

### RECOMMENDATION

The Land Use Department recommends **Approval** with the Condition of Approval as outlined in this report.

### BACKGROUND & SUMMARY

Insufficient documentation currently exists to establish legal lot of record for the subject parcel identified as 2 Family Lane. The requested Certificate of Compliance will establish legal lot of record for the southern property identified by the Plat of Survey prepared by Cipriano Martinez for Faustin and Ramona Anaya, dated October 14, 1977 (**Exhibit C**). All properties surrounding the subject property are established legal lots with the exception of the two lots described by this plat. The new owners of the southern lot identified on the plat seek to establish legal lot of record, in part to facilitate any future building permit application for construction on the property.

The authority of the Planning Commission to approve the requested Certificate of Compliance is established by SFCC Section 14-3.7(A)(7)(b), which states:

*Exhibit "2"*



*The Planning Commission may approve a certificate of compliance for a lot or contiguous lots that have been created in violation of the procedural requirements of this section if it determines that the lots comply with all other applicable standards of Chapter 14 or it imposes conditions of approval necessary to ensure such compliance. Upon meeting any conditions of approval and recordation of the certificate of compliance, the lot or lots shall be legal lots of record.*

Two existing rights-of-way (Gallegos Lane and Family Lane) provide access south from Agua Fria. In order to ensure adequate space for possible future consolidation and development of the two rights-of-way into a single residential sub collector, a condition of approval is recommended to dedicate a 10 foot Ingress, Egress and Utility Easement within the western boundary of the subject parcel. Together with the existing 9-foot easement, the additional easement will create one half of a 38 foot lane right-of-way. Future acquisition of right-of-way within neighboring parcels may occur in the event of entitlement requests.

The attached reference sheet (**Exhibit D**), identifies all surrounding properties and provides reference to the corresponding documentation of legal lot of record. The following lot numbers correspond to the lots referenced on the exhibit:

**Lots 1 and 2:** Lot line Adjustment Plat approved by the City of Santa Fe and recorded in the records of Santa Fe County Book 617, Page 33 (**Exhibit D1**).

**Lot 3:** Gilligan Subdivision Plat approved by the City of Santa Fe Planning Commission on April 3<sup>rd</sup>, 1980 and recorded in the records of Santa Fe County Book 81, Page 17 (**Exhibit D2**).

**Lots 4 and 5:** All three parcels described by Warranty Deed referencing a survey completed November 8, 1945 and recorded in the records of Santa Fe County Book 267, Page 438 (**Exhibit D3**).

The surrounding legal lots provide documentation to establish legal lot of record by exclusion for the Faustin and Ramona Anaya Plat of Survey (**Exhibit C**). Based on this documentation, adoption of the Certificate of Compliance will establish legal lot of record for the southern parcel identified as 2 Family Lane. As a further result, legal lot of record will therefore also be established by exclusion for the northern parcel.

## **CONDITIONS OF APPROVAL**

Staff recommends the following condition of approval:

1. A 10 foot Ingress, Egress and Utility Easement shall be dedicated within and parallel to the west property line of the parcel identified as 2 Family Lane.



# **City of Santa Fe, New Mexico**

## **Planning Commission**

### **Exhibit A**

**Certificate of Compliance**





## CERTIFICATE OF COMPLIANCE

### ***Legal Lot of Record Status for 2 Family Lane, Santa Fe, New Mexico***

In compliance with the City of Santa Fe Land Development Code (Chapter 14 SFCC 1987), 14-3.7 (A)(7)(b), the Planning Commission, at their meeting of November 6, 2014, approved this Certificate of Compliance to establish Legal Lot of Record status for the property referenced above and in the Plat of Survey by Cipriano Martinez filed in the records of Santa Fe County, NM on October 14, 1977, in Plat Book 57, Page 17. In addition to the noted reference and the relevant sections of Chapter 14, this determination is based on review of the documents listed below.

The referenced property, addressed 2 Family Lane, is zoned R-5 (Residential – 5 dwelling units per acre). Development Standards for those Subdistricts can be found in the City's Land Development Code, Chapter 14. Approval of the Certificate of Compliance makes no determination regarding the conformity or lack thereof pertaining to development or structures on the property.

#### **Documents Reviewed:**

- (1) Plat of Survey by Cipriano Martinez for Faustin and Ramona Anaya filed in the records of Santa Fe County, NM on October 14, 1977, in Plat Book 57, Page 17.
- (2) Lot line Adjustment Plat approved by the City of Santa Fe and recorded in the records of Santa Fe County, NM, in Plat Book 617, Page 33.
- (3) Gilligan Subdivision Plat approved by the City of Santa Fe Planning Commission on April 3, 1980 and recorded in the records of Santa Fe County, NM, in Plat Book 81, Page 17.
- (4) Warranty Deed referencing a survey completed November 8, 1945 and recorded in the records of Santa Fe County, NM, in Misc. Book 267, Page 438.

**WHEREFORE, IT IS SO ORDERED ON THE 6TH OF NOVEMBER 2014 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:**

That the Applicant's request for the Certificate of Compliance is approved, subject to the following condition:

A 10-foot Ingress, Egress and Utility Easement shall be dedicated within and parallel to the west property line of the parcel identified as 2 Family Lane.

\_\_\_\_\_  
Michael Harris, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Dan Pava, Secretary

\_\_\_\_\_  
Date



# **City of Santa Fe, New Mexico**

## **Planning Commission**

### **Exhibit B**

**Letter from Philip Wiegel, Del Rio Surveys Inc.**



PO Box 22773  
Santa Fe, NM 87502



Email: [drs-surveys@qwestoffice.net](mailto:drs-surveys@qwestoffice.net)  
Phone: (505) 820-9200  
Fax: (505) 820-1600

September 10, 2014

Tamara Baer  
Planning Manager  
Land Use  
Current Planning  
City of Santa Fe  
505-955-6580  
[tbaer@santafenm.gov](mailto:tbaer@santafenm.gov)

**SUBJECT: LEGAL LOT OF RECORD INFORMATION FOR PROPERTY SITUATE  
AT 2 FAMILY LANE, SANTA FE, SANTA FE COUNTY, NEW MEXICO.**

Dear Tamara,

Enclosed is research of adjoining properties to 2 Family Lane.

To the east of Gallegos Lane, all properties from Agua Fria Street south appear to be legal lot of record with exception of the survey by Cipriano Martinez dated 14 October, 1977, for Faustin and Ramona Anaya, that created our subject tract and the one to the north (Plat Book 318, P. 031, as provided). The property to the east (Plat Book 617, P. 33) is City approved. The property to the south (Plat Book 81, P. 17) is City approved showing the 15' foot road right of way between properties. The properties to the west of Family Lane appear to bound on the line for the west side of Family Lane. All refer to a right of way for Gallegos Lane which varies in width. These parcels are described by deed (provided) only and no survey plats were found to be recorded for these.

I do not believe there exists any discrepancies in the boundary lines of the tracts adjoining this parcel.

If you have additional questions or wish to discuss this estimate in more detail, please feel free to contact me at (505)820-9200.

Sincerely,

Philip B. Wiegel  
NMPS No. 9758

PBW:dev  
attachments



# **City of Santa Fe, New Mexico**

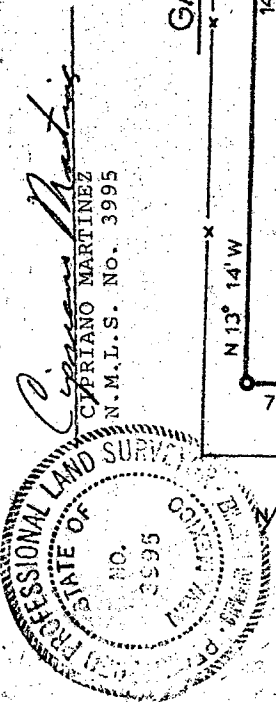
## **Planning Commission**

### **Exhibit C**

**Plat of Survey for Faustin & Ramona Anaya  
(Book 57, Page, 17)**

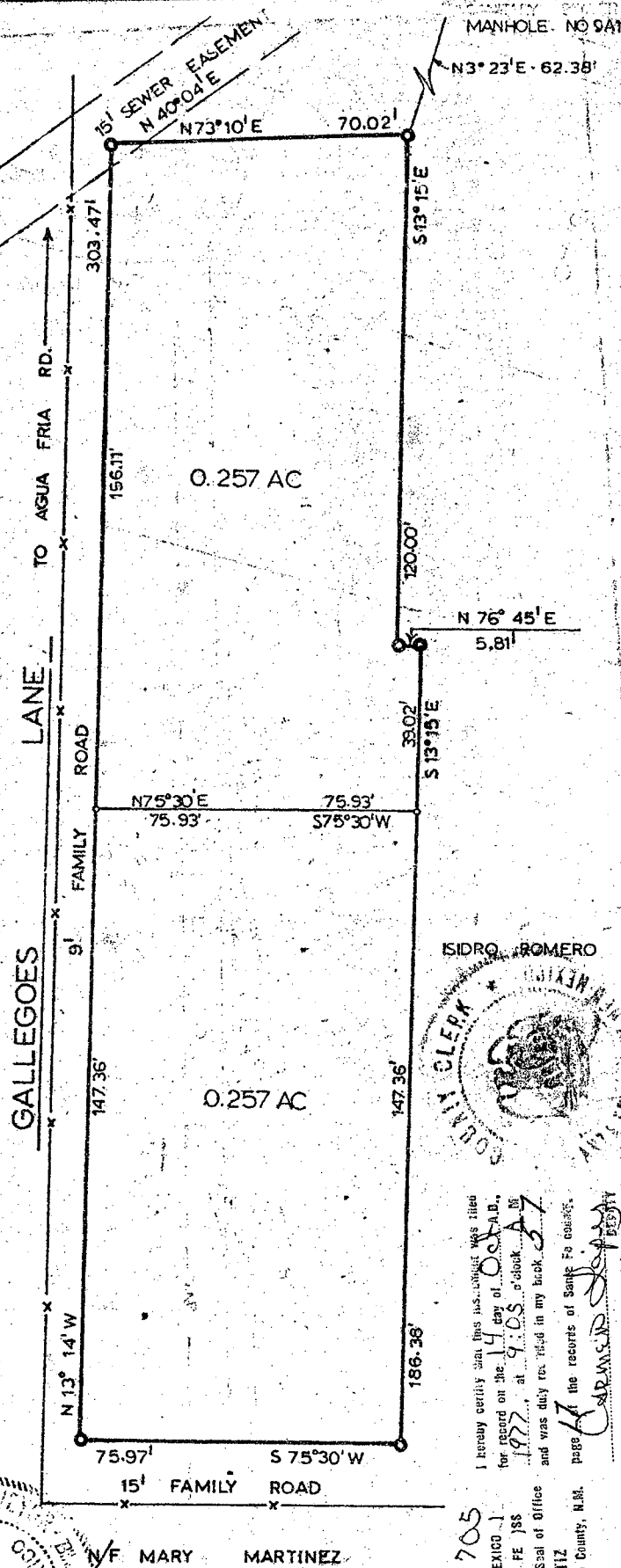


I hereby certify that this plat is an accurate delineation of notes of a field survey completed under my direction on October 11, 1977 and from notes of a plat by Joe D. Trujillo and from deeds of record.



PLAT OF SURVEY FOR  
FAUSTIN & RAMONA ANAYA  
WITHIN SMALL HOLDING CLAIM  
422, LOT 1, SEC. 28, T17N,  
R9E, N.M.P.M. SANTA FE,  
NEW MEXICO.

SCALE 1"=30'



ISIDRO ROMERO



I hereby certify that this instrument was filed for record on the 14 day of October 1977 at 9:03 a'clock and was duly recorded in my book page 47 of the records of Santa Fe County.

409,705

STATE OF NEW MEXICO  
COUNTY OF SANTA FE JSS  
Witness my Hand and Seal of Office  
BARRY ORTIZ  
County Clerk, Santa Fe County, N.M.

\*original available in the  
clerk's office\*



# **City of Santa Fe, New Mexico**

## **Planning Commission**

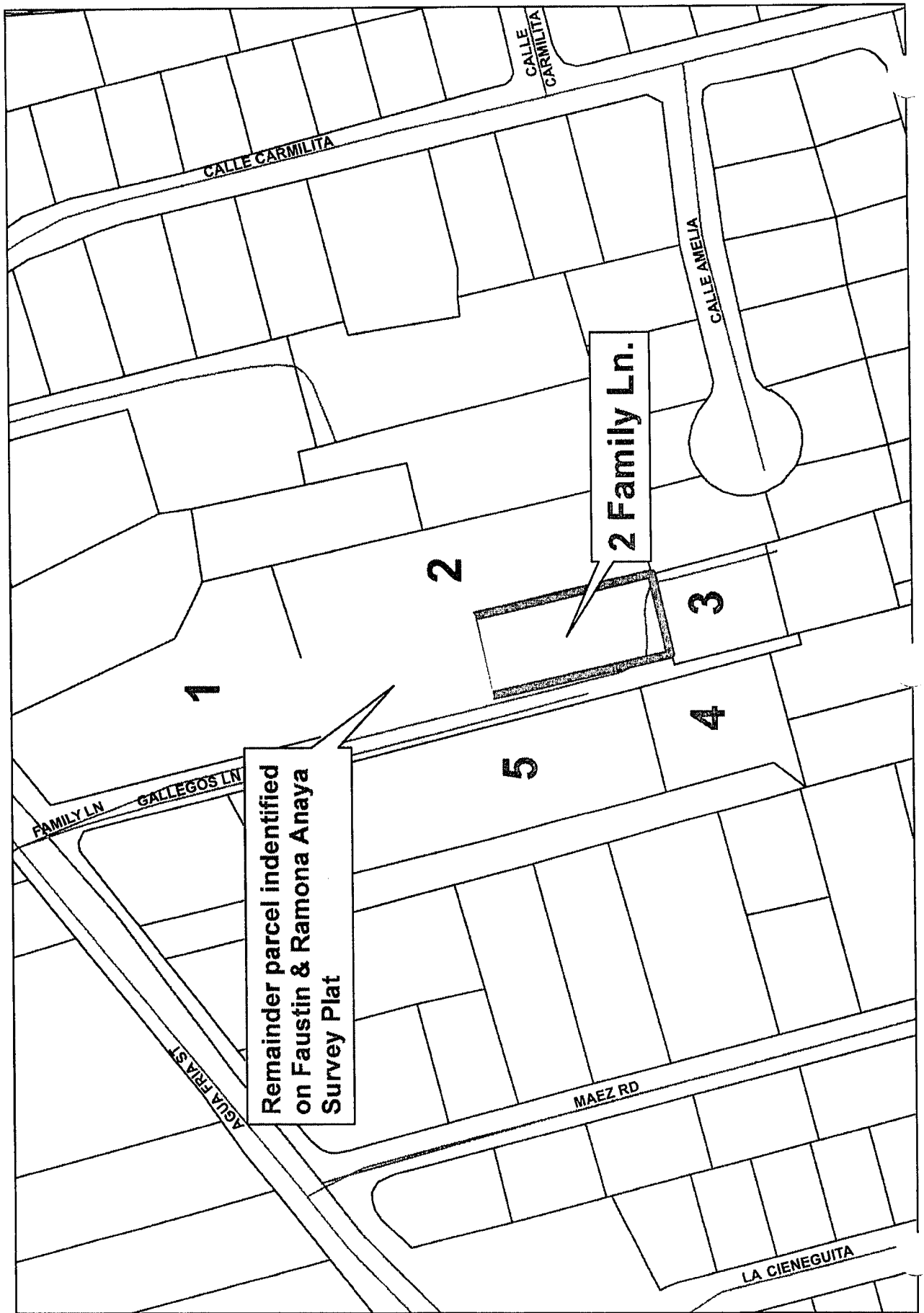
### **Exhibit D**

#### **Lot Reference Map and Supporting Documents:**

- 1) Lot Line Adjustment Plat (Book 617, Page 33)**
- 2) Gilligan Subdivision Plat (Book 81, Page 17)**
- 3) Warranty Deed (Book 267, Page 438)**



# Lot Reference Map For Surrounding Legal Lots





PROJECT LOCATION

VICINITY MAP  
NOT TO SCALE

AFFIDAVIT

STATE OF NEW MEXICO  
COUNTY OF SANTA FE  
THIS PROPOSED SUBDIVISION LIES WITHIN THE PLANNING AND PLATING  
JURISDICTION OF THE CITY OF SANTA FE, STATE OF NEW MEXICO.

CORNELIUS SILVERMAN  
FREDERICK GILLIGAN

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ 1980.  
MY COMMISSION EXPIRES \_\_\_\_

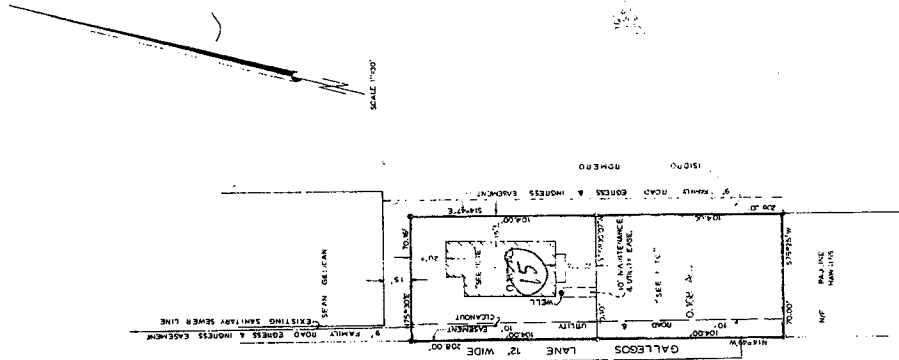
NOTARY PUBLIC

UTILITY COMPANIES' APPROVAL

RECEIVED BY THE CITY OF NEW MEXICO TELE. DEPT.  
DATE 4-4-80  
PUBLIC SERVICE TO NEW MEXICO WATER DEPT.  
DATE 4-4-80  
MOUNTAIN STATE TELEPHONE CO.  
DATE 4-4-80  
DATE 4-4-80

SURVEYOR'S CERTIFICATE  
OF JERRY S. SHERMAN, THAT THIS IS A TRUE AND CORRECT  
REPRESENTATION OF THE LANDS AND INTERESTS  
THE BEST OF HIS KNOWLEDGE AND BELIEF.

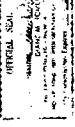
Signature: Jerry S. Sherman  
JERRY S. SHERMAN  
JULY 1, 1979



INDICATES POINTS FOUND AND USED  
INDICATES POINTS SET THIS SURVEY  
NOTE: EXISTING BOUNDARIES TAKEN FROM  
RECORD MAP NO. 10,000, DATED 1977.  
BY JERRY S. SHERMAN, SURVEYOR  
EXISTING WELL IS FOR LOTS 1 & 2.

DEDICATION  
KNOW ALL MEN BY THESE PRESENTS  
THAT THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LANDS AS  
SHOWN ON THE ATTACHED MAP, HAVE GRANTED TO THE CITY OF SANTA FE,  
COUNTY OF SANTA FE, STATE OF NEW MEXICO, THE RIGHT TO USE THE  
ROAD AND UTILITY EASEMENTS AS SHOWN HEREON ARE GRANTED FOR  
PUBLIC PURPOSES AND THE CITY OF SANTA FE, STATE OF NEW MEXICO,  
COUNTY OF SANTA FE, STATE OF NEW MEXICO, HAS ACCEPTED THE  
DEDICATION OF THE LANDS AND UTILITY EASEMENTS AS SHOWN ON THE  
MAP WITH THE FREE CONSENT OF THE UNDERSIGNED OWNERS THEREOF.

CORNELIUS SILVERMAN



STATE OF NEW MEXICO  
COUNTY OF SANTA FE  
MY COMMISSION EXPIRES \_\_\_\_

NOTARY PUBLIC

CITY OF SANTA FE, NEW MEXICO

APPROVED BY: *Frederick Gilligan*  
DATE: 6/24/80  
CITY ENGINEER  
CITY PLANNER  
APPROVED BY THE CITY COUNTY PLANNING COMMISSION AT ITS MEETING  
ON: 6/24/80  
DATE: 6/24/80  
Signature: *Frederick Gilligan*  
CHAIRMAN  
Signature: *Frederick Gilligan*  
SECRETARY

GILLIGAN SUBDIVISION  
WITHIN SMALL HOLDING CLAIM NO.  
412, LOT 1, SEC 28,  
T17N, R9E, N1M, PM,  
SANTA FE COUNTY, N.M.



TO: THE BOARD OF  
THE CITY OF SANTA FE  
FROM: THE CITY ENGINEER  
SUBJECT: GILLIGAN SUBDIVISION  
DATE: 6/24/80  
The City Engineer has reviewed the  
plans for the GILLIGAN SUBDIVISION  
and finds them to be in accordance  
with the City Code and the  
City Planning Commission's  
recommendations.

\* original available in the  
clerk's office \*







SF-1 SHORT FORM WARRANTY DEED-Sec. 12-2-New Mexico Statutory Form

267438

## WARRANTY DEED

LOUIS TRUJILLO and JESUSITA A. TRUJILLO, his wife  
 \_\_\_\_\_, for consideration paid, grant  
 to THOMAS ORTIZ and JO ANN ORTIZ, his wife  
 the following described real estate in \_\_\_\_\_ Santa Fe County, New Mexico:

A portion of Small Holding Claim No. 413, within Section 28, Township 17 North, Range 9 East, N. M. P. M. and more particularly described as follows:

Beginning at a point and the Southwest corner of this tract, which said corner measures by courses and distances from the Southwest corner of a tract surveyed for Hector Gallo, owned Juan A. Trujillo by James C. Harvey, Registered Professional Engineer and Land Surveyor on November 6, 1945 as follows: S 14° 22' E, 6 feet;

Thence from said beginning point N 14° 22' W, 224.0 feet to a point and the Northwest corner of this tract;

Thence N 79° 44' E, 95 feet to a point and the Northeast corner of this tract;

Thence S 14° 20' E, 206 feet to a point and the Southwest corner of this tract;

Then Thence in a direct straight line in a Southeasterly course, to the point and place of beginning.

Together with the perpetual right to use a road approximately 13 feet wide paralleling the east boundary of said tract, in common with others, solely for purposes of access to and exit from the tract herein conveyed.

with warranty covenants.

WITNESS OUR hands and seal this 12<sup>th</sup> day of AUGUST, 1999(Seal) Louis Trujillo (Seal)(Seal) Jesuita A. Trujillo (Seal)

## ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of AUGUST, 1999, by Louis Trujillo and Jesusita A. Trujillo, his wife.  
 (Name or Names of Person or Persons Acknowledging)

My commission expires:

(Seal) 3/30/00Claudio S. San  
Notary Public

## ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_  
 (Name of Officer)

(Title of Officer) \_\_\_\_\_ (Name of Corporation Acknowledging)  
 a \_\_\_\_\_ corporation, on behalf of said corporation.  
 (Seal of Corporation)

My commission expires:

(Seal) \_\_\_\_\_

Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO  
 COUNTY OF SANTA FE

I hereby certify that this instrument was duly recorded on this 12<sup>th</sup> day of AUGUST, 1999, at 10:50 o'clock A.M., and was duly recorded in Book 267 page 438 of the records of Santa Fe County.

Witness my hand and Seal of Office  
 Notary Public  
Claudio S. San







# City of Santa Fe, New Mexico

# memo

**DATE:** Prepared October 22, 2014 for the November 6, 2014 meeting

**TO:** Planning Commission

**VIA:** Lisa Martinez, Director, Land Use Department  
Tamara Baer, Planning Manager, Current Planning Division

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

**Case #2014-94. Hart Business Park- Phase II Final Subdivision Plat.** James W. Siebert and Associates, agent for CCSF 599 LLC, requests Subdivision Plat approval for 6 lots on 12.03± acres. The property is zoned I-1 (Light Industrial) and is located at 4501 Hart Rd. (Donna Wynant, Case Manager)

## RECOMMENDATION

Staff recommends **APPROVAL** of the Final Subdivision Plat subject to the conditions of approval as outlined in the attached Table, Exhibit A-1.

## I. EXECUTIVE SUMMARY

The applicant is requesting Final Subdivision Plat approval to divide a 12.03± acre tract into six lots. The property is located at 4501 Hart Road. Preliminary Subdivision approval was granted on August 7, 2014 subject to several conditions (Exhibit E-1, Planning Commission minutes). Findings for that case were approved by the Planning Commission on September 11, 2014.

The property is zoned I-1 (Light Industrial) and is Lot 11 of the overall Hart Business Park approved in 2008. Addresses of the six individual lots will be officially assigned and noted on the plat prior to recordation of the final plat.

The 8' x 5' business identification sign proposed at the entrance into the subdivision at Hart Road designed to list all the individual properties will require a separate building permit, in compliance with Section 14-8.10.

Hart Court is designed to 52 foot wide collector street standards with two 10 foot travel lanes and a 4 foot bike lane on each side of the road. The applicant proposes to place a sidewalk on the east side of Hart Court only and a 10 foot parkway on the west side of the street without a sidewalk. This would still provide for pedestrian access along those parcels to be developed along the east

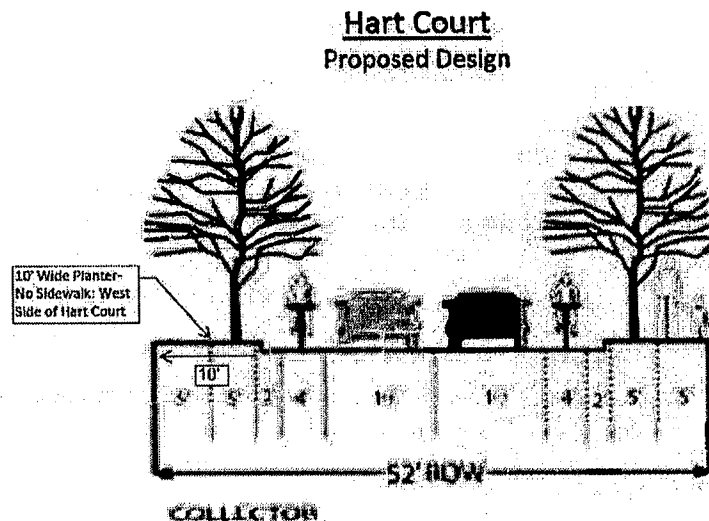
*Exhibit "U"*



side of Hart Court. The applicant has requested this street design per Section 9.2(B)(3) that allows innovative street designs:

*"To better achieve the intent of this Section 14-9.2, a land use board, or, in the case of city street projects, the governing body, may consider and approve innovative street designs that are not included among the street types and street sections shown or described in this Section 14-9.2 that provide adequate pedestrian and bicycle facilities, as well as necessary transit facilities."*

The applicant requests the Planning Commission consider the elimination of the sidewalk on the west side of Hart Court based on this provision. The 10' wide planter on the north side of the street will allow for an improved system of rain water capture for the landscape on this side of the road. (See Exhibit D-2: Applicant memorandum.) The applicant agrees to place a note on the plat that states, "In the event that Lot 10 accesses Hart Court, a sidewalk will be required by that developer along their frontage."



The City also requires street trees on both sides of the 20 foot wide emergency access street that stubs out from the cul-de-sac to the west property line. The Fire Marshal, Reynaldo Gonzales, requires the emergency access drive that extends to Hart Road to be 20 feet wide, on a 6" base course. The emergency access will be maintained by the HOA and so noted on the plat.

The Technical Review Division requires any unfinished items from Phase I be completed prior to recording of the Phase II Plat as addressed in Jon Griego's memo (see Exhibit B-7)

The business identification sign is proposed at the Hart Court entrance into the subdivision which will provide space to identify all businesses along Hart Court, 8' tall by 5' wide in dimension.

The Final Subdivision Plat conforms substantially to the Preliminary Plat as approved by the Planning Commission, and staff recommends approval.



## II. ATTACHMENTS

### EXHIBIT A: Development Review Team Conditions of Approval

### EXHIBIT B: DRT Memorandum

1. Public Works Department, Traffic Engineering Division memorandum, Sandra Kassens
2. Water Division memorandum, Dee Beingessner
3. Fire Marshal memorandum, Reynaldo Gonzales
4. Wastewater Management Division memorandum, Stan Holland
5. Technical Review Division – City Engineer memorandum, Risana Zaxus
6. Technical Review Division- Planner Technician Senior, Noah Berke
7. Technical Review Division memorandum, Jon Griego
8. Metropolitan Planning Organization- email, Erick Aune

### EXHIBIT C: Maps & Photos

1. Zoning Map and surrounding streets
2. Aerial Photo
3. Photographs of site

### EXHIBIT D: Applicant Materials

1. Applicant's Letter of Application 9/29/14
2. Applicant's Memorandum 8/20/14 regarding innovative street design
3. Hart Business Park- Phase II Final Subdivision Plat- Lot 11

### EXHIBIT E: Other Materials

1. Planning Commission minutes- 8/7/14
2. Findings of Fact- approved 9/15/14



**Hart Business Park Subdivision Phase II**  
Final Subdivision Plat (Case #2014-94)

DRT Conditions of Approval	Department	Staff
<ol style="list-style-type: none"> <li>The Developer shall revise the plat to include a 52' wide ROW from the cul-de-sac on Hart Court aligned with the existing 20' wide emergency access/sewer easement and extending to the intersection of this existing easement and the northern boundary of Lot 11.</li> <li>The Developer shall provide a design for this stub-out road segment within the ROW described above. <ol style="list-style-type: none"> <li>This design shall consist of plan and profile drawings that include curb and gutter, sidewalk, and ADA details.</li> <li>Provide cross-sections at relevant drainage locations such as the 30" corrugated metal pipe that crosses the proposed roadway at the northern terminus of this stub-out road.</li> </ol> </li> <li>The Developer shall at the time of development of Lot 11, build this stub-out road.</li> </ol>	Traffic Engineering/Public Works	Sandra Kassens for John Romero
<ol style="list-style-type: none"> <li>The proposed development will require a main extension with individual metered service connections for each lot. The water plan for this phase must be approved by the Water Division prior to issuance of an Agreement to construct and Dedicated for the water main extension. The proposed water plan does not contain individual metered service connections for each lot.</li> <li>Although the general layout appears acceptable, the developer has not included service connections and water meter cans to each property. There is a note stating "Water services are to be constructed by the individual lot owner when development begins on their property." The service connections and water meter cans must be installed when the water line is installed. The Utility Expansion Charges must also be paid at the time the Agreement to Construct and Dedicate the water main is issued.</li> <li>The water main may not be able to meet the 18" required vertical separation from the top of the sewer to the bottom of the water main. Also the water main will have to cross under the sewer in at least one location. Some design compensation for the construction of the sewer must be approved prior to construction to ensure that the sewer does not leak and contaminate the water main. Ductile iron pipe will be required for the crossing of the water main under the sewer.</li> <li>Fire Service requirements will have to be determined by the Fire Department prior to development.</li> </ol>	Water Division	Dee Beingsner

EXHIBIT **A**



**Hart Business Park Subdivision Phase II**  
Final Subdivision Plat (Case #2014-94)

<p>1. Shall Comply with International Fire Code (IFC) 2009 Edition.</p> <p>2. Fire Department Access shall not be less than 20 feet width, may require engineered structure to meet the weight of the fire department apparatus over drainage easement.</p> <p>3. Fire Department shall have 150 feet distance to any portion of the building on any new construction.</p> <p>4. Shall have water supply that meets fire flow requirements as per IFC, shall meet the IFC distance requirements to the nearest hydrant.</p> <p>5. All Fire Department access shall be no greater than a 10% grade throughout and maintain 20' min. width.</p> <p>6. Shall provide emergency access thru-way or meet 96' diameter cul-de-sac required by IFC for dead end roadway.</p>	Fire Marshal	Reynaldo Gonzales
<p>1. There is a conflict with the proposed public water and sewer line crossing upstream from the proposed sewer manhole 4. Due to the approximate 4 foot deep sewer line the water line will need to pass under the sewer line. There shall be a minimum of 18 inch vertical separation between the water and sewer lines. The sewer pipe between the exiting tie in manhole and new manhole 4 shall be pressure class pipe and there shall be a lean fill encasement of the sewer line for a minimum of 5 feet to either side of the water line crossing. The detail for this crossing shall be added to the plan set.</p> <p>2. The existing grave/base course sewer access road shall be restored between the existing sewer tie in manhole and new sewer manhole 4.</p>	Wastewater Division	Stan Holland
<p>1. Regarding the street design with sidewalk provide on south side of Hart Court only: Place a note on the plat that states: <u>"In the event that Lot 10 accesses Hart Court, a sidewalk will be required by that developer along their frontage."</u></p>	Technical Review Division	RB Zaxus
<p>1. Addressing of properties shall be done prior to recordation of the plat. Planning Commission approves the street name of "Hart Court".</p>	Case Manager, Land Use Department	Donna Wynant



# City of Santa Fe, New Mexico

# memo

**DATE:** October 15, 2014

**TO:** Donna Wynant, Land Use Division

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

**FROM:** Sandra Kassens, Engineer Assistant

**SUBJECT:** Hart Business Park – Phase II Final Subdivision Plat. (Case# 2014-94)

---

**ISSUE:**

James W. Siebert & Associates, agent for SFCC 599 LLC, requests Final Subdivision Plat approval for 6 lots on 12.03± acres. The Property is zoned I-1 (Light Industrial) and is located at 4501 Hart Road.

**RECOMMENDED ACTION:**

Review comments are based on submittals received on October 1, 2014. The comments below should be considered as Conditions of Approval to be addressed prior to final approval unless otherwise noted:

1. The Developer shall revise the plat to include a 52' wide ROW from the cul-de-sac on Hart Court aligned with the existing 20' wide emergency access/sewer easement and extending to the intersection of this existing easement and the northern boundary of Lot 11.
2. The Developer shall provide a design for this stub-out road segment within the ROW described above.
  - a. This design shall consist of plan and profile drawings that include curb and gutter, sidewalk, and ADA details.
  - b. Provide cross-sections at relevant drainage locations such as the 30" corrugated metal pipe that crosses the proposed roadway at the northern terminus of this stub-out road.
3. The Developer shall at the time of development of Lot 11, build this stub-out road.

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



# *City of Santa Fe* **memo**

**DATE:** October 8, 2014  
**TO:** Donna Wynant, Land Use Planner, Land Use Department  
**FROM:** Dee Beingessner, Water Division Engineer *DB*  
**SUBJECT:** Case # 2014-70 Hart Business Park, Phase II

---

The proposed development will require a main extension with individual metered service connections for each lot. The water plan for this phase must be approved by the water division prior to issuance of an Agreement to Construct and Dedicate for the water main extension. The proposed water plan does not contain individual metered service connections for each lot.

Although the general layout appears acceptable, the developer has not included service connections and water meter cans to each property. There is a note stating "Water services are to be constructed by the individual lot owner when development begins on their property." The service connections and water meter cans must be installed when the water line is installed. The Utility Expansion Charges must also be paid at the time the Agreement to Construct and Dedicate the water main is issued.

The water main may not be able to meet the 18" required vertical separation from the top of the sewer to the bottom of the water main. Also the water main will have to cross under the sewer in at least one location. Some design compensation for the construction of the sewer must be approved prior to construction to ensure that the sewer does not leak and contaminate the water main. Ductile iron pipe will be required for the crossing of the water main under the sewer.

Fire protection requirements are addressed by the Fire Department.



# City of Santa Fe, New Mexico

## memo

**DATE:** October 3, 2014  
**TO:** Case Manager: Donna Wynant  
**FROM:** Reynaldo D Gonzales, Fire Marshal *RDG*  
**SUBJECT:** Case #2014-94 Hart Business Park Phase II

---

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, may require engineered structure to meet the weight of the fire department apparatus over drainage easement.
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 throughout and maintain 20' min. width.
6. Shall provide emergency access thru-way or meet 96' diameter cul-de-sac required by IFC for dead end roadway.



# City of Santa Fe, New Mexico

# memo

**DATE:** October 22, 2014  
**TO:** Donna Wynant, Case Manager  
**FROM:** Stan Holland, Engineer, Wastewater Division  
**SUBJECT:** Case #2014-70 Hart Business Park- Phase II Preliminary Subdivision Plat

---

**The subject properties are accessible to the City sanitary sewer system.**

**Additional Comments:**

- There is a conflict with the proposed public water and sewer line crossing upstream from the proposed sewer manhole 4. Due to the approximate 4 foot deep sewer line the water line will need to pass under the sewer line. There shall be a minimum of 18 inch vertical separation between the water and sewer lines. The sewer pipe between the exiting tie in manhole and new manhole 4 shall be pressure class pipe and there shall be a lean fill encasement of the sewer line for a minimum of 5 feet to either side of the water line crossing. The detail for this crossing shall be added to the plan set.
- There existing gravel/base course sewer access road shall be restored between the existing sewer tie in manhole and new sewer manhole 4.



**WYNANT, DONNA J.**

---

**From:** ZAXUS, RISANA B.  
**Sent:** Tuesday, October 14, 2014 4:13 PM  
**To:** WYNANT, DONNA J.  
**Subject:** Hart Phase II Final Subdivision Plat

Ms. Wynant,

I have no additional review comments for this project.

RB Zaxus



# City of Santa Fe, New Mexico

# memo

**DATE:** October 21, 2014  
**TO:** Donna Wynant, Land Use Planner Senior  
**FROM:** Noah Berke, CFM, Planner Technician Senior  
**SUBJECT:** Final Comments for Case #2014-94, Hart Business Park Phase II Final  
Subdivision Plat Request.

---

Below are my final comments for the Hart Business Park Phase II Final Subdivision Plat request. These comments are based on documentation and plans dated September, 2014:

Staff recommends approval of the proposed project as the regulations in Article 14-8.4 "Landscape and Site Design" have been satisfied. Staff reserves the right to require addition or change of materials and plants at time of construction permit. Irrigation Plan will be required at time of Construction Permit.



**WYNANT, DONNA J.**

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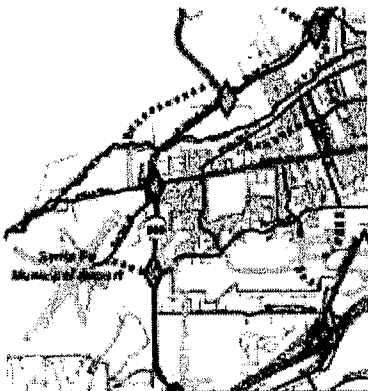
**From:** AUNE, ERICK J.  
**Sent:** Wednesday, October 15, 2014 3:00 PM  
**To:** WYNANT, DONNA J.  
**Subject:** RE: Hart Business Park & the MPO

Donna,

We don't really have much more. The future roads network snapshot below references the proposed new road and interchange, but as you can see nothing that impacts the proposed development. No proposed trails either.

Thanks

Erick



---

**From:** WYNANT, DONNA J.  
**Sent:** Wednesday, October 15, 2014 2:32 PM  
**To:** AUNE, ERICK J.  
**Subject:** Hart Business Park & the MPO

Hi Erick

Thanks for coming to our last DRT meeting.

Do you know if there are any trails on Lot 11 of Hart Business Park? I put together some location maps in the attached to show Hart Business Park with Lot 11 and the 2<sup>nd</sup> attached map showing it in relationship to Aviation Drive, Hart Drive and the new intersection to the Pavilion. Do you have anything from the MPO that shows these connections any better than what I've shown in the attached?

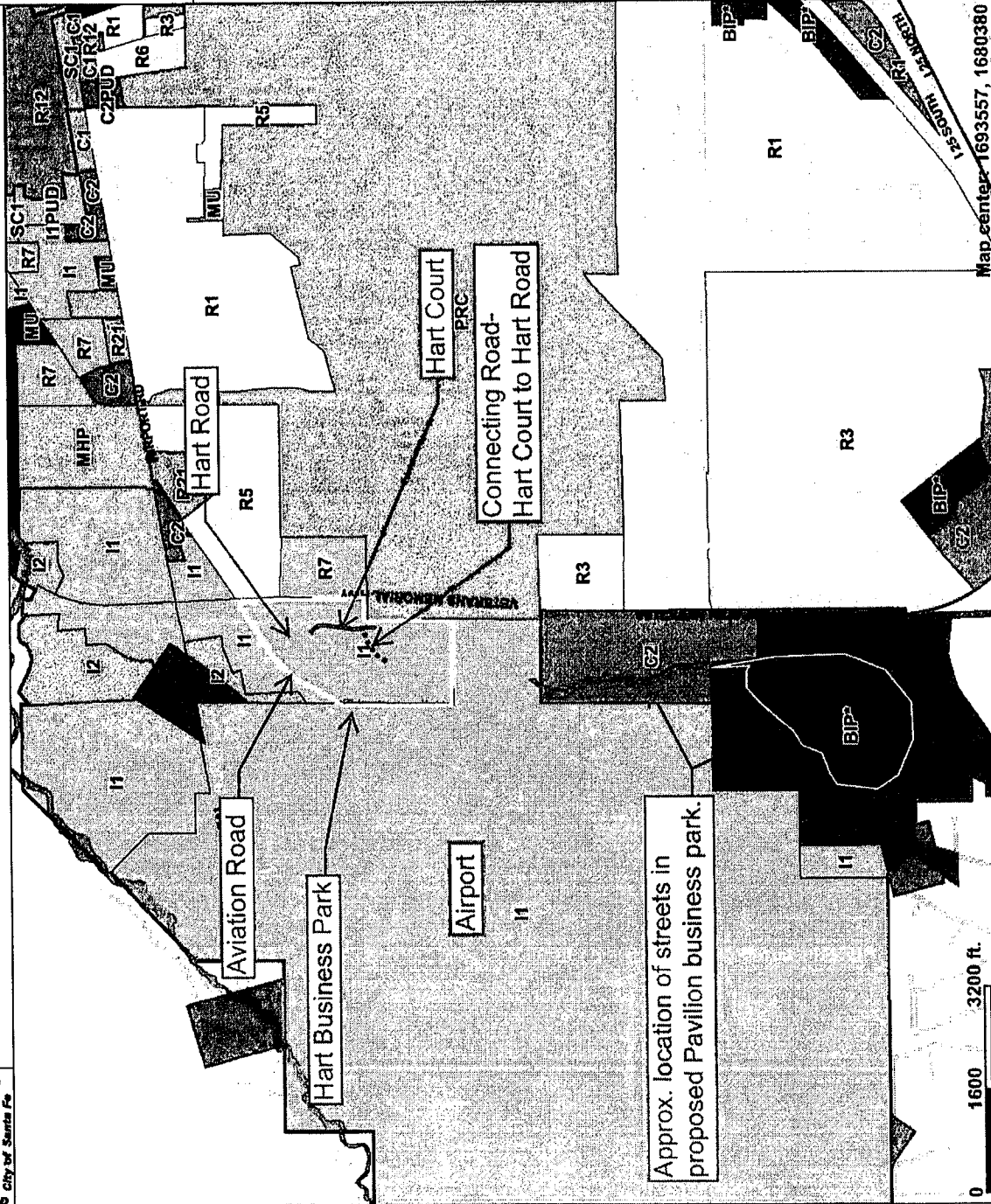
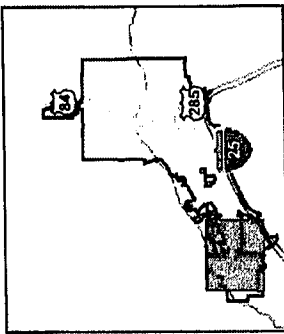
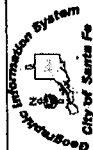
***Donna J. Wynant, AICP***

Land Use Senior Planner  
City of Santa Fe Land Use Department  
200 Lincoln Ave., Box 909  
Santa Fe, NM 87504-0909  
(505) 955-6325  
(505) 955-6829 (fax)  
[djwynant@santafenm.gov](mailto:djwynant@santafenm.gov)

EXHIBIT B-8



# Hart Business Park



## Legend

- City Limits
- Airport Clear Zones
- Santa Fe River
- Zoning
  - RR Rural Residential
  - R1, (PUD) Single - Family 1du/ac
  - R2, (DT), (PUD), (AC) Single - Family 2du/ac
  - R3, (PUD) Single - Family 3du/ac
  - R4 Single - Family 4du/ac
  - R5, (DT), (PUD), (AC), R6 Single - Family 5-8du/ac
  - R7, (P), (PUD), R8 Single - Family 7-8du/ac
  - R9, R10, R11 Compound 3du/ac
  - R12, R13, R14 Compound 8du/ac
  - R15, R16, R17, R18, R19, R20, R21, R22, R23, R24, R25, R26, R27, R28, R29, R30, R31, R32, R33, R34, R35, R36, R37, R38, R39, R40, R41, R42, R43, R44, R45, R46, R47, R48, R49, R50, R51, R52, R53, R54, R55, R56, R57, R58, R59, R60, R61, R62, R63, R64, R65, R66, R67, R68, R69, R70, R71, R72, R73, R74, R75, R76, R77, R78, R79, R80, R81, R82, R83, R84, R85, R86, R87, R88, R89, R90, R91, R92, R93, R94, R95, R96, R97, R98, R99, R100
- RAC Residential Arts & Crafts
- MHP Mobile Home Park
- C1, (PUD) Office and Related Commercial

Scale: 1:28,431

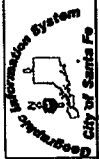


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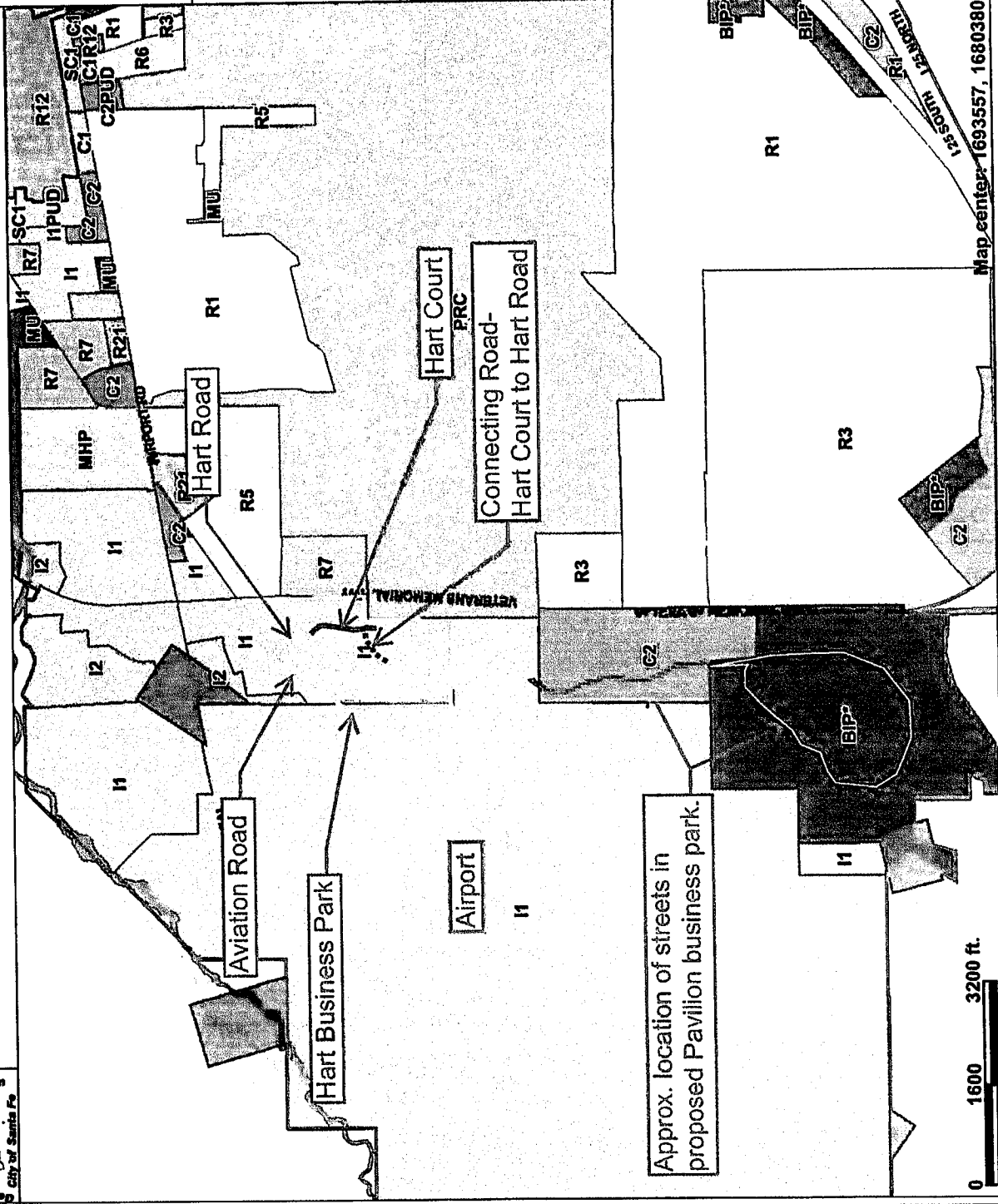
0 1600 3200 ft.

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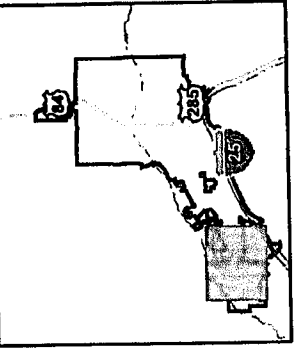




# Hart Business Park



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



## Legend

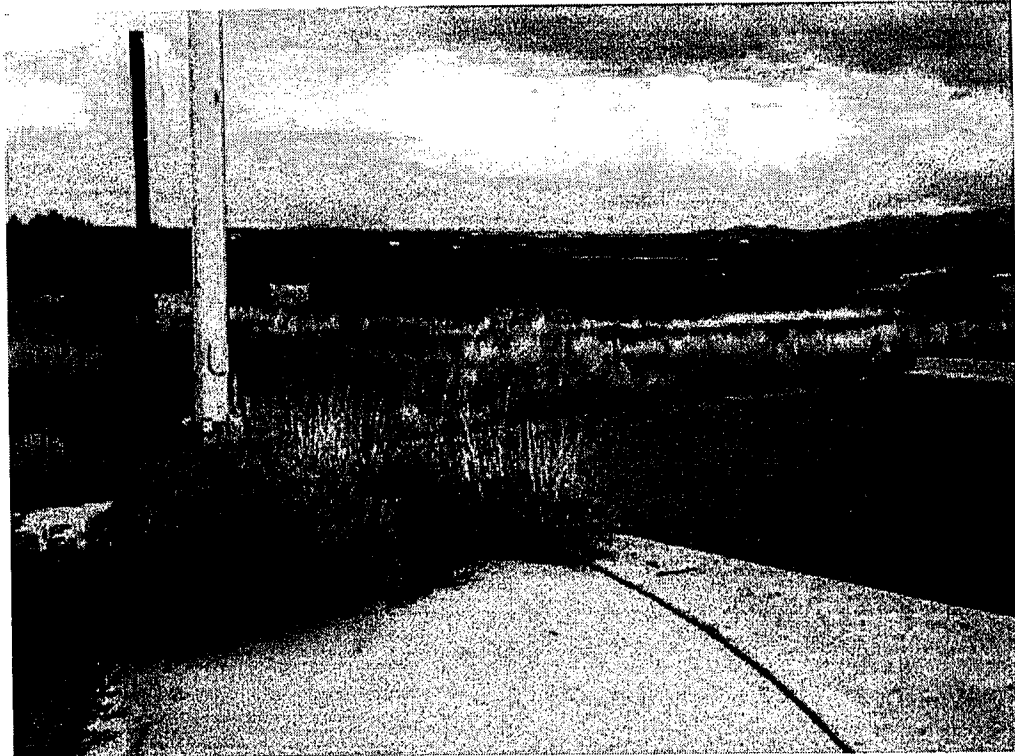
- City Limits
- Airport Clear Zones
- Santa Fe River
- Zoning
  - RR Rural Residential
  - R1, (PUD) Single - Family 1du/ac
  - R2, (DT), (PUD), (AC) Single - Family 2du/ac
  - R3, (PUD) Single - Family 3du/ac
  - R4 Single - Family 4du/ac
  - R5, (DT), (PUD), (AC), R6 Single - Family 5-4du/ac
  - R7, (PUD), R8 Single - Family 7-8du/ac
  - R9, RCSAC Compound 5du/ac
  - R10, RCSAC Compound 8du/ac
  - R11, (PUD) Multiple - Family 10du/ac
  - R12, (PUD) Multiple - Family 12du/ac
  - R21, (PUD) Multiple - Family 21du/ac
  - R23, (PUD), (AC) Multiple - Family 23du/ac
  - RAC Residential Arts & Crafts
  - MHP Mobile Home Park
  - C1, (PUD) Office and Related Commercial

Scale: 1:28,431



Map center: 1693557, 1680380





View of Hart Business Park- Lot 11 at Hart Court Road.



View of emergency drive into site from Hart Road.

EXHIBIT C-3





**JAMES W. SIEBERT  
AND ASSOCIATES, INC.**

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**915 MERCER STREET \* SANTA FE, NEW MEXICO 87505**

**(505) 983-5588 \* FAX (505) 989-7313**

**jim@jwsiebert.com**

September 29, 2014

Tamara Baer

Current Planning Division Director  
P.O. Box 909  
Santa Fe, NM 87504

Re: Final Subdivision Plat Hart Business Park

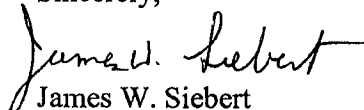
Dear Ms. Baer:

As representative for SFCC 599 LLC, I am submitting an application for final plat for Lot 11, the second phase of the Hart Business Park. This subdivision consists of 6 lots and is submitted in conformance with the preliminary subdivision plat approved by the Planning Commission on August 7, 2014 as Case No. 2014-70. The following items are submitted with this letter of application.

- Check in the amount of \$1,230.00 for the development review fee
- 6 sets of the plan set in a 24"x36" format
- 6 subdivision plan reports in an 8 1/2"x11" format
- Completed application form

Please schedule this application for the November 6<sup>th</sup> Planning Commission meeting.

Sincerely,

  
James W. Siebert

Xc: John Rice





**JAMES W. SIEBERT  
AND ASSOCIATES, INC.**

---

**915 MERCER STREET \* SANTA FE, NEW MEXICO 87505  
(505) 983-5588 \* FAX (505) 989-7313  
jim@jwsiebert.com**

**MEMORANDUM**

**Date:** August 20, 2014

**To:** Donna Wynant

**From:** James Siebert

**Re:** Hart Business Park

There are provisions in the City Code for the Planning Commission to consider the elimination of the sidewalk on the west side of Hart Court. Section 9.2.E.(4) states: "the sidewalk shall be consistent with the street standards of Subsection 14-9.2(c) and located along each street frontage immediately adjacent to the development." Since the west side of Hart Court does not have any development this language would allow for the deletion of the sidewalk on the west side of the road.

Section 9.2(B)(3) allows for the "land use board", in this case the Planning Commission to "consider and approve innovative street designs that are not included among the street types and street sections shown or described in this Section 14-9.2 that provide adequate pedestrian and bicycle facilities, as well as necessary transit facilities."

In this case there is a 4 foot bicycle lane on each side of the road. There is a 5 foot sidewalk on the east side of the road that provides for a connection to Hart Road. A 10 foot parkway will be retained on the west side of Hart Court allowing for an improved system of rain water capture for the landscape on this side of the road.



SEE DETAIL  
SHEET

LOT 8  
N/F HART BUSINESS PARK,  
CCSF599,LLC  
BK. 690, PPG. 045-047

ALUM. CAP  
IN CONC.  
SANTA FE CONTROL  
NO. 10  
NOV. 1981  
EL. 6361.33  
M&S  
5824

LOT 2  
N/F HART BUSINESS PARK,  
CCSF599,LLC  
BK. 690, PPG. 045-047

SEE DETAIL C  
SHEET 3

EXISTING DRAINAGE EASEMENT  
BK. 690 PPG. 045-047

NO BUILD AREA  
SEE DETAIL C  
SHEET 3

EXISTING  
10' WIDE LANDSCAPE  
AND PUBLIC UTILITY  
EASEMENT  
BK. 690, PPG. 045-047

SIGN EASEMENT

LOT 11-1  
132,848 SQ. FT.  
3.0497 ACRES

LOT 1  
N/F  
HART BUSINESS PARK,  
CCSF599,LLC  
BK. 690, PPG. 045-047

N / F  
CITY OF SANTA FE  
BK. 765, PG. 768

# LEGEND

- CAPPED REBAR "5217" SET THIS SURVEY
- ⊙ CAPPED REBAR FOUND UNLESS OTHERWISE SHOWN.
- ⊙ SANTA FE CONTROL MONUMENT NO. 10
- ⊙ SANITARY SEWER MANHOLE

FINAL PLAT OF LOT 11  
HART BUSINESS PARK  
CCSF599 LLC A NEW MEXICO  
LIMITED LIABILITY COMPANY  
WITHIN SECTIONS 10, 11 AND 15  
T. 16 N., R. 8 E., N.M.P.M.  
SANTA FE COUNTY, NEW MEXICO



motion.

Mr. O'Reilly asked for the motion to be specific relative to Commissioner Pava's statement.

Commissioner Padilla moved to approve the Findings of Fact and Conclusions of Law for Case #2014-56, 5364 Agua Fria Preliminary Subdivision Plat as amended, striking the word "finally" in Finding #9. Commissioner Villarreal seconded the motion and it passed by unanimous voice vote.


#### F. OLD BUSINESS

There was no Old Business to consider.

#### G. NEW BUSINESS

1. **Chapter 14 Technical Corrections and Other Minor Amendments.** An ordinance relating to the Land Development Code, Chapter 14 SFCC 1987; amending various sections to make technical corrections and minor clarifications; and making such other changes that are necessary. (Greg Smith, Case Manager)

This item was moved later on the agenda.

- 
2. **Case #2014-70. Hart Business Park- Phase II Preliminary Subdivision Plat.** James W. Siebert and Associates, agent for SFCC 599 LLC, requests Preliminary Subdivision Plat approval for 6 lots on 12.03± acres. The property is zoned I-1 (Light Industrial) and is located at 4501 Hart Rd. (Donna Wynant, Case Manager)

A Memorandum regarding Case # 2014-70 Hart Business Park dated July 23, 2014 for the August 7, 2014 meeting of the Planning Commission from Ms. Donald Wynant, ACIP Senior Planner, Current Planning Division is incorporated here with to these minutes as Exhibit 3

Ms. Wynant presented the staff report for this case. Please refer to Exhibit #3 for this specifics of this presentation. She said James W. Siebert and Associates, agent for SFCC 599 LLC, requests Preliminary Subdivision Plat approval for 6 lots on 12.03± acres. The property is within the Hart Business Park and is located between 599 and Hart Road.

The Planning Commission approved the Hart Business Park Final Plat six years ago in 2008. It was designed to provide larger lots for commercial developments not available in other industrially zoned parts of the City. She showed the subdivision plat map and noted that FedEx was developed along the west side of Hart Road in 2008.



She explained that Phase II would have smaller tracts due to difficulty in attracting users of the larger lots. This would provide opportunities for smaller scale businesses. The I-1 district was intended for light manufacturing, processing, storage, warehousing, distribution and similar commercial uses that allowed for a variety of uses which were listed in Exhibit B-3. The Zoning map in the packet showed a light industrial zoning. The purple was in Tierra Contenta area. The green zoning district was the R-7 zone and otherwise I-1 was predominant.

The applicant requested six lots, varying in size from 1.14 to 3.05 acres on terrain that was relatively flat except for 1 acre of 30% slopes on lot 11-6 which was a no-build area on the map.

Ms. Wynant described the utilities plans and described a street section for Hart Road that had a 52' ROW. One correction on the plat was that the width should be shown as 20' for emergency access, not 15'. She shared the restrictions on the cul-de-sac. The stub out to Hart Road at the west property line was at the southern-most lot and would meet code requirements. It was part of the staff conditions.

Ms. Wynant listed the other conditions in Exhibit A. Among others, she noted that Phase 1 had a few unfinished things such as irrigation along Hart Road. Staff requested those unfinished items be taken care of first. Each lot would have its own address and be served by city utilities. Staff recommended approval of the preliminary subdivision plat, subject to staff recommended conditions.

#### **Presentation of the Applicant**

Present and sworn was the agent for the applicant, Mr. James Siebert, 915 Mercer, who said when they worked on the Hart Business Park several years ago they had shown on the annexation Master Plan that lot 11 would be for future smaller lots and the indication at that time was there was plenty of other locations that could provide for smaller lots but the City didn't have business parks for larger lots. Fed Ex and Coca Cola were going to move there but didn't because of the economic downturn. Since then they had not seen the demand for large scale companies to locate on these parks so they decided to create smaller lots more suitable for smaller scale users on the remainder of the park. That was the rationale for moving in this direction at this time.

He pointed out lot 11 on the site map and indicated the pond on lot 10 was to take runoff from lot 11 and to get sewer to the lot as well as two others. The sewer line was constructed near the ponding to provide gravity access. And city would have to do a 20 foot wide gravel base course road to access it. It connected back to the Hart roadway from Hart Court.

Ms. Siebert said that meant they were just adding one roadway which he pointed out on the map. The map is incorporated herewith to these minutes as Exhibit #4. Hart Court was existing. The yellow area had 30% slopes with major drainage through the area so it was a no build area.

The utilities were simple; they followed the road. The water line used a 12" line for large scale users. He shared a handout that showed the sewer easement and the drainage pond for the development. The map is incorporated herewith to these minutes as Exhibit #5.



He said they agreed with conditions stated by staff and he stood for questions.

### Public Hearing

There were no speakers from the public regarding this case and the Public Hearing was closed.

### Questions from the Planning Commission

Vice Chair Harris said he had a correction carried over from Mr. Siebert's original transmittal. He noted that Mr. Siebert was the agent for CCSF 599 and not SFCC 599.

Mr. Siebert explained that there were two entities. One was the actual owner of Coca Cola Bottling. They were the applicant. The other one was the LLC that was created for this particular Park.

Vice Chair Harris asked if it was known as CCSF or SFCC.

Mr. Siebert said it would be CCSF.

Vice Chair Harris said that would be just correcting the record. Mr. Siebert agreed.

Commissioner Ortiz was curious about what the actual conditions were to complete Phase 1.

Mr. Siebert said the roads and sewer and water have not been accepted by the City at this time on phase 1. The City has closed out the letter of credit. They felt they had completed all the improvements. The problem was that the owner didn't understand there were two parts to the release of the letter of credit. They never pursued the formal acceptance of street, water, and sewer by the city. He was in the process of doing that and in the meantime, some maintenance issues had to be addressed. One of them was that the metal grate at the downpipe from the ponds, the intake plate from the ponds, had been stolen and we have to replace it. It was heavy and expensive. And something was wrong on the control in the hot box. Those maintenance issues were being worked on right now.

Ms. Baer said Ms. R.B. Zaxus was here as the engineer.

Ms. Zaxus said she just had a few minor items. There was some irrigation meters A were installed and there was a time period before we accepted the project and the City paid for the irrigation water and wanted reimbursement for 5 months' worth of payments from the developer because they were responsible for those items until the city accepted it.

There were a few trees that are dead or dying and the City would like to have them replaced.

Apparently city staff tried to put heat tape during the winter on irrigation pipes and no electricity was available. So there were a couple of electric items basically.



Vice Chair Harris asked Ms. Zaxus about the items she just mentioned that she listed to reimburse the City on water consumption, replace trees, and provide electricity to the hot box.

Ms. Zaxus agreed. There was a sign built without a permit for which a permit was later obtained and some lighting on that sign that needed to be up to electrical code standard. So a letter from the electrician was needed. That was all. She didn't have any problems with the major utilities or roadway.

Vice Chair Harris had a question regarding the emergency access road. The Commission knows that the Fire Department always wants 20' in width and 10% grade throughout. But as Mr. Siebert noted, it goes through that drainage area and the slope analysis seems to identify at least on the edge on either side of that drainage area indicates natural 30% slopes. So he wondered if that emergency access could maintain 10% grade throughout. Ms. Zaxus didn't know the details on that grade.

Mr. Siebert explained that the road actually serves as a dam as well and sits much higher than the actual terrain. So instead of big dips, they have been leveled off.

Vice Chair Harris asked then if he could deliver 10% grade. Mr. Siebert agreed.

#### **Action of the Planning Commission**

**Commissioner Villarreal moved to approve Case #2014-70, Hart Business Park Phase II Preliminary Subdivision Plat with staff conditions. Commissioner Pava seconded the motion and it passed by unanimous voice vote.**

- 
3. **Case #2014-71. 5704 Agua Fria Road General Plan Amendment.** James W. Siebert and Associates Inc., agent for Paul and Rosina Gallegos, requests approval of a General Plan Amendment to amend the existing General Plan Future Land Use designation for a 1.79 acre property from Neighborhood Center to Industrial. The property was currently vacant and located at 5704 Agua Fria Road at the intersection of San Felipe Road and Agua Fria Road. (Zach Thomas, Case Manager)

This case was heard in conjunction with Case #2014-72.

- 
4. **Case #2014-72. 5704 Agua Fria Road Rezoning.** James W. Siebert and Associates Inc., agent for Paul and Rosina Gallegos, requests rezoning of a 1.79 acre property from SC-1 (Neighborhood Shopping Center) to I-1 (Light Industrial). The property was currently vacant and located at 5704 Agua Fria Road at the intersection of San Felipe Road and Agua Fria Road. (Zach Thomas, Case Manager)

A Memorandum regarding Case # 2014-71 5704 Agua Fria Road General Plan Amendment and



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

Case #2014-70

4501 Hart Road (Hart Business Park) Preliminary Subdivision Plat

Owner's Names- CCSF/599 LLC

Agent's Name- James W. Siebert and Associates

THIS MATTER came before the Planning Commission (Commission) for hearing on August 7, 2014 upon the application (Application) of James W. Siebert and Associates as agent for owner CCSF/599 LLC (Applicant).

The Applicant seeks the Commission's approval of the preliminary subdivision plat to divide 12.03+/- acres at 4501 Hart Road (Property) into six lots. The Property is located within the Hart Business Park, between NM 599 and Hart 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; there were no members of the public in attendance to speak.
2. Pursuant to Code § 14-2.3(C)(1), the Commission has the authority to review and approve or disapprove subdivision plats.
3. Pursuant to Code § 14-3.7(A)(1)(b) subdivision of land must be approved by the Commission.
4. Code § 14-3.7 (B)(1) requires applicants for preliminary plat approval to comply with the pre-application conference procedures of Code § 14-3.1(E).
5. Pursuant to Code § 14-3.1(E)(1)(a)(ii), pre-application conferences are required prior to submission of applications for subdivisions unless waived.
6. A pre-application conference was held on March 20, 2014 in accordance with the procedures for subdivisions set out in Code § 14-3.1(E)(2)(a) and (c).
7. Code § 14-3.7(B)(2) requires compliance with the early neighborhood notification (ENN) requirements of Code § 14-3.1(F) for preliminary subdivision plats and provides for notice and conduct of public hearings pursuant to the provisions of Code §§ 14-3.1 (H), and (I) respectively.
8. Code §§ 14-3.1(F)(4) and (5) establish procedures for the ENN.
9. The Applicant conducted an ENN meeting on the Application on May 5, 2014 at the Southside Library at 6599 Jaguar Drive in accordance with the notice requirement of Code § 14-3.1(F)(3)(a).
10. The ENN meeting was attended by the Applicant and City staff; there were no members of the public in attendance.



11. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report) together with a recommendation that the preliminary subdivision plat be approved, subject to certain conditions (the Conditions) set out in such report.
12. The subdivision will not create new or exacerbate existing nonconformities.
13. The information contained in the Staff Report is sufficient to establish that the Applicable Requirements have been met.

The Preliminary Subdivision Plat

14. Code § 14-3.7(B)(3)(b) requires the Applicant to submit a preliminary plat prepared by a professional land surveyor, together with improvement plans and other specified supplementary material and in conformance with the standards of Code § 14-9 (collectively, the Applicable Requirements).

CONCLUSIONS OF LAW

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

General


1. The proposed preliminary subdivision plat was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
2. The Applicant has complied with the applicable pre-application conference and ENN procedure requirements of the Code.

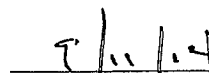
The Preliminary Subdivision Plat

3. The Commission has the authority to review and approve the preliminary plat subject to conditions.
4. The Applicable Requirements have been met.

**WHEREFORE, IT IS SO ORDERED ON THE 11th OF SEPTEMBER 2014 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE**

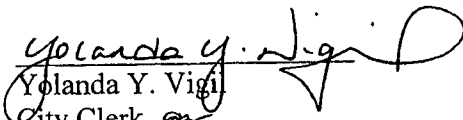
1. That the Applicant's request for preliminary subdivision plat is approved, subject to conditions.

  
Michael Harris  
Chair

  
Date:

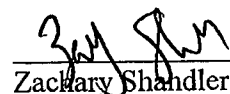


FILED:

  
Yolanda Y. Vigil  
City Clerk

9/15/14  
Date:

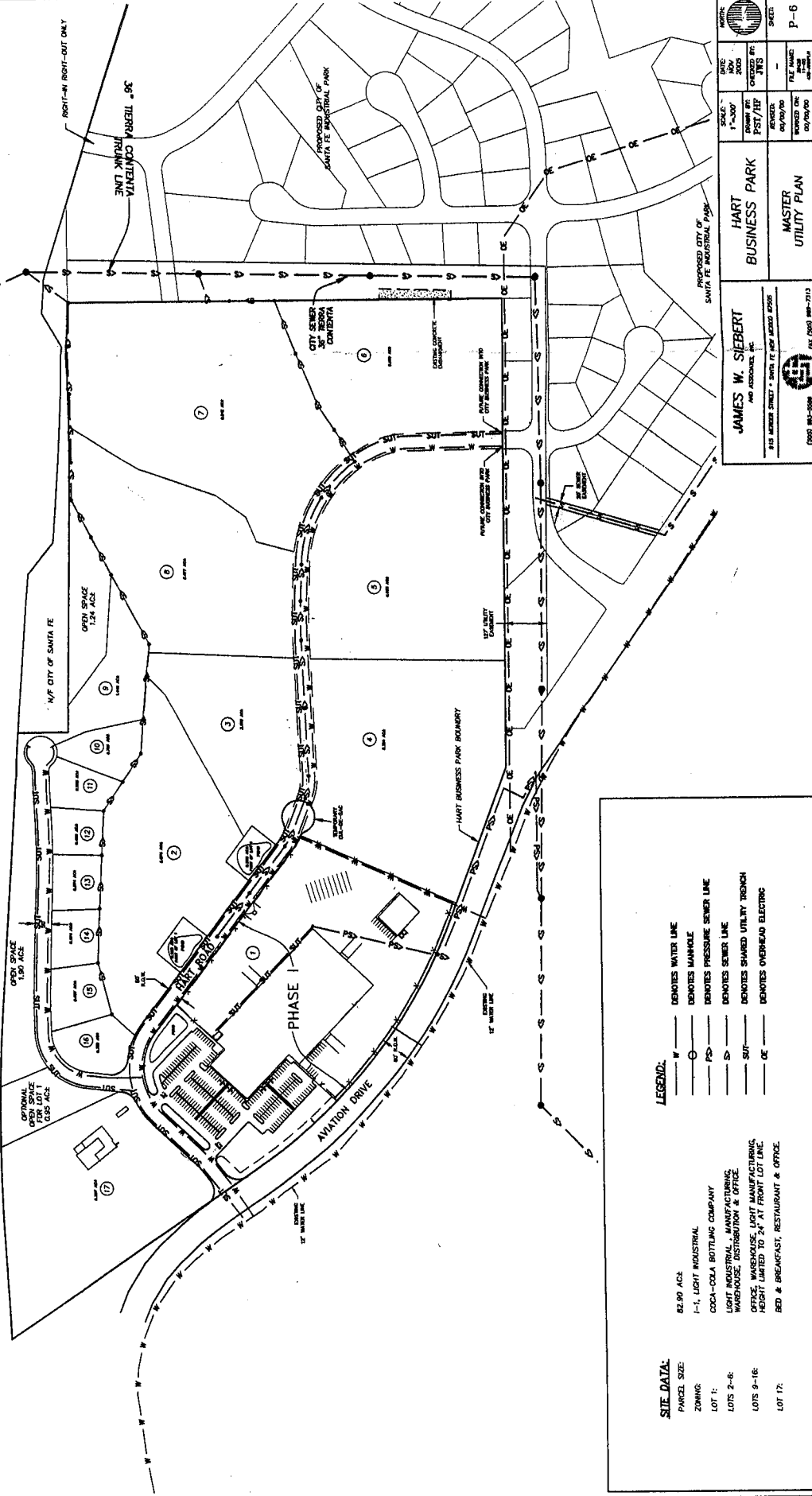
APPROVED AS TO FORM:

  
Zachary Shandler  
Assistant City Attorney

9/15/14  
Date:



N.M. 599



- LEGEND:**
- W — DENOTES WATER LINE
  - PS — DENOTES PRESSURE SEWER LINE
  - S — DENOTES SEWER LINE
  - SH — DENOTES SHARED UTILITY TRENCH
  - OE — DENOTES OVERHEAD ELECTRIC
  - M — DENOTES MANHOLE
  - P — DENOTES PRESSURE
  - B — DENOTES BURIED

- SITE DATA:**
- PARCEL SIZE: 62.90 ACRE
  - ZONING: I-1, LIGHT INDUSTRIAL
  - LOT 1: COCA-COLA BOTTLING COMPANY
  - LOTS 2-4: LIGHT INDUSTRIAL, MANUFACTURING, WAREHOUSE, DISTRIBUTION & OFFICE
  - LOTS 5-16: OFFICE, WAREHOUSE, LIGHT MANUFACTURING, HEIGHT LIMITED TO 24' AT FRONT LOT LINE.
  - LOT 17: BED & BREAKFAST, RESTAURANT & OFFICE

<b>JAMES W. SIEBERT</b> AND ASSOCIATES, INC. 810 MONROE STREET • SANTA FE, NM 87505-0008 (505) 833-0088 FAX (505) 833-7313		<b>HART BUSINESS PARK</b> <b>MASTER UTILITY PLAN</b>	
SCALE: 1"=300' DRAWN BY: PST/HEP CHECKED BY: JWS DATE: 04/04/00	REVISIONS: 04/04/00	SHEET: P-6	TOTAL SHEETS: 6

"Exhibit 5"  
 \* Original is available in  
 the Clerk's office \*



# 14-9.2- (C) Street Design Engineering Standards

- (1) Public and private *streets* and *lot* access driveways shall be designed and constructed in accordance with the provisions of this chapter; Chapter 12 SFCC (Fire Prevention and Protection) and any engineering standards adopted pursuant to this chapter.
- (2) Where no specific standard has been adopted, *streets* shall be designed in accordance with applicable standards adopted by national engineering organizations such as the American Association of State Highway and Transportation Officials and the Institute of Transportation Engineers.
- (3) Where no specific standard has been adopted, construction must comply with the current edition of the "New Mexico Department of Transportation Standard Specifications for Road and Bridge Construction."
- (4) A private *street* built and subsequently proposed to be dedicated to the *city* must meet all applicable public *street* standards set forth in this Section 14-9.2.
- (5) The *city* shall not maintain private *streets*.



- (6) Following are specific construction and engineering standards:
  - (a) each *street* shall terminate in a cul-de-sac or other approved turnaround, except where the planning commission or summary committee requires a *street* to be stubbed out at a *property* boundary in anticipation of future extension;
  - (b) *property* lines at *street* intersections shall be rounded with a radius of ten feet, or a greater radius when necessary to allow the construction of a curb having a desirable radius. Sidewalks may not be curtailed at *street* corners to less than normal width. The planning commission may allow comparable cutoffs or chords in place of rounded corners;
  - (c) new *streets* shall be dedicated and improved to the full width for which they are planned, except where a *land use board* or the *governing body* determines that an interim width or level of improvements provides safe and adequate service as part of an enforceable plan for the phased completion of the improvements;
  - (d) when a *tract* to be developed borders an existing *street* having a *right-of-way* width insufficient to conform to the minimum width standards required by these regulations, the necessary additional *right-of-way* shall be *platted* and dedicated in such a way to make the resulting *street* conform;
  - (e) *street* names shall not duplicate or be so similar as to be confusing with existing *street* names. Where a proposed *street* is to be a continuation of an existing named *street*, the proposed *street* shall have the name of the existing *street*. *Street* names must be approved by the planning commission;
  - (f) curbs at intersections shall be designed with a minimum radius of twenty-five (25) feet. The planning commission may approve a smaller radius;
  - (g) in areas zoned for *residential development*, *planting strips* are required between the edge of pavement and the edge of the required sidewalks. *Planting strips* must have a width of not less than five (5) feet;



# City of Santa Fe, New Mexico

## memo

**DATE:** October 28, 2014 for the November 06, 2014 Planning Commission Meeting

**TO:** Planning Commission

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

**FROM:** Daniel A. Esquibel, Land Use Planner Senior, Current Planning Division

### 7511 CERRILLOS ROAD HONDA/SUBARU DEALERSHIP DEVELOPMENT PLAN

**Case #2014-97. 7511 Cerrillos Road Development Plan.** Wayne Lloyd & Associates, agent for Honda-Subaru Dealership, requests Development Plan approval to construct 44,639 square feet in two buildings on 7.73+ acres. The site is zoned C-2 (General Commercial) within the Cerrillos Road Corroder Zone 4 and is located at the intersection of Cerrillos and Ocate Roads. (Dan Esquibel, Case Manager)

#### RECOMMENDATION:

Staff recommends Development Plan **Approval** subject to Conditions of Approval identified in Exhibit A.

#### I. APPLICATION SUMMARY

Premier Motorcars of Santa Fe is currently located at 4480 Cerrillos Road in the Auto Park with dealerships supporting Honda, Subaru and Volkswagen. The applicants are relocating the Honda and Subaru dealerships to 7511 Cerrillos Road. The project consists of the construction of two buildings totaling 44,639 square feet on 7.72± acres. The building for the Honda dealership will consist of 21,810 square feet and the building the Subaru Dealership will consist of 22,832 square feet. Two existing lots will be consolidated totaling 7.72± acres.

The property is located at the intersection of Cerrillos Road and Ocate Road. Zoning for the property is General Commercial (C-2) within Zone 4 of the Cerrillos Road Highway Corridor (CRHC) Zone 4 overlay district and with the Suburban Archaeological District.

The C-2 zoning allows automotive sales, service of automotive vehicles and retail. Zone 4 of the CRHC extends from Airport Road to the southern City limits and regulates lot depth, height, setbacks, yards, lot coverage, and landscaping. No variances are requested as part of this proposal.

*Exhibit "A"*



CRHC design standards have been included as part of this development review. This project does not trigger an archaeological clearance, since it is smaller than 10 acres.

The existing zoning surrounding the property is C-2 except for the southwest property which is I-1 (Light Industrial). Adjoining uses consist of Newman's Nursery to the north, vacant property to the west, Entrada Contenta (Wal-Mart) a Landscape Rock business to the south and Cerrillos Road to the east. Additional commercial business exists across the street along the south side of Cerrillos Road.

The prior business on the property was a manufactured housing dealership called Homes Of America. The property is vacant.

Based on information provided by the applicant, there will be a positive impact on Santa Fe's economy. Premier Motorcars currently employs 68 workers, and this relocation project will generate approximately 25% more jobs or 17-20 direct jobs with an average wage is approximately \$45,239 per year. Currently, Premier Motorcar's annual payroll is approximately 3 million dollars. The project will ultimately increase payroll by 25-30%, or approximately \$766,826 annually. The total annual payroll will be approximately 3.8 million dollars. The capital investment of \$8 million will also generate spending in the local economy, create construction jobs, and increase the tax base. The increase to the tax base will result in more GRT, property tax, and income taxes. The economic benefit will be positive to Santa Fe's economy. The applicant did not provide estimates of the amount of GRT revenue generated by sales of vehicles, parts and services.

## **II. DEVELOPMENT REVIEW**

### **a. Early Neighborhood Notification (ENN)**

An ENN was conducted on October 9, 2014 at the Southside Library located at 6599 Jaguar Drive. The meeting was attended by the applicants and city Staff only. No concerns were raised at the meeting.

### **b. Existing Conditions**

The site is comprised of two lots slated for consolidation. Lot C-3-A adjoins Cerrillos Road and consists of 5.00± acres. Except for debris left behind by the prior business, such as site pads (foundations), etcetera, the lot is vacant with a gradual 2% slope to the west. Lot C-3-B consists of 2.72± acres, also vacant and is situated west or behind Lot C-3-A. Lot C-3-B adjoins Ocate road to the north and Tierra Contenta Drive to the south. A portion of Lot C-3-B contains slopes greater than 30%. Approximately 1.71± acres of Lot C-3-B will be used for storm water retention and open space. The balance, of approximately 1 acre will be used for development on the same relative slope as Lot C-3-A.

### **c. Access**

There are three driveways proposed with this development project. One driveway is located off Cerrillos Road with the remaining two driveways located on Ocate Road. Ocate Road currently terminates in a dead-end 1500 feet west of the property. Right-of-way has been dedicated west of the property that would extend Herrera Road north from Tierra Contenta Drive to connect with Ocate Road.



The Metropolitan Planning Organization Future Regional Roadway Network Map shows a possible future extension of South Meadows Road that would intersect with Ocate Road to the west of the project site. The Ocate/Cerrillos intersection is not planned to be a major signalized intersection, however.

The City Traffic Engineering Department is requesting that the Developer either dedicate additional right-of way to the Santa Fe or Grant a sidewalk easement along Ocate Road to meet city standards for right of way width and improvements.

The Cerrillos Road Driveway is right-in, right-out access controlled. The applicants are providing an acceleration lane to this driveway. A driveway permit from the New Mexico Department of Transportation is required for this driveway and is under review. The driveways on Ocate Road will require driveway permits from the City Traffic Engineering Department. Conditional approval is recommended by the City Traffic Department (reference Exhibit B); that department's recommended conditions have been incorporated in Exhibit A.

**d. Parking**

Section 14-8.6-1 SFCC of Chapter 14 calculates parking standards for "Auto sales, new and used" at "one space per each 200 square feet of building area, including repair shop minus area used for displaying cars."

	Honda	Subaru
	Square Footage	Square Footage
Net Leasable	20,375	21,395
Display area	-2,092	-2,354
Calculated for parking	18,283	19,041

Required Parking	91	95
Total	186 parking spaces required.	

The applicants are proposing 188 parking spaces with 8 ADA accessible parking spaces. This Complies with Section 14-8.6-1 SFCC for parking.

**e. Loading**

Storage of vehicles will be located on approximately 1 acre located to the rear of the property (portion of Lot C-3-B). A portion of the entrance to this area will be paved and will serve as the loading zone. The loading area complies with 14-8.6(D) "Loading Standards" SFCC.

**f. Landscaping**

The Landscape proposal complies with Chapter 14. The landscape design identifies various forms of vegetation planted along the property line, within the parking and open space areas. Additionally, an 8' high wrought iron or metal fence is proposed around the perimeter of the property, excluding drainage and open space areas. Additional screening of either a 4' wall or hedge will be required at the time of building permit to buffer parking areas along adjacent properties and roadways No negative comments or conditions have been received from the Land



Use Technical Review Division. Detailed review of screening and planting requirements will be completed at the time of permit issuance.

**g. Terrain Management**

Approximately 1.71± acres of the Southern portion of Lot C-3-B will be used for storm water retention and open space. No negative comments have been received from Land Use Technical Review Division.

**h. Environmental Services**

Two dumpster sites are proposed for the project. The dumpster locations are adjoining the vehicle storage area to the rear. The locations have been reviewed by the City Environmental Services Division. No negative comments have been received.

**i. Waste Water**

An 8" public gravity-flow sewer main will be extended from Tierra Contenta to provide waste water service for the project. The main will end at Ocate Road allowing future connection to the north. Comments received from City Wastewater Division require additional plan detail which can be submitted at the time of building permit.

**j. Water – Fire Protection**

The Applicants met with both City Water and Fire Department staff to discuss water and fire issues. That resulted in the Applicant's proposal to extend a 12" water main from Cerrillos Road to the end of the property. The extension will include two fire hydrants along with sprinklering the service bays of both buildings. City Water and Fire Divisions have reviewed this proposal and provided comments identified in Exhibit B.

**k. Lighting**

The applicants have provided a photometric analysis. Preliminary review identifies 0 to .08 foot candles of light spillage at the property lines. The Technical Review Department will assess the information for compliance at the time of building permit. Additional information will be required per 14-8.9 "Outdoor Lighting" at the time of building permit for a final review.

**l. Signage And Architecture**

One freestanding sign is proposed for the development. The Cerrillos Road Highway corridor requires a 45' setback along this corridor. The proposed wall signage exceeds the number of signs allowed for two businesses on a single lot.

*14-8.10(8)(b)*

*For two business establishments on a legal lot of record, no more than four signs are allowed, no one of which shall exceed fifty (50) square feet in area in corridor zone one, sixty (60) square feet in corridor zone two, seventy (70) square feet in corridor zone three, and eighty (80) square feet in corridor zone four. The total allowable sign area for any one business establishment shall not exceed eighty (80) square feet;*



Signage and architectural review is typically finalized at the building permit stage, and code issues will be resolved at that stage. The applicants have submitted a preliminary architectural points analysis meeting minimum requirements.

**m. 14-3.8(D) Approval Criteria**

*(1) Necessary Findings*

*To approve a development plan, a land use board must make the following findings:*

- (a) that it is empowered to approve the plan under the section of Chapter 14 described in the application;*
- (b) that approving the development plan will not adversely affect the public interest; and*
- (c) 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.*

*(2) Conditions*

*The land use board may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the general plan, including:*

- (a) special yards or open spaces;*
- (b) fences, walls or landscape screenings;*
- (c) provision and arrangement of parking and vehicular and pedestrian circulation;*
- (d) on-site or off-site street, sidewalk or utility improvements and maintenance agreements;*
- (e) noise generation or attenuation;*
- (f) dedication of rights of way or easements or access rights;*
- (g) arrangement of buildings and use areas on the site;*
- (h) special hazard reduction measures, such as slope planting;*
- (i) minimum site area;*
- (j) other conditions necessary to address unusual site conditions;*
- (k) limitations on the type, extent and intensity of uses and development allowed;*



- (l) *maximum numbers of employees or occupants permitted;*
  - (m) *hours of operation;*
  - (n) *phases of development, if applicable;*
  - (o) *establishment of an expiration date, after which the use must cease at that site;*
  - (p) *establishment of a date for annual or other period review at a public hearing;*
  - (q) *plans for sustainable use of energy, recycling and solid waste disposal;*
  - (r) *any other appropriate conditions and safeguards, in conformity with Chapter 14 or provisions of other chapters of the Santa Fe City Code that regulate the development and use of land; and*
  - (s) *conditions may not be imposed that restrict the use to a specific person or group.*
- (3) *Expiration*

*Development plans expire as provided in Section 14-3.19 (Expiration, Extension and Amendment of Development Approvals).*

**n. Conclusion**

The Land use Department has determined that the proposed application complies with the necessary approval criteria for development plans, and recommends approval subject to conditions in Exhibit A. The proposed development will not adversely affect the public interest, and 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.

**III. EXHIBITS:**

Exhibit A- Conditions of Approval

Exhibit B - DRT comments

1. Traffic Engineering Division
2. Landscaping
3. City Engineer for Land Use Department
4. Environmental Services
5. Waste Water
6. Water
7. Fire

Exhibit C- ENN and correspondence

Exhibit D- Applicant Data

Packet Attachment -Plans and Maps



November 6, 2014  
Planning Commission  
Case # 2014-97  
**Honda/Subaru Dealership**

# **EXHIBIT A**

Conditions
------------



**EXHIBIT A**  
**Conditions of Approval**  
**Case 2014-97**  
**Honda/Subaru Dealership**

	Condition	Department	Staff
1	The Developer shall show the sidewalk along Ocate Street, in particular, the ADA ramps at the driveway crossings.	Traffic Engineering Division	Sandra Kassens October 16, 2014
	The Developer shall add an ADA compliant bus stop landing, 5' wide, (parallel to Cerrillos Road) and 8' deep, (perpendicular to Cerrillos Road) at the location indicated by keyed note 8 on sheet 2-1 of the Roadway Improvement plans for 7511 Cerrillos Road, by Santa Fe Engineering, LLC.		
	The Developer is responsible for obtaining an access permit from the New Mexico Department of Transportation for the Cerrillos Road driveway prior to issuance of a building permit.		October 24, 2014
	The Developer shall either dedicate additional ROW to the City of Santa Fe or grant a sidewalk easement along Ocate Road.		
2	At time of building permit, provide photometrics meeting the requirements of Article 14-8.9 of the Land Development Code.	Land Use City Engineer	Risana "RB" Zaxus, PE October 14, 2014
3	1. The plan set indicates that a public sewer line extension from Tierra Contenta Drive will be used to serve this property. The plan set needs to include the following drawings for the proposed public sewer line; a. P&P sheets for the sewer line. b. Details of the propose wall to be used along public sewer line section within Tierra Contenta Drive. c. Landscaping plans for portion of public sewer line within Tierra Contenta Drive. d. Grading and drainage plan for section of public sewer line within Tierra Contenta Drive.	Wastewater Division	Stan Holland, Engineer, October 3, 2014



EXHIBIT A  
Conditions of Approval  
Case 2014-97  
Honda/Subaru Dealership

	Condition	Department	Staff
4	Shall Comply with International Fire Code (IFC) 2009 Edition.	Fire Marshal	Reynaldo D Gonzales October 7, 2014
	Fire Department Access shall not be less than 20 feet width.		
	Fire Department shall have 150 feet distance to any portion of the building on any new construction.		
	Shall have water supply that meets fire flow requirements as per IFC, either by meeting the distance of 400 feet to hydrant/s to meet the fire flow, or install automatic sprinkler systems through out to qualify for 75% reduction in the fire flow and provide a fire hydrant within 600 feet as per the IFC.		
5	All Fire Department access shall be no greater than a 10% grade throughout and maintain 20' min. width.	Water	Dee Beignessner Engineer
	The property will require a main extension for water service.		



November 6, 2014  
Planning Commission  
Case # 2014-97  
**Honda/Subaru Dealership**

# EXHIBIT B

DRT Comments
--------------



# City of Santa Fe, New Mexico

## memo

**DATE:** October 16, 2014  
**TO:** Dan Esquibel, Land Use Division  
**VIA:** John J. Romero, Traffic Engineering Division Director *JR*  
**FROM:** Sandra Kassens, Engineer Assistant *SK*  
**SUBJECT:** 7511 Cerrillos Road Development Plan. (Case# 2014-97)

---

**ISSUE:**

Wayne Lloyd & Associates, agent for Honda-Subaru Dealership, requests Development Plan approval to construct 44,639 square feet in two buildings on 7.73+ acres. The site is zoned C-2 (General Commercial) within the Cerrillos Road Corridor Zone 4 and is located at the intersection of Cerrillos and Ocate Roads.

**RECOMMENDED ACTION:**

Review comments are based on submittals received on October 1, 2014. The comments below should be considered as Conditions of Approval to be addressed prior to final signoff unless otherwise noted:

1. The Developer shall show the sidewalk along Ocate Street, in particular, the ADA ramps at the driveway crossings.
2. The Developer shall add an ADA compliant bus stop landing, 5' wide, (parallel to the Cerrillos Road) and 8' deep, (perpendicular to Cerrillos Road) at the location indicated by keyed note 8 on sheet 2-1 of the Roadway Improvement plans for 7511 Cerrillos Road, by Santa Fe Engineering, LLC.
3. The Developer is responsible for obtaining an access permit from the New Mexico Department of Transportation for the Cerrillos Road driveway prior to issuance of a building permit.

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



**ESQUIBEL, DANIEL A.**

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**From:** KASSENS, SANDRA M.  
**Sent:** Friday, October 24, 2014 11:42 AM  
**To:** ESQUIBEL, DANIEL A.  
**Subject:** 7511 Cerrillos - Ocate

Dan,  
The Developer shall either dedicate additional ROW to the City of Santa Fe or grant a sidewalk easement along Ocate Road.  
Sandy

*Sandra Kassens  
Traffic Engineering Division  
Public Works Department  
City of Santa Fe  
PO Box 909  
Santa Fe, New Mexico 87504*

*Phone: 505-955-6697*



# City of Santa Fe, New Mexico

# memo

**DATE:** October 22, 2014  
**TO:** Daniel Esquibel, Land Use Planner Senior  
**FROM:** Noah Berke, CFM, Planner Technician Senior  
**SUBJECT:** Final Comments for Case #2014-97, Honda-Subaru Dealership Develop Plan Request.

---

Below are my final comments for the Honda-Subaru Dealership Develop Plan request. These comments are based on documentation and plans dated September 29, 2014:

Staff recommends approval of the proposed project as the regulations in Article 14-8.4 "Landscape and Site Design" have been satisfied. Staff reserves the right to require change of materials and plants at time of construction permit. Irrigation Plan will be required at time of Construction Permit.



DATE: October 14, 2014  
TO: Dan Esquibel, Case Manager  
FROM: Risana "RB" Zaxus, PE  
City Engineer for Land Use Department  
RE: Case # 2014-97  
Honda-Subaru Dealership Development Plan

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

\*At time of building permit, provide photometrics meeting the requirements of Article 14-8.9 of the Land Development Code.



**ESQUIBEL, DANIEL A.**

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**From:** LUCERO, ERIC J.  
**Sent:** Tuesday, October 21, 2014 8:26 AM  
**To:** ESQUIBEL, DANIEL A.  
**Subject:** RE: Handa-Subuaru Dealership Development Plan

No further comments needed.

Thanks,

***Eric J Lucero***  
***City of Santa Fe***  
***Environmental Services***  
***Operations Manager***  
***505-955-2205 office***  
***505-670-6562 cell***  
***[ejlucero@santafenm.gov](mailto:ejlucero@santafenm.gov)***

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**From:** ESQUIBEL, DANIEL A.  
**Sent:** Thursday, October 02, 2014 9:42 AM  
**To:** BEINGESSNER, DEE; LUCERO, ERIC J.  
**Subject:** Handa-Subuaru Dealership Development Plan

For your information

**Case #2014-97.** Wayne Lloyd & Associates, agent for Handa-Subaru Dealership, requests Development Plan approval to construct 44,639 square feet in two buildings on 7.73+ acres. The site is zoned C-2 (General Commercial) within the Cerrillos Road Corroder Zone 4 and is located at the intersection of Cerrillos and Ocate Roads.

**Name:** Honda-Subaru Dealership Development Plan  
**Submittal date:** September 29, 2014  
**\*\*Comments due by October 15, 2014\*\***

**Phone # 505- (505)988-9798**  
**Email:** [wllloyd@lloyd-architects.com](mailto:wllloyd@lloyd-architects.com)  
**Hearing date:** November 6, 2014

**City Engineer for LU** (RB Zaxus x 6641)  
**Fire Marshal** (Rey Gonzales x 3316)  
**Traffic Division Engineer** (John Romero x 6638)  
**Wastewater Division Engineer** (Stan Holland x 4637)

**Parks**  
**MPO** (Keith Wilson, x6706)  
**Water Division Engineer** (Antonio Trujillo, x4266)  
**Solid Waste Div.** (Randall Marco x 2228)



# City of Santa Fe, New Mexico

# memo

**DATE:** October 3, 2014  
**TO:** Dan Esquibel, Case Manager  
**FROM:** Stan Holland, Engineer, Wastewater Division  
**SUBJECT:** Case #2014-97 Honda-Subaru Dealership Development Plan

---

**The subject property is accessible to the City sanitary sewer system.**

The Applicant shall address the following design review comments;

1. The plan set indicates that a public sewer line extension from Tierra Contenta Drive will be used to serve this property. The plan set needs to include the following drawings for the proposed public sewer line;
  - a. P&P sheets for the sewer line
  - b. Details of the propose wall to be used along public sewer line section within Tierra Contenta Drive
  - c. Landscaping plans for portion of public sewer line within Tierra Contenta Drive.
  - d. Grading and drainage plan for section of public sewer line within Tierra Contenta Drive.




*City of Santa Fe*

# memo

**DATE:** October 8, 2014

**TO:** Dan Esquibel, Land Use Planner, Land Use Department

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

**SUBJECT:** Case # 2014-97 Honda Subaru Dealership

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The property will require a main extension for water service. The fire department has stated that if the buildings are protected entirely with sprinklers, one fire hydrant with a 1500 gpm flow is adequate. If the buildings are not completely protected with sprinklers, two fire hydrants will be required. In either case the developer must connect to a 12" main under Cerrillos Road in an existing casing near Ocate. The main must be 12" in size under Cerrillos Road. The main can be reduced in size to an 8" main after it exits the casing if only one fire hydrant is needed. If two fire hydrants are needed, the main size must remain 12" to the first hydrant and can be reduced to an 8" main after the first fire hydrant. In both cases, the main will be extended to the end of the property line on Ocate. The western most fire hydrant and the water service connections for the buildings should be as close to the end of the main as possible.

Although the Fire Department has provided some input for these recommendations, the final fire protection requirements are addressed by the Fire Department. The requirements set forth here for the main sizes and fire hydrants may change if circumstances change.



# City of Santa Fe, New Mexico

## memo

**DATE:** October 7, 2014  
**TO:** Case Manager: Dan Esquibel  
**FROM:** Reynaldo D Gonzales, Fire Marshal   
**SUBJECT:** Case #2014-97 Honda-Subaru Dealership Development Plan

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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.
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, either by meeting the distance of 400 feet to hydrant/s to meet the fire flow, or install automatic sprinkler systems through out to qualify for 75% reduction in the fire flow and provide a fire hydrant within 600 feet as per the IFC.
5. All Fire Department access shall be no greater than a 10% grade throughout and maintain 20' min. width.



November 6, 2014  
Planning Commission  
Case # 2014-97  
**Honda/Subaru Dealership**

# **EXHIBIT C**

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

<i>Project Name</i>	Honda/Subaru
<i>Project Location</i>	7511 Cerrillos Road
<i>Project Description</i>	Development Plan for 23,000 Square-foot Honda dealer and a 20,000 Subaru Dealer
<i>Applicant / Owner</i>	Honda/Subaru
<i>Agent</i>	Wayne Lloyd
<i>Pre-App Meeting Date</i>	July 30, 2014
<i>ENN Meeting Date</i>	September 9, 2014
<i>ENN Meeting Location</i>	Southside Library – 6599 Jaguar Drive
<i>Application Type</i>	ENN for Development Plan
<i>Land Use Staff</i>	Dan Esquibel
<i>Other Staff</i>	
<i>Attendance</i>	5

**Notes/Comments:**

Only Staff and the Applicant attended meeting. No comments raised.



November 6, 2014  
Planning Commission  
Case # 2014-97  
**Honda/Subaru Dealership**

# EXHIBIT D

Applicant Data
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**NOTES:**

These exterior signs are part of the Honda Dealership Refresh Program. The size and placement of these signs will be determined as part of the program. Contact your zone for enrollment.

These exterior signs are to be obtained from:  
Pattison Sign Group:

Pattison Sign Group Incorporated  
410 North Cedar Bluff Road, Suite 101  
Knoxville, TN 37923  
(865) 693-1105 or (866) 218-1976  
[www.pattisonsign.com](http://www.pattisonsign.com)

Honda wall mounted sign 35.34 Sq. Ft.  
(2 of 2)

**EG-7B****HONDA NAME LETTERS**

To be used only if EG-7A will not fit  
on specified portion of building façade

**HNL - 24**

A - 17'-8 3/16"  
B - 2'-0"

**InterbrandDesignForum**

• DESIGN CONTROL DOCUMENTS •

These drawings are for communication of design intent only. These drawings are to specify size, shape, color, features and proportions and are not to be used as fabrication drawings. © 2011 Interbrand Design Forum

DRAWING TITLE

**HONDA NAME LETTERS**

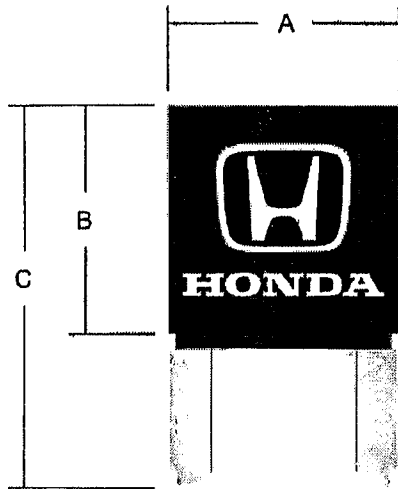
DRAWING NO.

**EG-7**



EG-2

HONDA BRAND SIGNS - Pylon Series,



HBS - 7 x 7 x 12

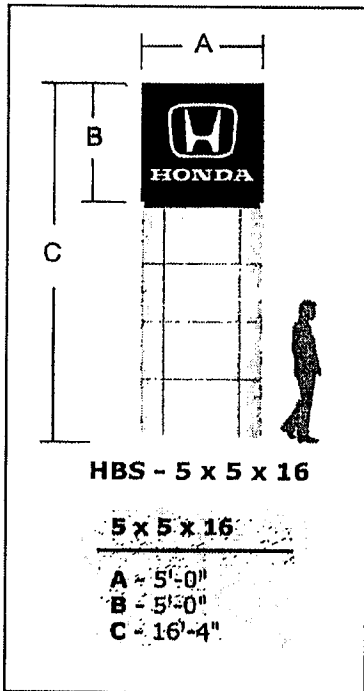
7 x 7 x 12
A - 7'-3"
B - 7'-3"
C - 12'-7"



HBS - 7 x 7 x 8

7 x 7 x 8
A - 7'-3"
B - 7'-3"
C - 8'-6"

Free standing yard sign  
along Cerrillos Road  
25 S.F. (1 of 2 signs)



HBS - 5 x 5 x 16

5 x 5 x 16
A - 5'-0"
B - 5'-0"
C - 16'-4"



HBS - 5 x 5 x 13

5 x 5 x 13
A - 5'-0"
B - 5'-0"
C - 13'-10"



HONDA DEALERSHIP  
REFRESH PROGRAM

PROJECT NO.  
HON0001.05

DR/ 1



**NOTES:**

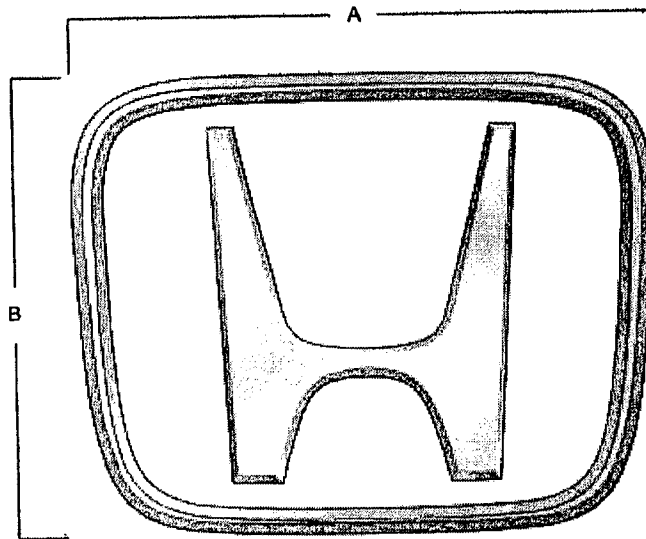
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Pattison Sign Group:

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410 North Cedar Bluff Road, Suite 101  
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(865) 693-1105 or (866) 218-1976  
[www.pattisonsign.com](http://www.pattisonsign.com)

**EG-6B**

**HONDA EMBLEM (Non-illuminated)**  
To be used on 20' dia. cylinder



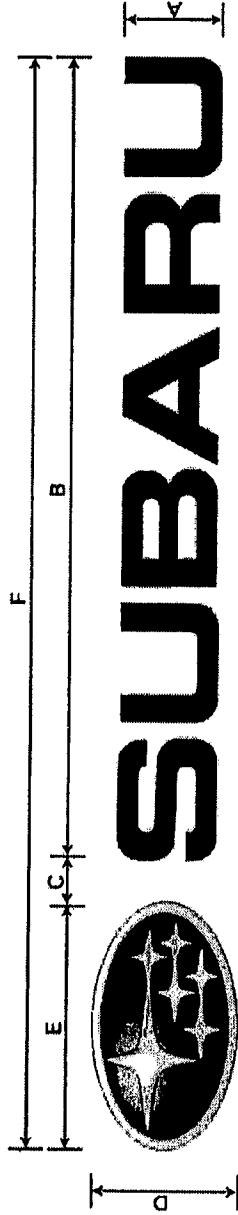
Honda Emblem Design  
NOT A SIGN

**EMB - 6 x 8**

**6 x 8**

**A - 7'-5 19/32"**  
**B - 6'-0"**





Building Mounted Sign 24 S.F.  
(2 of 2)

Channel Letter Schedule

A	B	C	D	E	F	ELECTRICAL LOADS	AMPS / CIRCUITS
36"	25' 7 <sup>3/4</sup> "	14 <sup>3/8</sup> "	4' 5"	8' 2"	35' 0 <sup>1/8</sup> "	10.3 AMPS @ 120 VOLTS	(1) 20 AMP 120 VOLT CIR.
24"	17' 1 <sup>1/4</sup> "	9 <sup>5/8</sup> "	3' 0"	5' 2 <sup>1/2</sup> "	23' 0 <sup>3/8</sup> "	6 AMPS @ 120 VOLTS	(1) 20 AMP 120 VOLT CIR.
18"	12' 9 <sup>3/16</sup> "	7 <sup>1/4</sup> "	2' 0"	3' 5 <sup>1/2</sup> "	16' 9 <sup>15/16</sup> "	6 AMPS @ 120 VOLTS	(1) 20 AMP 120 VOLT CIR.
14"	9' 11 <sup>1/16</sup> "	5 <sup>5/8</sup> "	20"	2' 10"	13' 3 <sup>5/16</sup> "	3 AMPS @ 120 VOLTS	(1) 20 AMP 120 VOLT CIR.

BLUE DAY/WHITE NIGHT FACES  
CHROME TRIM  
METALLIC SILVER RETURNS

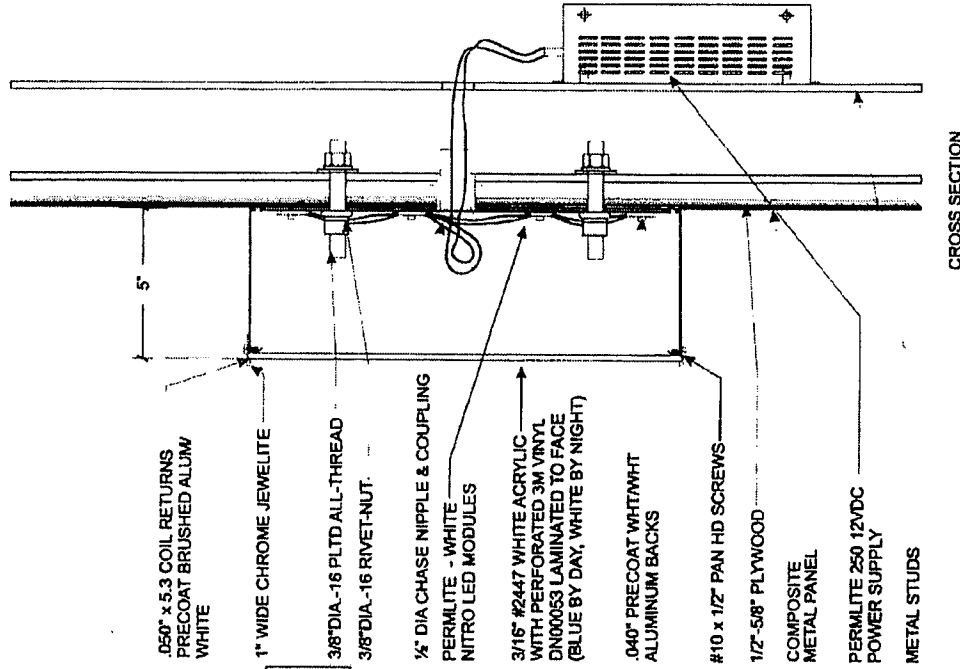
ILLUMINATED CHANNEL LETTER POWER SUPPLY.  
ADEQUATE WIRING ACCESS INSIDE BLDG. WALL  
REQUIRED FOR INSTALLATION.

STANDARD LETTER NOTES:

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Letter To Letter Wiring And Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Full Size Drilling Template Furnished With Sign.

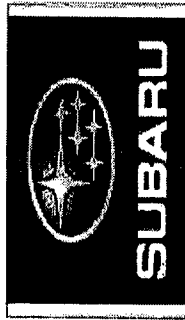
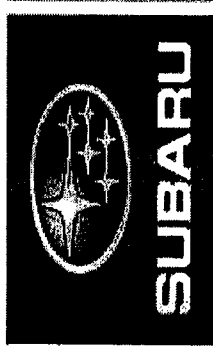
Philadelphia Sign Company  
707 W. Spring Garden St., Pahrara, NJ 08065  
Phone: 610.539.1460  
Fax: 610.539.8549

SUBARU Sign Family





Free standing yard sign  
along Cerrillos Road  
54.85 S.F. ( 1 of 2 signs)



P48  
6' 2" H X 7' 7"  
X 16' 4" OAH

P30  
4' 4" H X 7' 7"  
X 15' 3" OAH

P50  
5' 7" H X 9' 9"  
X 20' 3" OAH

P65  
6' 4" H X 11' 2"  
X 21' 0" OAH

P90  
7' 6" H X 13' 1"  
X 25' 9" OAH

P120  
8' 8" H X 15' 2"  
X 26' 11" OAH



#### 14-8.7 ARCHITECTURAL DESIGN REVIEW

(Ord. No. 2011-37 § 10)

##### (A) Findings and Purpose

- (1) The *governing body* finds that it is in the interest of Santa Fe's social and economic welfare to preserve and promote Santa Fe's unique cultural heritage, distinct visual character and regional architectural traditions.
- (2) The *governing body* finds that creation of an aesthetically cohesive and harmonious urban *townscape* is essential to maintaining Santa Fe's exceptional cultural and visual character.
- (3) The *governing body* finds that in order for Santa Fe's urban *townscape* to be one of visual cohesion and identity rather than visual clutter and anonymity, architecture outside the historic districts must possess a degree of compatibility with architecture inside the historic districts.
- (4) Because Santa Fe's distinct visual character and regional architectural traditions are deemed essential to the welfare of the city's citizens, the *governing body* hereby establishes an architectural design review process to review *building* massing, form, color, proportion, texture and materials as part of the construction *permit* process for areas outside the historic districts.
- (5) The architectural design review process is intended to promote beauty and visual harmony throughout Santa Fe and to encourage respect for the traditional character and quality of *wall*-dominated architecture. This Section 14-8.7 does not promote or require adherence to a particular architectural style, but rather to the general qualities that have given Santa Fe architecture its unique and appealing character.
- (6) The architectural design review process is not intended to stifle architectural creativity, to decrease or limit one's use of *property* or to impose undue economic hardship on any *property owner* as a result of the requirements set forth in this Section 14-8.7.

##### (B) Applicability and Procedures

The list of projects subject to the architectural design review requirements of this Section 14-8.7 and the procedure for scoring such projects are set forth in Section 14-3.11(C).

##### (C) Total Points Required

The total number of points required for a given project are set forth in this Subsection 14-8.7(C);

##### (1) Point Requirements for New Construction

Point requirements for new construction, excluding additions, vary according to the zoning district in which the project is located.

<b>TABLE 14-8.7-1: Point Requirements by Zoning District</b>
--



Zoning District	Points Required
C-1, C-2, C-4, BCD, PRRC, SC, HZ, MU	205
RR, R-1 - R-6, R-7, R-8, R-9, RC-5, RC-8, PRC, RM, RAC, AC	180
I-1, I-2, BIP	155

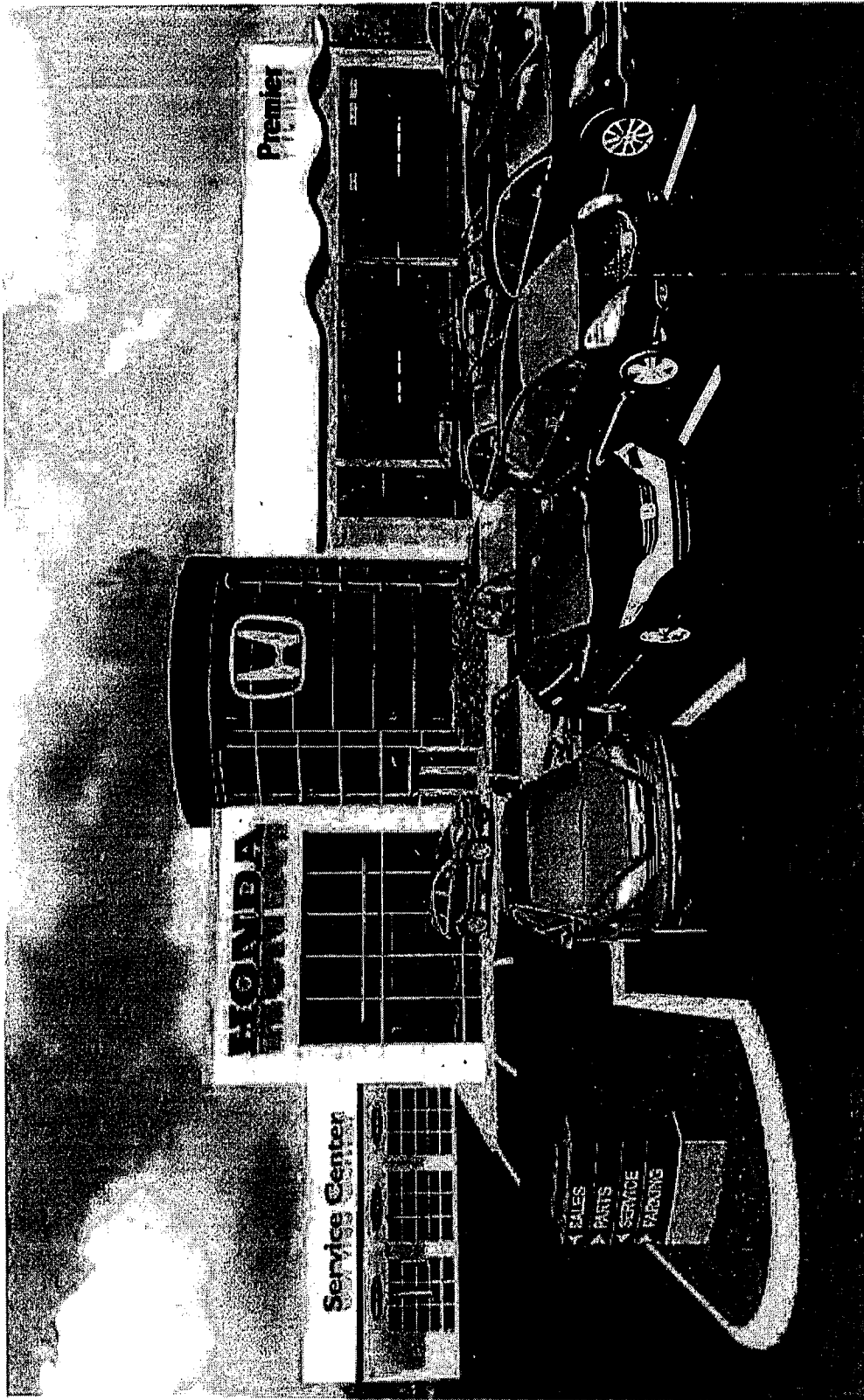
(2) Additions to Nonconforming Buildings


Point requirements for additions to a *building* that conforms to the provisions of this Section 14-8.7 are as set forth for new construction in Subsection 14-8.7(C)(1) for the entire *property*, including both existing and proposed *publicly visible* improvements. Point requirements for additions to a *building* that is legally nonconforming with regard to the provisions of this Subsection 14-8.7(C) shall be as provided in Subsections 14-8.7(C)(2)(a), (b) or (c).

- (a) If a proposed addition to a *legal nonconforming building* increases the *gross floor area* on a *lot* by more than seventy-five percent of the original floor area, architectural design points shall be calculated based on the entire *property*, both existing and proposed *publicly visible* improvements.
- (b) If a proposed addition to a *legal nonconforming building* increases the *gross floor area* on a *lot* by less than or equal to seventy-five percent of the original floor area, architectural design points shall be calculated based on the new construction only.
- (c) A specific number of architectural design points is not required for structurally connected additions that do not exceed twenty-five percent of the *gross floor area* of the existing *legal nonconforming building* and that match the existing architecture.
- (d) A specific number of architectural design points is not required for structurally connected additions to *buildings* of unique architectural merit, as determined on a case-by-case basis by the *land use director* in consultation with the state historic preservation division and the Santa Fe chapter of the American institute of architects, that either match the existing architecture or comply with the secretary of the interior's standards for rehabilitation. Architectural review in such cases shall be performed by the *land use director*.
- (e) For the purposes of this Section 14-8.7 "addition" means additional *gross floor area* constructed on a single *lot* and "structurally connected addition" means additional *gross floor area* that directly adjoins and abuts an existing *building*.

(3) Remodeling, Repainting and Restuccoing in a Different Color





	PREMIER HONDA OF SANTA FE SANTA FE, NM	PROJECT NO HON1000.03	DRAWN TJH	DATE JAN'12	REVISED	SCALE	Interbrand	DRAWING TITLE EXTERIOR RENDERING	DRAWING NO
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Point requirements for exterior *remodeling* requiring structural *alterations* and involving more than fifty percent of a *building's* total publicly visible *façade* and roof area are as set forth for new construction in Subsection 14-8.7(C)(1). Architectural design points shall be calculated based on the entire *building*, both existing and *publicly visible* new construction. Cosmetic *remodeling*, repainting, restuccoing in a different color or exterior *remodeling* requiring structural *alterations* and involving less than or equal to fifty percent of a *building's* total *publicly visible façade* and roof area do not require any specific number of architectural design points; however, no proposed architectural design shall result in the assignment of negative points. For the purposes of this Section 14-8.7, "structural *alteration*" means the addition or deletion of *building* elements, including doors, windows or fenestration and any changes in the type of finish material used.

**(D) Architectural Design Standards and Point Allocations**

Point allotments are granted to *building* projects according to the criteria set forth in this Subsection 14-8.7(D). The total number of points required for a given project shall be as set forth in Subsection 14-8.7(C). Points shall be calculated only for those architectural design features that are *publicly visible* from a *street*, way or public *place*. All exterior architectural design features shall be considered *publicly visible* unless the *applicant* can show otherwise. Partial point allotments shall not be granted. If a *building* feature or element cannot be evaluated because it is not required and does not exist, the maximum allowable point allotment for that feature or element shall be granted. For the purposes of this Section 14-8.7, "predominant" means having the most *publicly visible* surface area.

HONDA

**Table 14-8.7-2: Architectural Design Standards and Point Allocations**

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations			
Architectural Design Standards		Points	
WALLS			
Predominant Exterior Surface Material	Stucco, adobe	30	30
	Brick, natural stone, and integrally colored unit masonry	25	
	Concrete and non-integrally colored unit masonry	20	
	Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	10	
	Mirrored glass curtainwall systems	-10	
Color of Predominant Exterior Surface Material	Earthtones, creams, and pastels of earthtone hues including but not necessarily limited to rose, peach, and terra cotta colors	30	15
	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	15	
	High-intensity colors, metallic colors, glass and black	-10	



**TABLE 14-8.7-2: Architectural Design Standards and Point Allocations**

Architectural Design Standards		Points	
Exterior Surface Treatment	(A) Wall surfaces appear monolithic with at least 75 percent of the total wall area one material and one color. Differing shades of the same general hue shall not be considered different colors. Non-solar fenestration, window and door awnings, applied trim, and accent materials, colors, and decorative bands, with the exception of stucco, masonry or concrete control joints, are used in such a way that they do not give a panelized or prefabricated appearance, produce striped or checkerboard patterns, or exceed 25 percent of the surface area of any façade. Fenestration and/or accent colors on wall surfaces under portals or canopies having a horizontal depth of at least six feet shall be exempt from area calculations	10	10
	(B) Wall surfaces do not meet the criteria set forth in paragraph (A) above	-10	
ROOFS			
Form	(A) Flat roof surfaces entirely concealed from public view by parapets	20	20
	(B) Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs, or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with greater than or equal to four feet of vertical rise for every 12 feet of horizontal run and less than or equal to 12 feet of vertical rise for every 12 feet of horizontal run	15	
	(C) Uniformly sloping roofs or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with less than four feet of vertical rise for every 12 feet of horizontal run or having a slope with greater than 12 feet of vertical rise for every 12 feet of horizontal run	10	
	(D) Any type of sloping roof having a height, from springline to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs	-10	
Predominant Material	(A) All surfaces are concealed from public view	20	20
	(B) Standing, flat, or batten seam metal roofing, or membrane, asphalt or gravel surfaces exposed to public view	15	
	(C) Flat tiles of clay, concrete or slate	10	
	(D) Barrel tiles of clay, concrete, or slate; and asphalt shingles	5	
	(E) Wood shingles or shakes and other materials including but not necessarily limited to plastic, fiberglass or metal roof tiles	-10	
Predominant Color	(A) All surfaces are concealed from public view	15	15
	(B) Dark reds, browns, and earthtones, and natural metals including aluminum, zinc, tin, and lead	10	
	(C) Low-intensity colors other than those stated above	5	
	(D) White	0	
	(E) Bright, non-fading, high-intensity colors and any use of multiple colors	-15	
BUILDING FORM			
Massing	(A) One-story buildings with over 10,000 square feet of gross floor area and multi-story buildings with over 20,000 square feet of gross floor area which are designed with wall plane projections or setbacks on each publicly visible façade having a depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the	30	30



**TABLE 14-8.7-2: Architectural Design Standards and Point Allocations**

Architectural Design Standards		Points	
	façade		
	(B) One-story buildings with less than or equal to 10,000 square feet of gross floor area and multi-story buildings with less than or equal to 20,000 square feet of gross floor area which are designed with either offsetting wall planes or upper story stepbacks of at least four horizontal feet, or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet, on at least one publicly visible façade	30	
	(C) Buildings not utilizing the massing techniques described in paragraphs (A) or (B) above	0	
DOORS AND WINDOWS			
Treatment	(A) More than 50 percent of doors, windows and glazed surfaces, which are not located under portales or canopies having a horizontal depth of at least six feet, have either frames recessed a minimum of two inches, are cased with trim, have divided lites, or have exposed or otherwise articulated lintels	20	20
	(B) More than 50 percent of doors, windows and glazed surfaces do not meet the requirements set forth in paragraph (A) above	0	
Area	(A) All wall surfaces which are not located under portales or canopies having a horizontal depth of at least six feet, and which do not include solar fenestration, have less than or equal to 50 percent openings consisting of doors, windows, glazing and other penetrations	20	20
	(B) Wall surfaces do not meet the requirements as set forth in paragraph (A) above	0	
Location	(A) All doors, windows and glazed surfaces, on structures having a gross floor area greater than 150 square feet, are located at least two feet from outside building corners	20	
	(B) All doors, windows and glazed surfaces, on structures having a gross floor area less than or equal to 150 square feet, have at least a two inch mullion at inside and outside building corners	20	20
Glazing	(A) All glazing is clear or tinted neutral gray	10	10
	(B) Any use of colored glazing	0	
	(C) Any use of mirrored glazing	-10	
EQUIPMENT			
Screening	(A) All roof and wall mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage, or by other means	10	10
	(B) All building mounted equipment set forth in paragraph (A) above is either screened; and/or painted to match visually adjacent surfaces	5	
	(C) All building mounted equipment set forth in paragraph (A) above is not screened and/or painted to match visually adjacent surfaces	-10	

**TOTAL 220**



#### 14-8.7 ARCHITECTURAL DESIGN REVIEW

(Ord. No. 2011-37 § 10)

##### (A) Findings and Purpose

- (1) The *governing body* finds that it is in the interest of Santa Fe's social and economic welfare to preserve and promote Santa Fe's unique cultural heritage, distinct visual character and regional architectural traditions.
- (2) The *governing body* finds that creation of an aesthetically cohesive and harmonious urban *townscape* is essential to maintaining Santa Fe's exceptional cultural and visual character.
- (3) The *governing body* finds that in order for Santa Fe's urban *townscape* to be one of visual cohesion and identity rather than visual clutter and anonymity, architecture outside the historic districts must possess a degree of compatibility with architecture inside the historic districts.
- (4) Because Santa Fe's distinct visual character and regional architectural traditions are deemed essential to the welfare of the city's citizens, the *governing body* hereby establishes an architectural design review process to review *building* massing, form, color, proportion, texture and materials as part of the construction *permit* process for areas outside the historic districts.
- (5) The architectural design review process is intended to promote beauty and visual harmony throughout Santa Fe and to encourage respect for the traditional character and quality of *wall*-dominated architecture. This Section 14-8.7 does not promote or require adherence to a particular architectural style, but rather to the general qualities that have given Santa Fe architecture its unique and appealing character.
- (6) The architectural design review process is not intended to stifle architectural creativity, to decrease or limit one's use of *property* or to impose undue economic hardship on any *property owner* as a result of the requirements set forth in this Section 14-8.7.

##### (B) Applicability and Procedures

The list of projects subject to the architectural design review requirements of this Section 14-8.7 and the procedure for scoring such projects are set forth in Section 14-3.11(C).

##### (C) Total Points Required

The total number of points required for a given project are set forth in this Subsection 14-8.7(C);

##### (1) Point Requirements for New Construction

Point requirements for new construction, excluding additions, vary according to the zoning district in which the project is located.

<b>TABLE 14-8.7-1: Point Requirements by Zoning District</b>
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Zoning District	Points Required
C-1, C-2, C-4, BCD, PRRC, SC, HZ, MU	205
RR, R-1 - R-6, R-7, R-8, R-9, RC-5, RC-8, PRC, RM, RAC, AC	180
I-1, I-2, BIP	155

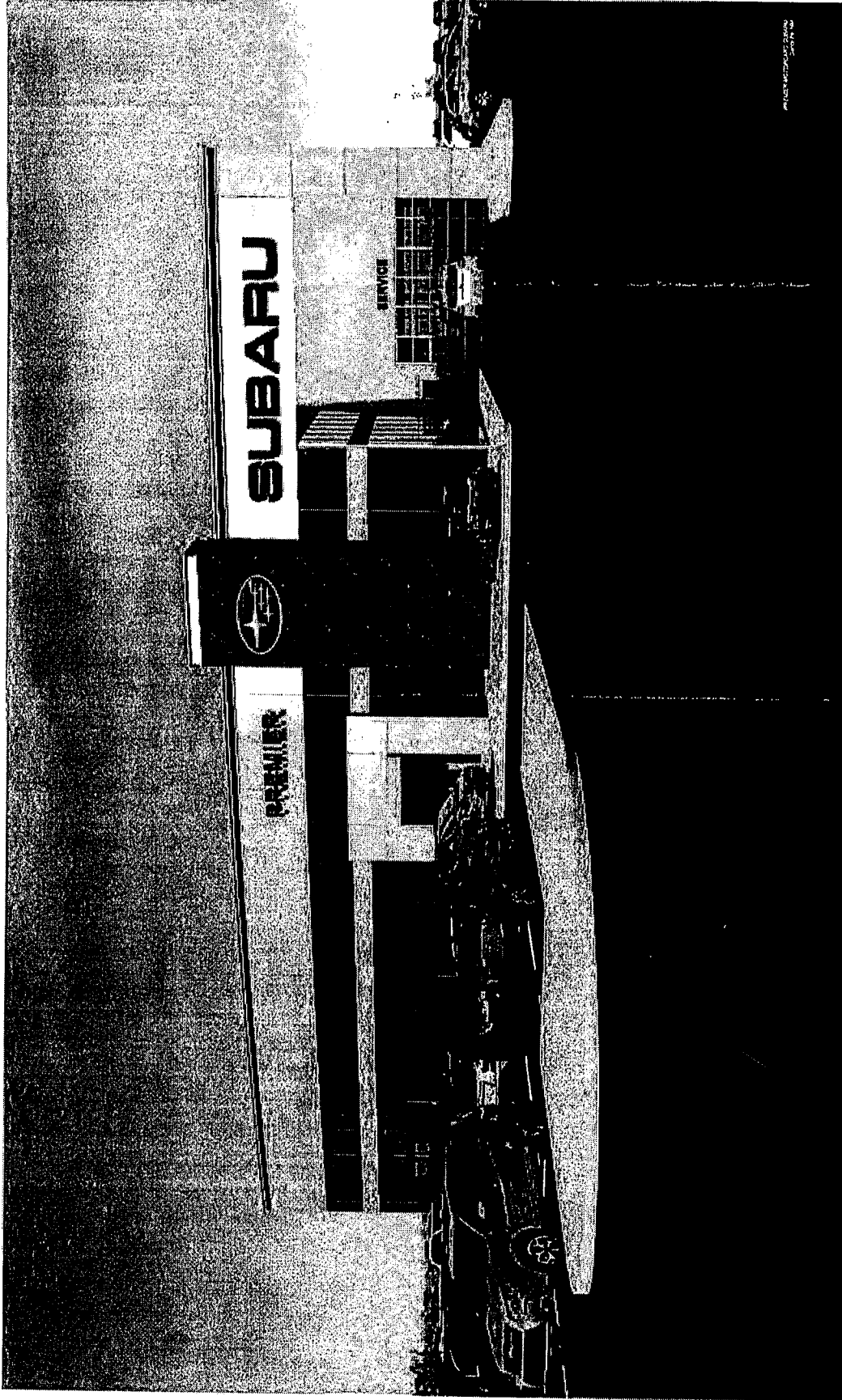
(2) Additions to Nonconforming Buildings

Point requirements for additions to a *building* that conforms to the provisions of this Section 14-8.7 are as set forth for new construction in Subsection 14-8.7(C)(1) for the entire *property*, including both existing and proposed *publicly visible* improvements. Point requirements for additions to a *building* that is legally nonconforming with regard to the provisions of this Subsection 14-8.7(C) shall be as provided in Subsections 14-8.7(C)(2)(a), (b) or (c).

- (a) If a proposed addition to a *legal nonconforming building* increases the *gross floor area* on a *lot* by more than seventy-five percent of the original floor area, architectural design points shall be calculated based on the entire *property*, both existing and proposed *publicly visible* improvements.
- (b) If a proposed addition to a *legal nonconforming building* increases the *gross floor area* on a *lot* by less than or equal to seventy-five percent of the original floor area, architectural design points shall be calculated based on the new construction only.
- (c) A specific number of architectural design points is not required for structurally connected additions that do not exceed twenty-five percent of the *gross floor area* of the existing *legal nonconforming building* and that match the existing architecture.
- (d) A specific number of architectural design points is not required for structurally connected additions to *buildings* of unique architectural merit, as determined on a case-by-case basis by the *land use director* in consultation with the state historic preservation division and the Santa Fe chapter of the American institute of architects, that either match the existing architecture or comply with the secretary of the interior's standards for rehabilitation. Architectural review in such cases shall be performed by the *land use director*.
- (e) For the purposes of this Section 14-8.7 "addition" means additional *gross floor area* constructed on a single *lot* and "structurally connected addition" means additional *gross floor area* that directly adjoins and abuts an existing *building*.

(3) Remodeling, Repainting and Restuccoing in a Different Color





**FH**  
FELTUS HAWKINS DESIGN  
3015 E. 10TH AVE. SUITE 100  
DENVER, CO 80202

PHOTOGRAPH BY JEFFREY J. HARRIS



Point requirements for exterior *remodeling* requiring structural *alterations* and involving more than fifty percent of a *building's* total publicly visible *façade* and roof area are as set forth for new construction in Subsection 14-8.7(C)(1). Architectural design points shall be calculated based on the entire *building*, both existing and *publicly visible* new construction. Cosmetic *remodeling*, repainting, restuccoing in a different color or exterior *remodeling* requiring structural *alterations* and involving less than or equal to fifty percent of a *building's* total *publicly visible façade* and roof area do not require any specific number of architectural design points; however, no proposed architectural design shall result in the assignment of negative points. For the purposes of this Section 14-8.7, "structural *alteration*" means the addition or deletion of *building* elements, including doors, windows or fenestration and any changes in the type of finish material used.

(D) **Architectural Design Standards and Point Allocations**

Point allotments are granted to *building* projects according to the criteria set forth in this Subsection 14-8.7(D). The total number of points required for a given project shall be as set forth in Subsection 14-8.7(C). Points shall be calculated only for those architectural design features that are *publicly visible* from a *street*, way or public *place*. All exterior architectural design features shall be considered *publicly visible* unless the *applicant* can show otherwise. Partial point allotments shall not be granted. If a *building* feature or element cannot be evaluated because it is not required and does not exist, the maximum allowable point allotment for that feature or element shall be granted. For the purposes of this Section 14-8.7, "predominant" means having the most *publicly visible* surface area.

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Table 14-8.7-2: Architectural Design Standards and Point Allocations

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations			
Architectural Design Standards		Points	
WALLS			
Predominant Exterior Surface Material	Stucco, adobe	30	30
	Brick, natural stone, and integrally colored unit masonry	25	
	Concrete and non-integrally colored unit masonry	20	
	Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	10	
	Mirrored glass curtainwall systems	-10	
Color of Predominant Exterior Surface Material	Earthtones, creams, and pastels of earthtone hues including but not necessarily limited to rose, peach, and terra cotta colors	30	15
	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	15	
	High-intensity colors, metallic colors, glass and black	-10	



**TABLE 14-8.7-2: Architectural Design Standards and Point Allocations**

Architectural Design Standards		Points	
Exterior Surface Treatment	(A) Wall surfaces appear monolithic with at least 75 percent of the total wall area one material and one color. Differing shades of the same general hue shall not be considered different colors. Non-solar fenestration, window and door awnings, applied trim, and accent materials, colors, and decorative bands, with the exception of stucco, masonry or concrete control joints, are used in such a way that they do not give a panelized or prefabricated appearance, produce striped or checkerboard patterns, or exceed 25 percent of the surface area of any façade. Fenestration and/or accent colors on wall surfaces under portals or canopies having a horizontal depth of at least six feet shall be exempt from area calculations	10	10
	(B) Wall surfaces do not meet the criteria set forth in paragraph (A) above	-10	
ROOFS			
Form	(A) Flat roof surfaces entirely concealed from public view by parapets	20	20
	(B) Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs, or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with greater than or equal to four feet of vertical rise for every 12 feet of horizontal run and less than or equal to 12 feet of vertical rise for every 12 feet of horizontal run	15	
	(C) Uniformly sloping roofs or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with less than four feet of vertical rise for every 12 feet of horizontal run or having a slope with greater than 12 feet of vertical rise for every 12 feet of horizontal run	10	
	(D) Any type of sloping roof having a height, from springline to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs	-10	
Predominant Material	(A) All surfaces are concealed from public view	20	20
	(B) Standing, flat, or batten seam metal roofing, or membrane, asphalt or gravel surfaces exposed to public view	15	
	(C) Flat tiles of clay, concrete or slate	10	
	(D) Barrel tiles of clay, concrete, or slate; and asphalt shingles	5	
	(E) Wood shingles or shakes and other materials including but not necessarily limited to plastic, fiberglass or metal roof tiles	-10	
Predominant Color	(A) All surfaces are concealed from public view	15	15
	(B) Dark reds, browns, and earthtones, and natural metals including aluminum, zinc, tin, and lead	10	
	(C) Low-intensity colors other than those stated above	5	
	(D) White	0	
	(E) Bright, non-fading, high-intensity colors and any use of multiple colors	-15	
BUILDING FORM			
Massing	(A) One-story buildings with over 10,000 square feet of gross floor area and multi-story buildings with over 20,000 square feet of gross floor area which are designed with wall plane projections or setbacks on each publicly visible façade having a depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the	30	30



TABLE 14-8.7-2: Architectural Design Standards and Point Allocations			
Architectural Design Standards			Points
	façade		
	(B) One-story buildings with less than or equal to 10,000 square feet of gross floor area and multi-story buildings with less than or equal to 20,000 square feet of gross floor area which are designed with either offsetting wall planes or upper story stepbacks of at least four horizontal feet, or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet, on at least one publicly visible façade	30	
	(C) Buildings not utilizing the massing techniques described in paragraphs (A) or (B) above	0	
DOORS AND WINDOWS			
Treatment	(A) More than 50 percent of doors, windows and glazed surfaces, which are not located under portales or canopies having a horizontal depth of at least six feet, have either frames recessed a minimum of two inches, are cased with trim, have divided lites, or have exposed or otherwise articulated lintels	20	20
	(B) More than 50 percent of doors, windows and glazed surfaces do not meet the requirements set forth in paragraph (A) above	0	
Area	(A) All wall surfaces which are not located under portales or canopies having a horizontal depth of at least six feet, and which do not include solar fenestration, have less than or equal to 50 percent openings consisting of doors, windows, glazing and other penetrations	20	20
	(B) Wall surfaces do not meet the requirements as set forth in paragraph (A) above	0	
Location	(A) All doors, windows and glazed surfaces, on structures having a gross floor area greater than 150 square feet, are located at least two feet from outside building corners	20	
	(B) All doors, windows and glazed surfaces, on structures having a gross floor area less than or equal to 150 square feet, have at least a two inch mullion at inside and outside building corners	20	20
Glazing	(A) All glazing is clear or tinted neutral gray	10	10
	(B) Any use of colored glazing	0	
	(C) Any use of mirrored glazing	-10	
EQUIPMENT			
Screening	(A) All roof and wall mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage, or by other means	10	10
	(B) All building mounted equipment set forth in paragraph (A) above is either screened; and/or painted to match visually adjacent surfaces	5	
	(C) All building mounted equipment set forth in paragraph (A) above is not screened and/or painted to match visually adjacent surfaces	-10	
TOTAL			220



November 6, 2014  
Planning Commission  
Case # 2014-97  
**Honda/Subaru Dealership**

# APPLICANT ATTACHMENTS

Plan Attachments
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