



Agenda

CITY CLERK'S OFFICE

DATE 12/18/15 TIME 9:25am

SERVED BY Geraldine Quintana

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PLANNING COMMISSION
Thursday, January 7, 2016 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. ELECTION OF VICE-CHAIR**
- D. APPROVAL OF AGENDA**
- E. APPROVAL OF CONSENT AGENDA**
- F. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS**

MINUTES: November 19, 2015
December 3, 2015

FINDINGS/CONCLUSIONS:

Case #2015-103. Vista Serena, Tract 49 Tierra Contenta, Preliminary Subdivision Plat.

G. CONSENT

- 1. **Case #2015-111. Corazon Santo Development Plan (MU) Time Extension.** Report of the Land Use Director's approval of a one-year administrative time extension for the MU (Mixed Use) zoning of 2.41± acres of land from R-2 (Residential, 2 dwelling units per acre) to MU (Mixed Use). The application includes a development plan for mixed use for up to 24 residential units and up to 24,000 sq. ft. of commercial space. The property is located south and west of the intersection of Agua Fria and Harrison Road. The time extension would extend approval to November 30, 2016. Brian Anderson, agent for Homewise, Inc. (Donna Wynant, Case Manager)
- 2. **Case #2015-112. Corazon Santo Final Subdivision Plat Time Extension.** Report of the Land Use Director's approval of a one-year administrative time extension for a Final Subdivision Plat for 40 lots on 6.28± acres. The property is zoned R-6 (Residential, 6 dwelling units per acre). The property is located south and west of the intersection of Agua Fria and Harrison Road. The time extension would extend approval to November 30, 2016. Brian Anderson, agent for Homewise, Inc. (Donna Wynant, Case Manager)

H. OLD BUSINESS

I. NEW BUSINESS

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

2. **Case #2015-116. Pulte SFHP Development Plan.** James W. Siebert & Associates, agent for the Pulte Group requests approval of a Preliminary Development Plan for the construction of an 87 unit affordable housing development on Tract 9-A-2 within the Las Soleras Master Plan. The 4.5 acre parcel is zoned R-21 (Residential – 21 units per acre) (Noah Berke, Case Manager)

J. STAFF COMMUNICATIONS

K. MATTERS FROM THE COMMISSION

L. ADJOURNMENT

NOTES:

- 1) Procedures in front of the Planning Commission are governed by the City of Santa Fe Rules & Procedures for City Committees, adopted by resolution of the Governing Body of the City of Santa Fe, as the same may be amended from time to time (Committee Rules), and by Roberts Rules of Order (Roberts Rules). In the event of a conflict between the Committee Rules and Roberts Rules, the Committee Rules control.
- 2) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting “quasi-judicial” hearings. By law, any contact of Planning Commission members by applicants, interested parties or the general public concerning any development review application pending before the Commission, except by public testimony at Planning Commission meetings, is generally prohibited. In “quasi-judicial” hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross examination. Witnesses have the right to have an attorney present at the hearing.
- 3) The agenda is subject to change at the discretion of the Planning Commission.
***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk’s Office (955-6520) 5 days prior to the hearing date.**

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PLANNING COMMISSION

January 7, 2016

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PLANNING COMMISSION
Thursday, January 6, 2016 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

CALL TO ORDER

A regular meeting of the City of Santa Fé Planning Commission was called to order by Chair Vince Kadlubek on the above date at approximately 6:04 p.m. in the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fé, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum for the meeting.

Members Present

Commissioner Vince Kadlubek, Chair
Commissioner Brian Patrick Gutierrez, Secretary
Commissioner Roman Abeyta
Commissioner Justin Greene
Commissioner John B. Hiatt
Commissioner Mark Hogan
Commissioner Piper Kapin
Commissioner Sarah Cottrell Propst

Members Absent

OTHERS PRESENT:

Ms. Lisa Martínez, Planning and Land Use Department Director
Mr. Greg Smith, Current Planning Division Director and Staff Liaison
Mr. Noah Berke, Current Planning Division, Senior Planner
Ms. Donna Wynant, Current Planning Division, Senior Planner
Mr. Zach Shandler, Assistant City Attorney
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Planning and Land Use Department.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. ELECTION OF A VICE CHAIR

Commissioner Hiatt nominated Commissioner Gutierrez to be Vice Chair of the Commission. Commissioner Abeyta seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF AGENDA

Ms. Martínez requested a change to the agenda for an address by our honorable Mayor who is here and wants to address the Commission first.

Commissioner Propst noted that because the Secretary is now chosen as the Vice Chair, it creates a vacancy for Secretary.

Mr. Shandler said that will be on the next agenda.

Commissioner Hiatt moved to approve the agenda as amended. Commissioner Propst seconded the motion and it passed by unanimous voice vote.

Mayor's Address

Mayor Gonzales said he wanted to address the Planning Commission because had not had the opportunity to do so since becoming Mayor. He expressed his thanks to all who have accepted his offer to be on the Planning Commission. Many Commissioners are well seasoned and others are new. This Commission plays a strategic role in the growth and development of our community. "The general public doesn't appreciate the challenges you face but you make sure the proper filters are in place and politics is removed from the room whether a particular development is in compliance with our code."

"So I begin to say thank you; I am proud of the work you have done since I've been in office. I had the idea to have everyday citizens whose lives are not dependent on the development in the community. Those average folks who will be impacted. I think we have that mix here. Some of you are trained in development, others in business and others in environment. That is critical in considering the make up so thank you for that."

"Two, when people are new, it is hard to figure out your role as a Commissioner to help us properly evaluate the developments and make sure they are compliant with code." "It goes into dangerous territory. And as developments come forward for your consideration and you have gone through training, that you stay within the parameters of the development. Sometimes, you may have ideas from previous experience of what they should look like and that is where I ask for your restraint unless the Code encourages you to do it."

"I didn't get to sit with Commissioner Hogan or Commissioner Abeyta but know them well. I ask all of you that the people in front of you are getting a fair shake - no surprises at the end of the day. However, you vote, I respect that but want to make sure the average Santa Fean always knows that they will get that sense of fairness. I try to do that at Council but politics sometimes comes into play. But when they come here, minus the politics or interests of others that should not be taken into account with their application."

"I am confident with this group. I know recent articles might have caused you concern so I thought it was important that I come and tell you of my confidence. 2016 will bring incredible opportunity and this is the stage where a lot of that gets started."

"We want to create the right incentives, right amount of density and flexibility to bring rental property into the City and an overlay zone with St. Michael's and on Siler Road."

"We have to make sure that we are counting on the overlay zones to be equitable on all areas of the City. The east side has mixed uses and I'm trying to find a set of areas around the City we can agree on where development should take place. You had a 240-apartment complex that was denied by Council so we have to find those areas where we can see development take place for the future of the City. We want good jobs and a great quality of life. I hope 2016 will be that launch pad with exciting things in the community. That is what you are all about."

"When we conclude with the overlay zones, I hope we can bypass the Planning Commission and go straight to Council with a predictable regulatory process and that needs a public process when they can weigh in on those overlays."

"I'm sure there will be as much conflict but that is healthy when addressed in a respectful manner. You bring the sense of non-emotion to the process and you will know you have done your job."

Chair Kadlubek thanked Mayor Gonzales for coming tonight and his vote of confidence. The leadership and direction is appreciated to see where we are going as a City.

E. APPROVAL OF CONSENT AGENDA

Commissioner Hiatt moved to approve the Consent Agenda as presented. Commissioner Hogan seconded the motion and it passed by unanimous voice vote.

F. APPROVAL OF MINUTES AND FINDINGS OF FACT

1. MINUTES:

a. November 19, 2015

Commissioner Propst requested that her last name be correctly spelled. It was incorrectly spelled on numerous pages of the November minutes.

Commissioner Greene moved to approve the minutes of November 19, 2015 as amended. Commissioner Gutierrez seconded the motion and it passed by unanimous voice vote.

b. December 3, 2015

Commissioner Hiatt asked for a correction on page 4 at the third paragraph where “be” should be inserted before “finished” in the second line.

Commissioner Kapin moved to approve the minutes of December 3, 2015 as amended. Commissioner Propst seconded the motion and it passed by unanimous voice vote.

2. FINDINGS OF FACT & CONCLUSIONS OF LAW

a. Case #2015-103. Vista Serena, Tract 49 Tierra Contenta, Preliminary Subdivision Plat.

The Findings of Fact and Conclusions of Law are attached as Exhibit 1 to these minutes.

Commissioner Propst moved to approve the Findings of Fact and Conclusions of Law for Case #2015-2013 as presented. Commissioner Kapin seconded the motion and it passed by unanimous voice vote.

G. CONSENT LISTING

- 1. Case #2015-111. Corazon Santo Development Plan (MU) Time Extension.** Report of the Land Use Director’s approval of a one-year administrative time extension for the MU (Mixed Use) zoning of 2.41± acres of land from R-2 (Residential, 2 dwelling units per acre) to MU (Mixed Use). The application includes a development plan for mixed use for up to 24 residential units and up to 24,000 sq. ft. of commercial space. The property is located south and west of the intersection of Agua Fria and Harrison Road. The time extension would extend approval to November 30, 2016. Brian Anderson, agent for Homewise, Inc. (Donna Wynant, Case Manager)
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H. OLD BUSINESS

There was no old business.

I. NEW BUSINESS

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

STAFF REPORT

A Memorandum dated December 29, 2015 from Ms. Donna Wynant, Senior Planner, for the January 7, 2016 Planning Commission is attached herewith to these minutes as Exhibit 4. Please refer to this exhibit for details concerning the Staff Report for this case.

Ms. Wynant apologized for including the memo from Affordable Housing which was meant for the next case instead of this one.

Ms. Wynant said she usually presents visuals for the Commission but didn't this time because the Applicant will be doing that to put things in a proper context and show the locations of various parts of the development.

QUESTIONS TO STAFF

There were no questions to Staff.

APPLICANT'S PRESENTATION

Mr. James Siebert, 915 Mercer, was sworn and asked the Commission's permission to provide an overview of Estancias de las Soleras, including how it came about and evolved, particularly for the benefit of the new Commissioners.

Chair Kadlubek gave permission.

Mr. Siebert presented the entire development details, pointing out the location and the boundaries. He pointed out the one-story and two-story homes shown in yellow part on the display board and the next

phase which is traditional family homes. The idea is that this area is not restricted. All dwellings in that phase are one-story structures and designed to accommodate people with disabilities.

The development started originally with R-21 zone density and then down-zoned after discussions with Nava Adé and they were supportive of the agreement with less density.

He showed the open space in which there are high voltage lines that are to be relocated and he pointed out Beckner Road. The circles on the display represent detention ponds whose depths would be a maximum of 3' deep. The dotted lines represent trails. Railrunner Road down to Richards Avenue. In terms of Beckner Road, it will be a four-lane roadway and continue as an extension over to Richards Avenue. Monte del Sol School has one-way in and one-way out, causing backups. By completing the road, it provides secondary access to take care of that traffic problem.

Some sewer and existing water lines will have to be replaced. The existing sewer line serves Nava Adé and Las Soleras will use that line.

QUESTIONS FROM THE COMMISSION

Commissioner Greene asked if he had a site plan of the entire development that includes the second project on this agenda.

Mr. Siebert said Ron Witherspoon will provide that description in the Affordable Housing project. For the affordable housing here, Pulte is providing for six single-family dwellings within this part and the rest will be presented later tonight. He noted that Sharron Welsh, the Santa Fé Housing Trust Director was in attendance.

Commissioner Greene noted that Las Brisas Road that connects 1 a and 1 b, somewhat connects into this phase and asked if it was specific to this case.

Chair Kadlubek asked if there were other general questions about the Las Soleras overall development to be asked first and then discuss this specific phase.

Commissioner Hogan commented that the Staff report says in September there will be substantial changes to the original Las Soleras Master Plan. He asked if Mr. Siebert could summarize those.

Mr. Siebert explained that there are two types of zoning: R-12 and R-21. The significant changes are that Walking Rain became a major roadway coming in from Monte del Sol. But the neighbors did not want a major route directly into Nava Adé There are 18 driveways onto Dancing Ground. So Pulte respected that and built the main thoroughfare to the school. The original Railrunner Road had a different alignment and Dancing Ground came into Railrunner Road. The high voltage lines there also changed the configuration.

Chair Kadlubek asked if the down zoning was primarily a market change.

Mr. Siebert agreed.

Commissioner Greene said his question was about how Las Brisas connected these three phases but that could be addressed later.

Mr. Siebert showed where Railrunner Road will be confronted. The Traffic Division looked at the primary points. He pointed out several access points. All the roads are being built to City standards. He indicated where the water line will be placed.

PUBLIC TESTIMONY

Mr. Steve Burns was sworn. He said he is resident of Nava Adé and saw the notification of this meeting and had to ask, with all due respect, if this is the public meeting where we are supposed to find out about the project but can't because it is presented only to the Commission and not to the public. And we don't have all the submissions that the Commissioners have. He would have liked to see the drawings to see where it is in relation to his house. Perhaps he was the only one who came tonight.

Chair Kadlubek said this is Phase 1 C.

Mr. Burns asked if 1A and 1B would be presented later.

Mr. Smith explained to him that they have been approved already.

Mr. Burns said he would raise the issue again. The grading and drainage plan will channel all the water through the open space and toward Nava Adé and ending at the last detention basin when it gets to his house and a pipe behind his house into the arroyo to the west. So the point of concern is that while it has been identified and designed by competent engineers and the speed of storm water has been reduced but the overall quantity channeled through the system will be exponentially increased. It is designed for a 100-year event but a 200 year or 500-year event would overwhelm this and create flooding not only in his house but on a massive number of homes. If it fails, it will be a big problem and the liability for that will be on the Commission for approving this.

There were no other speakers from the public and Chair Kadlubek closed the public hearing.

COMMISSION DISCUSSION

Commissioner Propst noted that the Commission did hear from the Applicant last time about the drainage issue but asked if he could address the comments they just heard.

Mr. Siebert said the engineer is here and he would like for Mr. Arfman to speak to it the issue again.

Mr. Fred Arfman was sworn. He said he was the designer for the engineering of the various phases as

well as of the backbone infrastructure for the master developer including Beckner, Railrunner and various drainage components. One of the tasks was to solve the hydrology issue. What Beckner Road does is bisect the property and there is a designed storm drain that will collect water generated to the south of Beckner. It is a large drainage area and the waters are intercepted by the storm drain and diverted to an arroyo to the southwest where they are discharged to an energy dissipater and goes to a natural course. That significantly decreases the amount of water that would run into the existing developments, the Monte del Sol School that has flooded in the past. The drainage pattern is to the west of that school and is the one intercepted by some storm drains but is also being diverted. Nava Adé has a drainage easement from the disrepaired channel that runs through their development. That has been neglected and it has failed. So at the ENN meetings, Pulte was asked to consider that. So Pulte has reduced the historical rate of flow from 143 cfs flood rate from down to 2 cfs. The rest of the water (43 cfs) to the south of Nava Adé and into another drainage course. It has been engineered and it is safe and will be maintained and he felt they have solved the possible flooding issue in Nava Adé and also provided for a safe discharge of waters to the site into the historical drainage patterns.

Commissioner Hogan said in the landscape plan, he appreciated the way the drainage ponds contribute to the open space and the landscape around the trails. He asked if this is all added plants for the open space portion.

Mr. Siebert agreed.

Commissioner Hogan asked how these trails connect to the outside trail system.

Mr. Siebert said first about the drainage issue that the City is in agreement with the drainage studies.

He explained that the Arroyo de los Chamisos Trail comes in at Governor Miles and through Las Soleras on the west side and parallels the east side of the Arroyo de los Chamisos. These trails are designed to connect into those trails. The Arroyo de los Chamisos Trail begins at Santa Fé Place and continues under Cerrillos Road for the trail and connects with Tierra Contenta. So these trails are designed to connect with the extensive trail system.

Commissioner Hogan reasoned that the residents of this development will be able to access those trails and the larger trail network.

Mr. Siebert agreed.

Commissioner Kapin noted regarding the trail design that it looks like the trails go over the cul de sac at the top of the project. She asked if they could consider connecting from the cul de sac directly to the trail or if there was any reason why no connecting was done there.

Mr. Siebert said that was in error. He clarified that it does connect in the plan but there is an error in the drawings. They forgot to show that connection.

Chair Kadlubek asked about the grading variance for the slopes, what the issue is there and how it affects that access to the trails.

Mr. Siebert said the issue is that they have one drainage in the open space that does have steep slopes and to prevent people walking off of them they want to shape them to prevent the danger. It is a minor variance but it is a safety standpoint. The variances affect only 800 to 1,400 square feet. So it is very minor.

Chair Kadlubek read from the topography report. He acknowledged it is recommended for approval but he got mixed messages in the staff report. So he asked how the Staff felt about the access to trails.

Mr. Smith explained that it is not clear there is an alternative to the variance. Safety on the trails is an appropriate argument for minor variances that does not cause Staff discomfort and it is a worthy justification.

Commissioner Greene pointed out that if this was a road going through the 30% slope, it would not necessarily need a variance. So regarding the traffic, the variance, the road connectivity of Las Brisas; if it connected more directly to Railrunner Road, as opposed to little neighborhood streets that will become cut-through streets, it would solve the variance and connectivity and probably relieve Nava Adé of a little traffic also. From 1 A to 1 B to 1 C, Las Brisas has three different profiles and then it dead ends into this neighborhood. Then the road snakes through and then will collect all of this neighborhood and the next phase to the north will run right through that neighborhood. So It would solve those traffic issues. He asked if there is any reason Las Brisas was not connected through and changes profile three times in three phases.

Mr. Siebert said if you run it through, you run into granite. We are trying not to create too much direct traffic through there. He indicated a point where it is fixed. A lot of thought went into the road system.

Commissioner Greene said regarding the development to the north that he thought there will be a lot of directed traffic there and it dead ends in one direction. And if it goes through, it dumps it onto Railrunner Road.

Mr. Siebert said they tried to keep that whole area open.

Commissioner Greene saw that as a main connector to keep it out of Nava Adé.

Commissioner Propst asked if Beckner is a main connector to be built out.

Mr. Kevin Patton, Pulte Director of Land Development and Professional Engineer, was sworn. He explained that Phase 1 C is age-targeted (and no longer gated) and it promotes pedestrian movement. The purpose is not to focus on a vehicle. Dancing Ground is a specific street for vehicles to be funneled into and is why they have the traffic circle at Dancing Ground and Beckner there. They don't have homes backing onto Dancing Ground and that promotes a trail network on each side. As it heads to the west, they actually do want roads to stop and don't want major traffic through there. It goes from Dancing Ground to

Beckner or down to Railrunner to prevent high speeds through those neighborhoods – especially as it is age-targeted. It is better for security and promotes pedestrian traffic.

Commissioner Greene gave Pulte credit for the trails. That same detail could happen on the other side of Las Cazuelas to increase the connectivity and it wouldn't reduce the size of the lots very much. They are oversized lots and have less density and this could easily have additional space along Railrunner and Beckner. It would help to allow for some wider space there and could have city trails and still not interfere with a one-story house on a third of an acre.

Mr. Patton said they did provide a buffer and are not backing walls directly up to the right-of-way. The plan shows that open space maintained by the HOA. They are at 10 - 15 feet for that space and it means they can meander the trail in that open space.

Commissioner Greene asked about the height of the walls at the back side of houses.

Mr. Patton said they would be between 5 and 6 feet - probably closer to 5 feet.

Commissioner Greene said all yard walls along Roadrunner and Beckner should be no higher than 5 feet.

Commissioner Propst asked if that was in the Commission's mandate here.

Mr. Smith said the City code has a maximum of six feet; more if part of a retaining wall. But if the Commission feels it is important to restrict that more, it is the Commission's prerogative.

Commissioner Greene explained that he would like to avoid the canyon effect of Zia Road and the Commission might be able to limit it to 5 feet.

Mr. Smith added that there is a provision in the Code that has specific screening requirements. Since this is preliminary, the Commission could require them to present that in the final plan.

Commissioner Propst agreed that is a good idea.

Chair Kadlubek to staff to clarify the process for the Commission to place an additional condition when approving a case.

Mr. Smith said the Staff takes notes during the consideration regarding possible conditions that are being discussed and when a motion to approve is made, the maker can include or not include conditions at the time of the motion.

Commissioner Hogan said for counterpoint, that those privacy walls are important for the residents. There is a big difference between 5 and 6 feet. At 5 feet, people can see into back yards. They have used landscaping for buffers. It doesn't look like this would have a canyon effect. He would be reluctant to limit those walls to 5 feet. Commissioner Propst agreed.

Commissioner Kapin referred to page 2 at the bottom of the staff report and quoted from it. She asked if those conditions listed don't appear already in the list of conditions.

Mr. Smith explained that the section was copied from a previous report and he apologized for including that in this case. It was not intended.

Chair Kadlubek asked if Mr. Siebert had reviewed the conditions.

Mr. Siebert said he did and they agree with them. He understood the concern about the corridor and they will have cross-sections presented when they come back. It will be different from other developments.

Commissioner Hogan asked for the applicant at final review to present larger graphic drawings that show the trail connections to the larger regional network so the Commission could see that in context.

Chair Kadlubek agreed with Commissioner Greene in looking at the "14 a area" - to show the area above. It does seem to be congested there. Maybe the Commission could look at that specifically when it comes forward again

Chair Kadlubek recapped the discussion. The Commission would like trail connections shown at the cul de sac, cross-sections of Beckner and Railrunner areas; and large graphic drawings showing how the trails connect to the network.

ACTION OF THE COMMISSION

Commissioner Hiatt moved to approve the case, subject to the conditions of approval and technical corrections as outlined in Exhibit A, including a requested variance to permit the disturbance of slopes greater than thirty percent. Commissioner Hogan seconded the motion and it passed by unanimous voice vote.

- 2. Case #2015-116. Pulte SFHP Development Plan.** James W. Siebert & Associates, agent for the Pulte Group requests approval of a Preliminary Development Plan for the construction of an 87-unit affordable housing development on Tract 9-A-2 within the Las Soleras Master Plan. The 4.5 acre parcel is zoned R-21 (Residential – 21 units per acre) (Noah Berke, Case Manager)

STAFF REPORT

Mr. Burke presented the staff report for Case #2015-116, Pulte SFHP Development Plan. Please refer to the report incorporated herewith to these minutes as Exhibit 4 for details of his report.

Mr. Smith said the additional conditions were just distributed to the Commissioners. It is perhaps to be labeled in the record as Exhibit B-2.

QUESTIONS TO STAFF

There were no questions to Staff.

APPLICANT'S PRESENTATION

Mr. Siebert (previously sworn) gave a brief introduction to explain the process. Ron Witherspoon is the architect and will do the presentation.

Las Soleras owns this property and there will be an application known as the Low Income Tax Credit Application to the Mortgage Finance Authority. In order to get maximum credits, the land has to go from Las Soleras Master Developer to Pulte Company and then they will deed it over to the City and the City deeds it over to the Housing Trust. The plat that was previously approved by the Commission creates the lot and it is in the City Land Office ready to be recorded tomorrow to get the land transfer process going because it must be done by January 30. The Housing Trust is represented here.

Commissioner Hiatt disclosed a potential conflict of interest because he is on the Tierra Contenta Board of Directors which is a subsidiary of the City Housing Trust. He had not realized until now that the Housing Trust was in this chain of events. He has had no communication on this project and believed he could participate without bias.

Mr. Shandler said that is sufficient disclosure to allow him to vote.

Mr. Ron Witherspoon was sworn. He said he represented the Housing Trust. This is truly a partnership with Pulte and the City Housing Trust to provide affordable housing to the Las Soleras area. He shared some exhibits that he acknowledged were really small to read. As Mr. Siebert mentioned, this is a low income housing tax credit project on 4.5 acres with 87 units. It varies in height. They will submit the application to the New Mexico Mortgage Authority for tax credits on February 1 and the result will be announced in mid-April.

He pointed out the 4.5 acre parcel and showed where it is in relation to Railrunner Road. It is undeveloped now and near Monte del Sol School and close to the new Presbyterian medical development. It has the arroyo and walking trails nearby and the future park will be on other side of the arroyo.

Mr. Witherspoon showed details of the site, itself. It is fully compliant with R-21 zoning and has lower heights along Railrunner. The main entry is a new intersection strategically placed on Railrunner that will have a full left-in and full left-out and be a shared use intersection that will have parking for the park facilities.

Next to regional park is a rambla - a 90' swath of open space - as a utility corridor and pedestrian access and possible drainage easement. It will be good for the multi-family development. There is a

community building at the main entry. There are 22 one-bedroom homes sized at 660 square feet; 50 2-bedroom units at 866-900 square feet; and 15 3-bedroom units at approximately 1,100 square feet. Six of the buildings are 3 stories high and toward western end of the development. There are 5 2-story buildings. The 3-story buildings are located more toward the open space. The target population is 20% for people with special needs and it will have mixed income levels from 30 - 80% of AML. It is fair housing for low income tenants. 5% of the units will be fully ADA accessible and an added 10% to serve those with hearing impediments. He hoped the MFA finds the application favorably.

The definition of Soleras is- a home for a diverse population. Social interaction is key to human wellbeing and this will allow residents to intermingle with a central pathway connecting the villages with intentional blending. It also will have play spaces for various age groups. They are very interactive spaces. We pulled the buildings apart because they have no A/C so air circulation is needed. There are also fitness areas for age groups. Planter beds; back patio opportunities with low walls for private spaces will be incorporated. The design is LEEDS Platinum and the buildings are all non-smoking.

They are applying for a new pilot program for multi-family wellbeing programs. It will be performance based to measure and monitor human health and bringing elements to play that will help those aspects of our wellbeing.

Mr. Witherspoon put up building elevations display. He said in the process of developing the elevations they are working with a local group to help with color selections for southwest architecture. It will all comply with Code. It is all walk up with no elevators. Storage areas for bikes is in the design.

He briefly discussed the amenities in the community building. It will house services, fitness room, teaching kitchen, study carrels, etc.

The Housing Trust is excited with the project and hopes MFA sees it as a compelling package. Pulte is helping us bring this to the table. Ultimately, it will bring \$900,000 GRT revenue to the local community.

Mr. Shandler noted there is an additional handout - a drawing that should be labeled as Exhibit B-3.

Mr. Smith said the drawing shows the possible parking area locations.

Mr. Siebert said he was assured that by creating that road, what takes place is that it would eliminate any possible parking. So the same slope happens "here" so they provided a possible solution which has not been vetted yet by the Fire Department or the Recreation Department. The idea is that by going through the access (at the cul de sac) would become a secondary access and provide for parking at the park.

They talked with Traffic Staff who didn't see a problem with it. It will give time to figure out the use for fire protection.

Mr. Shandler asked if the parking is for residents or for the park visitors.

Mr. Siebert said there is already sufficient parking for residents. This is to be a method for providing parking for the park users.

Mr. Shandler asked why the big circle was there.

Mr. Siebert explained that it is a cul de sac of the public street.

Commissioner Hiatt noted on Exhibit B-3, there is a bubble with words "possible parking area." He asked what that meant.

Mr. Siebert said originally, they started out there with a tot lot and discussed with Rob Carter who didn't like it so that reflects another added parking that would come off his cul de sac also.

Commissioner Hiatt asked what the "rocket ship" shape was.

Mr. Siebert said that takes the drainage off Railrunner Road into that drainage area.

Mr. Smith said Exhibit B-3 has been reviewed by Parks and by Fire and it will require further review and resolution before this is granted.

PUBLIC TESTIMONY

There were no speakers from the public regarding this case.

QUESTIONS FROM THE COMMISSION

Commissioner Hogan asked if the contour lines are 12" lines.

Mr. Siebert agreed - they are 1-foot contour lines.

Mr. Arfman added that it is about a 12' differential.

Ms. Alexandra Ladd was present to speak to the Affordable Housing needs.

Ms. Ladd said in 2013, the housing needs assessment showed the biggest gap looking at renters, etc, was for the very low - less than 30% of AMI. The other gap in the market - was very high income renters. Sizable lack of units. It causes rents to go up and tighten up. In the last two years, that has gotten worse. We are short by 2,200 rental units in our community.

So we know a huge part of our population are paying more than 50% of their income for housing. It is a precarious position and affects people in all categories. Still feeling aftershocks from recession. This size is great because it offers a range of options for rent. It is a subsidized project with opportunity for many

different levels. Based on performance of Housing Trust with 100% occupancies since opened, this is great.

Chair Kadlubek asked about moving specials.

Ms. Ladd said she didn't bring that. She explained that moving specials include getting utilities free, etc. They went to about 20% down to 4% recently in one year. So people are filling them as soon as the units get empty.

Chair Kadlubek said the Commission doesn't like to see a clear segregation between Affordable Housing. This seems to be clear segregation with affordable on one side of Railrunner and traditional on the other side.

Ms. Ladd said in a perfect world it would work, but this is the model we see as workable. This is a way to deliver support services on site and they become part of a community. Ms. Welsh's projects have beautiful community buildings and the development is part of a family. Segregation is bad but this project gets the holdover perception but is a completely different model.

Commissioner Abeyta asked what is being done to ensure that the income range will continue to be that in the future. The way it is built with beautiful amenities.

Ms. Ladd said that is a benefit of the tax credit program. For 40 years, every year is monitored. Because the tax credits are so competitive, only the best projects are considered. This has all the best features built in like durability and amenities are a higher value.

Commissioner Abeyta asked who does the monitoring. Some of them in Tierra Contenta are not well kept and don't look safe to go into.

Ms. Ladd said the Tierra Contenta units were built under a less stringent program. When it first started, there was an income cap. The MFA does the monitoring. HUD also does their own monitoring.

Commissioner Abeyta asked if she was saying they have gotten better with it.

Ms. Ladd agreed.

Ms. Sharron Welsh was sworn. She said it is an important question and does deal with two different kinds of owners.

Nonprofit owners guarantee and are looking for the long haul. They get no income from the project - but when those tenants leave, they inherit the program. So they get better occupancy, better conditions. You can always tell the difference when it is a nonprofit owner. In Tierra Contenta, we have the Village Sage project. You won't find disrepair there.

Mr. Shandler asked who would replace it if someone throws a rock through a window after 8 years.

Commissioner Hogan clarified that he meant at the back side of the 3-story buildings.

Mr. Arfman said it would have 2.5% slopes and an accessible sewer with manholes and access to get trucks back there so it is relatively flat.

Commissioner Hogan considered the 3-story buildings rather sheer and wondered about berming since the rambla is to be used as open space. He would be interested in having that in the follow-up plans.

Mr. Witherspoon said there is a generous patio area to provide a transition there.

Commissioner Greene asked if there are any provisions for amenities in the rambla area like a sidewalk or if it was just open space.

Mr. Siebert said the idea is that it serves as a connection between commercial on the south side of Beckner and the regional park to encourage people to take advantage and go to the park. It does serve as a utility corridor because it is a logical place for them to be located.

Commissioner Greene said the rambla is a large detention pond and there is not much room for pedestrians so he asked if there is a path for pedestrians.

Mr. Siebert said they haven't designed that into the overall complex and will have to look at that.

Commissioner Greene noted that the previous project connects with trails asked him to suggest how to interconnect across the street.

Mr. Siebert said when they come back, they will show the Commission how the trails all connect.

Chair Kadlubek asked for a report from Mr. Gonzales at the Fire Department.

Chair Kadlubek asked if he had a chance to review the B-3 exhibit.

Mr. Gonzales said yes. It gives access at both ends which meets our requirements.

Chair Kadlubek asked if it was not too narrow.

Mr. Gonzales said it must be 20' minimum width.

Chair Kadlubek asked if it still needs to have the big circle cul de sac there.

Mr. Siebert said- in current city codes, if it is not connected, it must be a cul de sac. He clarified that it is on regional park property; not on the affordable housing property.

Mr. Smith said it will be emergency access when the park is closed. And it would require emergency access only provisions. That will be presented at final development so the configuration will be resolved. It is up in the air right now.

Commissioner Abeyta asked if that parking was not a requirement. His recommendation is not to build the parking until the park is approved.

Commissioner Kapin said in doing the math, there are only 133 parking spots. She was concerned about the parking. It doesn't allow 2-car families, let alone visitors so she was happy to see this parking off the cul de sac.

Commissioner Abeyta countered that if the parking is too far away from the project, it won't be used. If there is direct access, maybe it would be okay.

Ms. Welsh said for their information, the Village Sage project has 50 units and uses exactly the same formula. This has more units. They are both somewhat limited but they have not found any problem with the parking. They are all designed and most of the antagonism is with on-street parking so we don't want any on-street parking. We want more bike repair stations. It requires fitness to hike up to the 3rd floor.

Mr. Berke added that 7 spaces at community center will be open when the center is not being used. To ask for more parking would change the whole configuration of open space.

Ms. Martínez said the one thing that will be interesting as we move to the final development plan is the parking and how it relates to the park space. We have seen sketches for various amenities. B-3 is a minimal parking sketch. We will look carefully to make sure it works together.

Chair Kadlubek asked what they envision with the community space.

Ms. Welsh said they envision a lot of activities - credit counseling, other nonprofits who tutor children after school, summer camps, computer labs, And the big kitchen that is very popular. We have an on-site staff person pushing socializing.

Commissioner Gutierrez saw how it is a tax-credit program. He asked what will happen if the tax credits don't get approved.

Ms. Welsh said they would ask for two shots at it. They can only do what they can do to compete for it.

Mr. Shandler said the City Attorney has been working on it. The short answer is that Pulte would have to come back to City Council with another acceptable plan.

ACTION OF THE COMMISSION

Commissioner Hiatt moved to approve Case #2015-116, Pulte SFHP Preliminary Development Plan subject to conditions of approval as outlined in Exhibits B, B2 and B3. Commissioner Kapin seconded the motion and it passed by unanimous voice vote.

Chair Kadlubek reminded the Applicant that this is with the understanding that linkage with trails for both cases heard tonight in addition to a creative solution as to how it can connect to the future park.

J. STAFF COMMUNICATIONS

Mr. Smith welcomed Commissioner Hogan to the Planning Commission. He announced there would be no second meeting in January but two in February - on the 4th and 18th.

Ms. Martínez also welcomed Commissioner Hogan. It is great to see an almost full Commission and she expects the Mayor's final appointment at the next Council meeting.

Commissioner Hogan thanked them for the welcome. "I assure you that the suggestion that I will bring maturity to the Commission is greatly exaggerated."

Chair Kadlubek thanked Commissioner Hogan and Commissioner Hiatt for serving. It is good to have the experience of these two Commissioners.

K. MATTERS FROM THE COMMISSION

Commissioner Propst said regarding the gentleman from the public who wanted to see the exhibits, that the Commission should think about how to present the exhibits so that the audience can see them.

Chair Kadlubek wondered if maybe IT could feed them from the camera live.

Ms. Martínez understood the concern. When she oversaw the IT Department, they considered a renovation of this space to be able for all to see them. But the City was experiencing deficits at that point. There are still options on the table. The HDRB shows them on the screen behind Staff.

Commissioner Hiatt commented that after the presentation in December, he is concerned about the General Plan. Councilor Lindell wants to see the revision in six months and he gasped at that deadline.

Commissioner Greene agreed. That is third in priority so it is difficult. Agua Fria has gotten started but has a long way to go.

Chair Kadlubek added that they have canceled Long Range Planning meetings and that has not helped. There were no January meetings. Of six meetings scheduled, three were canceled. It seems disorganized and they don't know what is happening at all. Long Range Planning has a role to play in the sector plans and that void is a large contributor to being lost in this process. He agreed about the General


Mr. Smith said Staff concurs and we had asked Mr. Siebert to make a presentation on the General Plan.

Commissioner Greene agreed. The graphics didn't show what was on the other side of the street. Showing that would have helped the Commission understand the big picture.

L. ADJOURNMENT

Having complete the agenda and with no further business to come before the Commission, the meeting was adjourned at 8:51 p.m.

Approved by:



Vince Kadlubek, Chair

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.

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

Case #2015-103

Vista Serena, Tract 49 Tierra Contenta Preliminary Subdivision Plat

Applicant's Name- Homewise, Inc.

Agent's Name-Oralynn Guerrerortiz

THIS MATTER came before the Planning Commission (Commission) for hearing on December 3, 2015 upon the application (Application) of Ms. Oralynn Guerrerortiz, agent for Homewise, Inc. (Applicant).

The Applicant seeks the Commission's approval of the preliminary subdivision plat for 50 lots on 12.7+/- acres at Vista Serena, Tract 49 Tierra Contenta Phase 2C, located on the south side of Plaza Central Road, east of Contenta Ridge Road. The property is zoned PRC (Planned Residential Community, 6-9 dwelling units per acre). The application includes a variance to permit 16 separate disturbances of slopes in excess of 30%.

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

FINDINGS OF FACT

1. The Commission heard reports from staff and received testimony and evidence from the Applicant and 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 September 24, 2015 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.
6. Code §§ 14-3.1(F)(4) and (5) establish procedures for the ENN.
7. The Applicant conducted an ENN meeting on the Application on October 8, 2015 at the Southside Library at 6599 Jaguar Drive in accordance with the notice requirement of Code § 14-3.1(F)(3)(a).

Case #2015-103
Vista Serena, Tract 49 Tierra Contenta Preliminary Subdivision Plat
Page 2 of 3

8. The ENN meeting was attended by the Applicant and City staff; there were two members of the public in attendance.
9. 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.
10. The subdivision meets all of the Code § 14-3.7(C) criterion, including it will not create new or exacerbate existing nonconformities.
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. The information contained in the Staff Report is sufficient to establish that the Applicable Requirements have been met.
13. The information contained in the Staff Report and the testimony and evidence presented at the hearing is sufficient to establish with respect to the Applicant's request for a variance from the requirements of SFCC §14-3.16(C) are met in that (a) unusual physical characteristics exist due to natural steep terrain and on-going erosion issues; (b) special circumstances exist as creating regular shaped lots with a looped road and installation of drainage facilities would be infeasible without a variance; (c) the intensity of development will not exceed that which is allowed on other properties in the vicinity in Tierra Contenta; (d) the variance is the minimum variance that will make possible the reasonable use of the structure, in that there will be extensive use of retaining walls and steeper than typical fill slopes which will be stabilized by extra protection measures; (e) the variance is not contrary to the public interest and will help stabilize non-stable slopes.

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.
3. The Commission has the authority to review and approve the preliminary plat subject to conditions.
4. The Commission has the authority to review and approve requests for waivers of Code Section 14-3.16(C).
5. The Applicable Requirements have been met.

Case #2015-103
Vista Serena, Tract 49 Tierra Contenta Preliminary Subdivision Plat
Page 3 of 3

**WHEREFORE, IT IS SO ORDERED ON THE 7TH OF JANUARY 2016 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.
2. That the Applicant's request for a waiver of Code Section 14-3.16(C) is granted.

Chairperson

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM:

Zachary Shandler
Assistant City Attorney

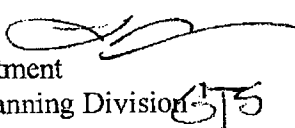
Date:


City of Santa Fe, New Mexico

memo

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

TO: Planning Commission

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

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

Case #2015-111. Corazon Santo Development Plan (MU) Time Extension. Report of the Land Use Director's approval of a one-year administrative time extension for the MU (Mixed Use) zoning of 2.41± acres of land from R-2 (Residential, 2 dwelling units per acre) to MU (Mixed Use). The application includes a development plan for mixed use for up to 24 residential units and up to 24,000 sq. ft. of commercial space. The property is located south and west of the intersection of Agua Fria and Harrison Road. The time extension would extend approval to November 30, 2016. Brian Anderson, agent for Homewise, Inc. (Donna Wynant, Case Manager)

Case #2015-112. Corazon Santo Final Subdivision Plat Time Extension. Report of the Land Use Director's approval of a one-year administrative time extension for a Final Subdivision Plat for 40 lots on 6.28± acres. The property is zoned R-6 (Residential, 6 dwelling units per acre). The property is located south and west of the intersection of Agua Fria and Harrison Road. The time extension would extend approval to November 30, 2016. Brian Anderson, agent for Homewise, Inc. (Donna Wynant, Case Manager)

I. RECOMMENDATION

The Land Use Director has **APPROVED** the applicant's request for a one-year time extension. This approval is being reported to the Planning Commission in accordance with SFCC Section 14-3.19(C).

II. APPLICATION OVERVIEW

Approvals for development plans and final subdivision plats expire if they are not recorded within three years after final approval by the Commission. A maximum of two, one-year extensions may be approved by the Land Use Director, subject to acceptance by the Commission on a consent agenda.

The first 1-year time extension (to expire on November 30, 2015) of the Corazon Santo Development Plan and the Final Subdivision Plat was accepted by the Planning Commission on January 8, 2015. The current request for a second and final one-year time extension (to expire on November 30, 2016) was made on November 24, 2015. (See Exhibit B)

The Development Plan for the 2.41± acres of land zoned MU (Mixed Use) consists of mixed use development for up to 24 residential units and up to 24,000 sq. ft. of commercial space. The Final Subdivision Plat is 6.28± acres of land for 40 lots. (See Exhibit C)

The project site is included in the study area for the West Santa Fe River Corridor Plan. Since that plan is unlikely to be completed for a least several months, the Director's decision to approve this time extension is based on the current regulations, policies and circumstances.

The agent for the owner of the property is requesting the one year extension of the development approvals for additional time to update the engineers' cost estimates for their letter of credit that guarantees completion of the public and quasi-public infrastructure, such as roads and drainage ponds.

As stated in the approval criteria, the administrative extension may not approve revisions to the development or amendments to the conditions of approval. If any amendment, or change to the conditions of approval were requested, those requests would need to be considered by the Planning Commission through the full public hearing process, including the requirement of an Early Neighborhood Notification (ENN) meeting.

III. APPROVAL CRITERIA

Section 14-3.19(C) SFCC 1987 Time Extensions

(2) **Administrative Extensions**

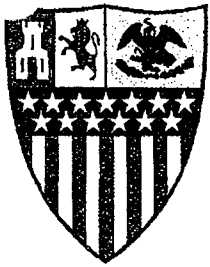
- (a) The land use director may approve two consecutive extensions to the time limits for an approved development, each not to exceed one year. Approval shall be based on review of the findings and conditions of approval of the original final action and a finding by the land use director that no substantive changes have occurred to the regulations or policies that apply to the development or to the circumstances affecting the site and its vicinity. The administrative extension shall not approve revisions to the development or amendments to the conditions of approval, and no early neighborhood notification is required.
- (b) Administration time extensions approved by the land use director, pursuant to this Subsection 14-3.19(C)(2), for development approvals that were granted by the planning commission or the governing body, are subject to review by the planning commission. The land use director shall identify the action taken and place it on a consent agenda for the planning commission. The land use director shall provide the planning commission with the applicant's written application and the land use director's written proposal. The planning commission may accept, reject or modify the proposal.

IV. ATTACHMENTS:

EXHIBIT A: Land Use Director Letter of Approval of One Year Time Extension

EXHIBIT B: Letter of Application

EXHIBIT C: Development Plan, Subdivision Plat & Findings of Fact



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:

Peter N. Ives, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Signe I. Lindell, Dist. 1

Joseph M. Maestas, Dist. 2

Carmichael A. Dominguez, Dist. 3

Christopher M. Rivera, Dist. 3

Ronald S. Trujillo, Dist. 4

Bill Dimas, Dist. 4

December 29, 2015

Brian Anderson
Homewise, Inc.
1301 Siler Road, Building D
Santa Fe, NM 87507

**RE: Request for Time Extension
Corazon Santo Development Plan (MU) and Subdivision Plat**

Dear Mr. Anderson,

I have reviewed the request you submitted on November 24, 2015 for a time extension of the development approvals that were granted for the Corazon Santo Development Plan (MU) and Final Subdivision Plat. I have determined that no substantive changes have occurred to the regulations or policies that apply to the previous approvals, to the proposed development, or to the circumstances that apply to the site and vicinity, that would affect the validity of those approvals. Therefore, in accordance with SFCC 1987 Section 14-3.19, a one-year time extension is approved for the Corazon Santo Development Plan (MU) and Final Subdivision Plat subject to the original conditions of approval as approved by the City of Santa Fe Planning Commission per their approval of the attached Findings of Fact and Conclusions of Law for the Development Plan (MU) on November 3, 2011 and for the Final Subdivision Plat on April 5, 2012.

Specifically, the time extension is approved for the following previous development approval:

- **Case #2015-111. Corazon Santo Development Plan (MU) Time Extension.** Report of the Land Use Director's approval of a one-year administrative time extension for the MU (Mixed Use) zoning of 2.41± acres of land from R-2 (Residential, 2 dwelling units per acre) to MU (Mixed Use). The application includes a development plan for mixed use for up to 24 residential units and up to 24,000 sq. ft. of commercial space. **(TO EXPIRE: 11/30/16)**
- **Case #2015-112. Corazon Santo Final Subdivision Plat Time Extension.** Report of the Land Use Director's approval of a one-year administrative time extension for a Final Subdivision Plat for 40 lots on 6.28± acres. The property is zoned R-6 (Residential, 6 dwelling units per acre). **(TO EXPIRE: 11/30/16)**

The time extension will allow development activities to commence prior to the extended deadline, as provided in SFCC Section 14-3.19. This is the final time extension and the Development Plan and Subdivision Plat will expire if you do not record the Development Plan and Plat prior to November 30, 2016.

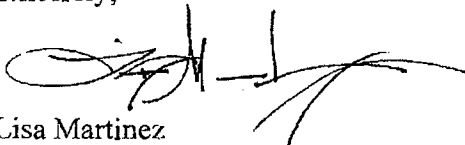
The General Plan Amendment and the two Rezoning cases (to MU and R-6) as listed below were approved by City Council on 11/30/11 and do not expire.

- **Case #2010-173. Corazon Santo General Plan Amendment.** Monica Montoya, agent for Anasazi MVJV LLC, requests approval of a General Plan Future Land Use map amendment to change the designation of 2.41± acres of land from Residential Low Density (3-7 dwelling units per acre) to Transitional Mixed Use. The property is located south and west of the intersection of Agua Fria and Harrison Road. (Donna Wynant, Case Manager) **(DOES NOT EXPIRE)**
- **Case #2010-175. Corazon Santo Rezoning to R-6.** Monica Montoya, agent for Anasazi MVJV LLC, requests rezoning of 6.28± acres of land from R-2 (Residential, 2 dwelling units per acre) to R-6 (Residential, 6 dwelling units per-acre). The application includes a Development Plan for 40 residential lots. The property is located south and west of the intersection of Agua Fria and Harrison Road. (Donna Wynant, Case Manager) (Does not expire) **(DOES NOT EXPIRE)**

SFCC Section 14-3.19 requires that the grant of this time extension be reported to the Planning Commission by placement on the Commission's consent Agenda. The Planning Commission may reverse this approval.

Feel free to contact me at 505-955-6617 if you have questions regarding this matter.

Sincerely,



Lisa Martinez
Land Use Department Director

Cc: Project File

City of Santa Fe, New Mexico

memo

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

TO: Planning Commission

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

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

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

I. RECOMMENDATION

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

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

II. EXECUTIVE SUMMARY

Procedural Steps

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

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

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

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

Significant Issues

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

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

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

III. APPLICATION OVERVIEW

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

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

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

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

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

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

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

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

IV. APPROVAL CRITERIA

A. Subdivision Approval Criteria

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

- (1) In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.

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

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

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

- (2) The Planning Commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).

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

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

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

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

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

- (4) A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.

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

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

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

- (5) A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.

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

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

B. Variance Approval Criteria

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

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

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

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

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

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

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

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

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

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

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

Staff Response: *Staff concurs.*

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

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

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

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

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

Staff Response: *Staff concurs.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Linear Parks and Trails

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

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

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

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

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

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

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

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

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

V. CONDITIONS OF APPROVAL

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

VI. ATTACHMENTS:

EXHIBIT A: Conditions of Approval

EXHIBIT B: Development Review Team Memoranda

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

EXHIBIT C: Maps

1. Vicinity Map

EXHIBIT D: Applicant Submittals

1. Preliminary Subdivision Plat

City of Santa Fe, New Mexico

Planning Commission

Exhibit A

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

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

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

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

	<p>3. <u>Signing and Striping Plan Sheet C-9A: (Additional Submittal as of 12-17-15)</u></p> <ul style="list-style-type: none">o C-9A – Striping and Signing Plan<ul style="list-style-type: none">▪ Show locations of 'no parking' signs.▪ Sign Size: For R8-3 use 24"x24" or use R8-3a at 18"x24"o Street Sign Details – Warning Signs<ul style="list-style-type: none">▪ Lluvia Encantada - add locations for horizontal curve warning signs at curves located approximately at Stations 19+50 and 24+50.▪ Add sign detail: Horizontal alignment sign W1-1(L or R)/size 30" x 30" and Advisory speed plaques, W13-1P/size 18" x 18"/15 MPH on same post as W1-1o General Notes:<ul style="list-style-type: none">▪ First bullet – insert "be 3M brand high-intensity and" after the word shall,▪ Second bullet - insert "4 lb./ft.," after the word black, <p>4. <u>Roadway P&P's (C-9B-E): (Additional Submittal as of 12-17-15)</u></p> <ul style="list-style-type: none">o Include the Storm drain design items on the P&P's including DI type, locations, Pipe Size and pipe material details and invert elevations.o Sheet C-9E: Intersection of Rail Runner Road and Entrada la Lluvia, Change accessible ramps to directional ramps and include ramps crossing Rail Runner Road on one side of Entrada la Lluvia. <p>5. <u>Sheet C-9 Typical Sections:</u></p> <ul style="list-style-type: none">o Include a trail typical section including cut and fill slopes <p>6. <u>Standard Details (sheets SF 5.6, & 7):</u></p> <ul style="list-style-type: none">o SF5 – COSF Residential street details/ do not use.o SF6 – Drainage Details/ check with R.B. Zaxus Engineer for Land Useo SF7 – Speed hump details – Do not include unless there are speed humps or speed tables in the plan.o Include the applicable NMDOT standard drawings Section 608 that pertain to accessible sidewalk ramps and 609 for sidewalks and curb and gutter.o Include applicable NMDOT standard drawings that pertain to storm water drainpipes and drop inlets.
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Estancia de Las Soleras Unit 1C
Case #2015-115: Preliminary Subdivision Plat

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

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

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

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

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

City of Santa Fe, New Mexico

Planning Commission

Exhibit B

**Development Review Team
Memorandum**

City of Santa Fe, New Mexico

memo

DATE: December 18, 2015

TO: Donna Wynant, Senior Planner, Land Use

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

FROM: Sandra Kassens, Engineer Assistant *SK*

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

ISSUE:

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

RECOMMENDED ACTION:

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

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

1. Plat sheets (1-6):

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

2. Landscaping Plan (L-1):

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

3.

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

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

- Street Sign Details – Warning Signs
 - Lluvia Encantada - add locations for horizontal curve warning signs at curves located approximately at Stations 19+50 and 24+50.
 - Add sign detail: Horizontal alignment sign W1-1(L or R)/size 30" x 30" and Advisory speed plaques, W13-1P/size 18" x 18"/15 MPH on same post as W1-1
 - General Notes:
 - First bullet – insert "be 3M brand high-intensity and" after the word shall,
 - Second bullet - insert "4 lb./ft.," after the word black,
4. **Roadway P&P's (C-9B-E): (Additional Submittal as of 12-17-15)**
- Include the Storm drain design items on the P&P's including DI type, locations, Pipe Size and pipe material details and invert elevations.
 - Sheet C-9E: Intersection of Rail Runner Road and Entrada la Lluvia, Change accessible ramps to directional ramps and include ramps crossing Rail Runner Road on one side of Entrada la Lluvia.
5. **Sheet C-9 Typical Sections:**
- Include a trail typical section including cut and fill slopes
6. **Standard Details (sheets SF 5.6, & 7):**
- SF5 – COSF Residential street details/ do not use.
 - SF6 – Drainage Details/ check with R.B. Zaxus Engineer for Land Use
 - SF7 – Speed hump details – Do not include unless there are speed humps or speed tables in the plan.
 - Include the applicable NMDOT standard drawings Section 608 that pertain to accessible sidewalk ramps and 609 for sidewalks and curb and gutter.
 - Include applicable NMDOT standard drawings that pertain to storm water drainpipes and drop inlets.
7. **Lighting Plan (Not provided to date):**
- Provide a street lighting plan that complies with City code 14-8.9 - Outdoor Lighting.
 - Include Details for the Streetlight Standards and Foundations
 - Include Details for the LED Luminaires, LED Luminaire for local streets shall provide a luminance equivalent to that of a 100-Watt High Pressure Sodium (HPS) Luminaire.
 - Include wiring and appurtenances on the plan.
8. **General Comments on the overall submittal:**
- Make sure that Sheets are labeled in a consistent manner and that they correspond to the Index of Sheets on the Cover, for example; some sheets currently are letters and numbers, e.g., C-5 and other sheets are labeled as x of xx, e.g., page 10 of 36.
 - Repeated sheets – there appear to be 4 sheets at the end of the plan set that are very similar to previous sheets. Please revise the plan set to eliminate the duplicate material.

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

City of Santa Fe, New Mexico

memo

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

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

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

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

City of Santa Fe



New Mexico

MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: December 9, 2015

To: Donna Wynant, Case Manager

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


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

The Applicant shall address the following comments:

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

City of Santa Fe, New Mexico

memo

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


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

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

City of Santa Fe **memo**

DATE: December 7, 2015

TO: Donna Wynant, Land Use Senior Planner, Land Use Department

FROM: Dee Beingessner, Water Division Engineer 

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

An agreement to construct and dedicate will be required to build the proposed mains for the development. A water plan must be submitted directly to the Water Division and an approved water plan will be required for the agreement to construct and dedicate to build new mains. The Water Division has provided comments on preliminary plans which the developer submitted. There are water main connections shown on these plans as existing that have not yet been built and the plans for this case are dependent upon those mains being constructed first.

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

City of Santa Fe, New Mexico

memo

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

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

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

WYNANT, DONNA J.

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

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

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

City of Santa Fe, New Mexico

Planning Commission

Exhibit C Maps

Vicinity Map

City of Santa Fe, New Mexico

Planning Commission

Exhibit D **Applicant Submittals**

Filed October 29, 2015 in Plot Book 794, Pages 7-13

- A - New 7.5' Public Utility Easement granted by this plat.
- B - New 25' Public Waterline and Sanitary Sewer Easement granted by this plat to the City of Santa Fe.
- C - New 30' Public Waterline, Sanitary Sewer and Storm Sewer Easement granted by this plat to the City of Santa Fe.

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

Existing 10' Public Landscape, Pedestrian Access and Public Utility Easement granted to the City of Santa Fe by plot filed October 29, 2015 in Plat Book 784, pages 7-13.

An aerial photograph showing a road intersection. The road runs vertically and is labeled 'ROAD' at the top. A horizontal road crosses it, labeled 'RUNNER' in the center and 'RAIL' at the bottom. A small circle with a dot inside is located on the 'ROAD' label, near the intersection. The text 'N19°53.2'W' is written vertically along the road, to the right of the intersection. The background is a grayscale aerial view of a landscape with some vegetation and structures.

5700421
BECKNER ROAD
87' RW

City of Santa Fe, New Mexico

memo

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

TO: Planning Commission

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

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

Case #2015-116. Pulte SFHP Preliminary Development Plan. James W. Siebert & Associates, agent for the Pulte Group requests approval of a Preliminary Development Plan for the construction of an 87 unit affordable housing development on Tract 9-A-2 within the Las Soleras Master Plan. The 4.5 acre parcel is zoned R-21 (Residential – 21 units per acre) (Noah Berke, Case Manager)

I. RECOMMENDATION

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

II. EXECUTIVE SUMMARY

The preliminary development plan request is for construction of an 87 unit affordable housing development on Tract 9-A-2 of the Las Soleras Master Plan. This project is part of the Pulte Las Soleras Subdivision alternative compliance for the Santa Fe Homes Program, which was approved on September 30, 2015 by the City Council. Tract 9-A-2 was created via the lot split of Tract 9 of the Las Soleras Master Plan, which was approved by the Planning Commission at the November 5, 2015 meeting.

The applicant has chosen the optional step of submitting a preliminary development plan for approval. The application and submittals are therefore not at final level of detail but fall within the scope of a preliminary development plan review as stated in Subsection 14-3.8 (C)(1)(j). If the preliminary plan is approved, a separate application for a final development plan must be approved by the Commission before construction can occur.

The proposed development plan requires Planning Commission approval because it is new construction exceeding 10,000 square feet in a residential district. Special findings by the Commission are required to approve a building height greater than 24 feet and a density

greater than ten dwelling units per acre.

III. DISCUSSION AND ANALYSIS

A.) Project Description

The proposal is for 87 dwelling units, all of which would be affordable. The proposed project has a density of 19.3 units per acre. The R-21 zoning district density allows up to 94 units on the 4.5 acre lot. The applicant is proposing six, three-story buildings and five, two-story buildings to accommodate the 87 units. Development amenities include a proposed single story Community Building as well as several storage facilities.

At the September 30, 2015 City Council meeting, road realignment was approved for Rail Runner Road, which will provide access to Rail Runner Court. The development will have two entries from Rail Runner Court to serve as ingress and egress onto the proposed development. Tract 9-A-2 is currently undeveloped, unimproved, and inaccessible as public infrastructure will be built and extended at time of final development plan approval.

Preliminary development plan approval is being sought as the applicant must meet the deadline of January 30, 2016 to submit a proposal to the MFA for a Low Income Tax Credit. The applicant has stated that a title policy is required in order to close on the property and the title policy will not be issued until the plat for the Tract 9 Lot Split is recorded on January 7, 2015. Once the closing of the property is complete from Las Soleras to Pulte; Lot 9-A-2 will transfer to the City and then to the Housing Trust to develop.

The following points note primary features and details of the proposed preliminary development plan:

Table 1: Proposed Preliminary Development Plan

Use	Proposed Building(s)	Number of Proposed Stories	Number of Residential Units	Allowed Density	Proposed Lot Coverage	Proposed Open Space
Residential	A1, A2, A3, A4	2 stories	87 total (ranging in size from 663 to 1,136 sq. ft.)	19.3 units per acre (94 allowed)	21.8% (Maximum 50%)	8,700 sq. ft., (Private) 24,756 sq. ft. (Common) 21,750 sq. ft. (Required by Code)
	B1, B2	2 stories				
	B3, B4	3 stories				
	C1, C2, C3, C4	3 stories				
Storage	4	1 Story	N/A	N/A		
Non-Residential	Community Building	1 story	N/A	N/A		

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

Description	Quantity	Square Footage (Per Unit)	Parking Ratio	Required Parking	Parking Provided
1 Bedroom /1Bath	22	663	1:1.25	28	126
2 Bedroom /1Bath	39	866	1:50	98	
2 Bedroom /1Bath	11	920			
3 Bedroom /2Bath	15	1,136			
Storage	4	639	N/A	N/A	N/A
Community Building	1	3,550	Spaces equal to 30 percent of total permitted occupancy or as determined by the city	7	7
Total	87			133	133

- Exterior covered stairs and breezeways are provided
- The project complies with height, setback and all other minimum development standards. Special findings required for the proposed building heights and densities are discussed in Sections E and F of this report.

B.) Parking and Access

The development will have two entries from Rail Runner Court to serve as ingress and egress onto the proposed development. Rail Runner Court will be a public right of way, and is accessible from Rail Runner Road. The Traffic Engineer has added conditions of approval and stipulated the additional submittals required at time of final development plan submittal. (Exhibit B6).

The Land Development Code requires a total of 133 parking spaces. The residential dwelling units require 126 spaces and the community building requires 7 spaces. All required spaces will be provided.

C.) Terrain Management and Landscaping

The proposed development meets the terrain management requirements for topography and slopes as stated in Article 14-8.2 (D). The storm water storage includes centralized ponding and satisfies the requirements of Article 14-8.2 (D)(4). (Exhibit B1).

Landscaping requirements have been preliminarily met at time of application. The applicant has provided active trails, common areas, street trees, open space plantings, perimeter screening, interior parking lot improvements, detention ponding plantings, and street trees. It must be noted that the exact quantities and placements of required trees were not provided in the preliminary development plan. In addition, the applicant has not provided irrigation or planting details at time of application. This requirement can be met at time of final development plan approval. (Exhibit B2).

D.) Water and Wastewater

The water division has indicated the appropriate agreement to construct and dedicate will be required to build the proposed water mains. Connections to existing water mains will also be required. (Exhibit B3).

Wastewater management division has indicated they will need the appropriate easements for the proposed sewer line extension; however, they will need a new easement for the sewer alignment. The final design plans for the sewer system will be approved by the Wastewater Division. These requirements will be addressed during final development plan approval. (Exhibit B4).

E.) Increase in Maximum Height in R-21 Districts:

A maximum height of up to 36 feet is allowed in the R-21 district, but Subsection 14-7.2(E)(2) requires the Planning Commission to consider five special factors in determining whether to approve building heights greater than 24 feet. Those factors are listed below along with the applicant's response and staff comments:

14-7.2(E)(2) In evaluating the proposed height, the following factors shall be considered:

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

Applicant Response: The City General Plan, Future Land Use Map shows this land as high density residential.

Staff Comment: The applicant's response is correct. This provision is included in the code because there are some neighborhoods in the city which have R-21 or R-29 zoning, but are designated for medium density on the General Plan Future Land Use Map.

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

Applicant Response: The third floor is needed to accommodate 87 dwelling units on the property to provide for a reasonable number of affordable rental units responding to the greatest demand for affordable housing in Santa Fe.

Staff Comment: Staff concurs that it would be extremely difficult to achieve a density consistent with the intent of the zoning district and general plan designation with fewer than two stories.

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

Applicant Response: The additional height does make the dwellings more

affordable since the required infrastructure is the same for three story units as one story units. Under the provisions of Low Income Housing Tax Credits the complex must be reserved for low income residents for a minimum period of 40 years.

Staff Comment: Staff concurs that the additional height will increase the number of affordable units that can be built on the site. City staff will enforce affordability requirements through an Affordable Housing Agreement that will be recorded before the project is built.

d) Heights of existing buildings in the vicinity; and

Applicant Response: There are no existing buildings within the half mile of this proposed development.

Staff Comment: Although the project site is surrounded by undeveloped land, staff would note that future development on tracts of land to the south and west of the project site are zoned to permit three-story construction.

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

Applicant Response: The structures adjacent to Rail Runner Road are one and two stories in height. This is an intentional design element in the site plan in order to provide a transition from the R-6 zoning on the east side of Rail Runner Road and lessen the visual impact of buildings adjacent to Rail Runner Road.

Staff Comment: The applicant's plan to use two-story buildings on the west frontage of the property will provide an appropriate transition from lower densities as indicated by the applicant. In addition, the proposed building height is consistent with the height regulations of the R-21 district and with the intent of the Las Soleras Master Plan.

F.) Increase in Maximum Density in R-12 and R-29 Districts:

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

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

Applicant Response: The general plan designation as described on the Future Land Use Map is high density residential.

Staff Comment: Staff concurs with applicant.

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

Applicant Response: The need to develop at a density of 19.3 units per acre is required to achieve a density that is permitted by the underlying zoning, which is R-21, twenty-one dwellings per acre.

Staff Comment: Staff concurs with the applicant

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

Applicant Response: The additional density does make the dwellings more affordable since the required infrastructure is the same for three story units as one story units. Under the provisions of Low Income Housing Tax Credits the complex must be reserved for low income residents for a minimum period of 40 years.

Staff Comment: Staff concurs with the applicant. This is an affordable housing development proposal, and the increased density allows the applicant to develop enough units to meet the alternate compliance provision of the Santa Fe Homes Program. The majority of the housing will be low income and is guaranteed by the Low Income Housing Tax Credit for a minimum period of 40 years.

- d) Densities of existing developments in the vicinity; and

Applicant Response: The density to the north is R-12, twelve dwellings per acre. This 21 acre parcel to the north is reserved as a regional park. The density to the south is R-21. The density to the west is R-21 and the density to the east on the east side of Rail Runner Road is R-6.

Staff Comment: Staff concurs with the applicant's analysis of existing and approved developments in the surrounding area.

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

Applicant Response: The structures adjacent to Rail Runner Road are one and two stories in height. This is an intentional design element in the site plan in order to provide a transition from the R-6 zoning on the east side of Rail Runner Road and lessen the visual impact of buildings adjacent to Rail Runner Road.

Staff Comment: Staff concurs with the applicant's response. The one and two story buildings offer a transition from less density to higher density. The increase

on visual impact will be minimal as the transition is from one story buildings along the roadways, to three story buildings against adjacent properties.

G.) Approval Procedures

In order to approve the preliminary development plan pursuant to SFCC §14-3.8(D), the Planning Commission must find that the “plan will not adversely affect the public interest; and that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.”

H.) ENN

An Early Neighborhood Notification (ENN) meeting was held at the Southside Library Main Branch on November 16, 2015. Two people attended, apart from the project developer, Housing Trust and city staff. While multiple questions were addressed regarding specific details of the project and the target age groups for the housing, no objections to the project were raised. The ENN notes are attached as **Exhibit D1**.

IV. CONCLUSION AND CONDITIONS OF APPROVAL

The Land Use Department recommends APPROVAL of the preliminary development plan as it is in compliance with density, lot coverage, height, parking, setbacks and open spaces standards required by the Land Development Code. Staff has included a Conditions of Approval Matrix for the final development plan review (Exhibit C). Final review for compliance with all standards of the Land Development Code will occur at time of final development plan approval.

V. ATTACHMENTS:

EXHIBIT A: Maps

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

EXHIBIT B: Conditions of Approval

1. Conditions of Approval Matrix

EXHIBIT C: Development Review Team Memoranda

1. City Subdivision Engineer Email, Risana “RB” Zaxus
2. Landscape Memorandum, Somie Ahmed
3. Water Division, Dee Beingessner
4. Wastewater Division Memorandum, Stan Holland
5. Solid Waste Division Email, Eric Lucero

6. Traffic Engineering Division Email, Sandy Kassens
7. Fire Department Memorandum, Reynaldo Gonzales

EXHIBIT D: ENN Materials

1. Meeting Notes November 15, 2015

EXHIBIT E: Applicant Submittals

1. Application Materials
2. Development Plan
3. A Summary Subdivision Plat Prepared For Las Soleras Center, LLC

City of Santa Fe, New Mexico

Planning Commission

Exhibit A

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

4781 RAIL
RUNNER RD

R6

MU

4850 RAIL
RUNNER RD

BECKNER RD

S1

S2

RAIL RUNNER RD

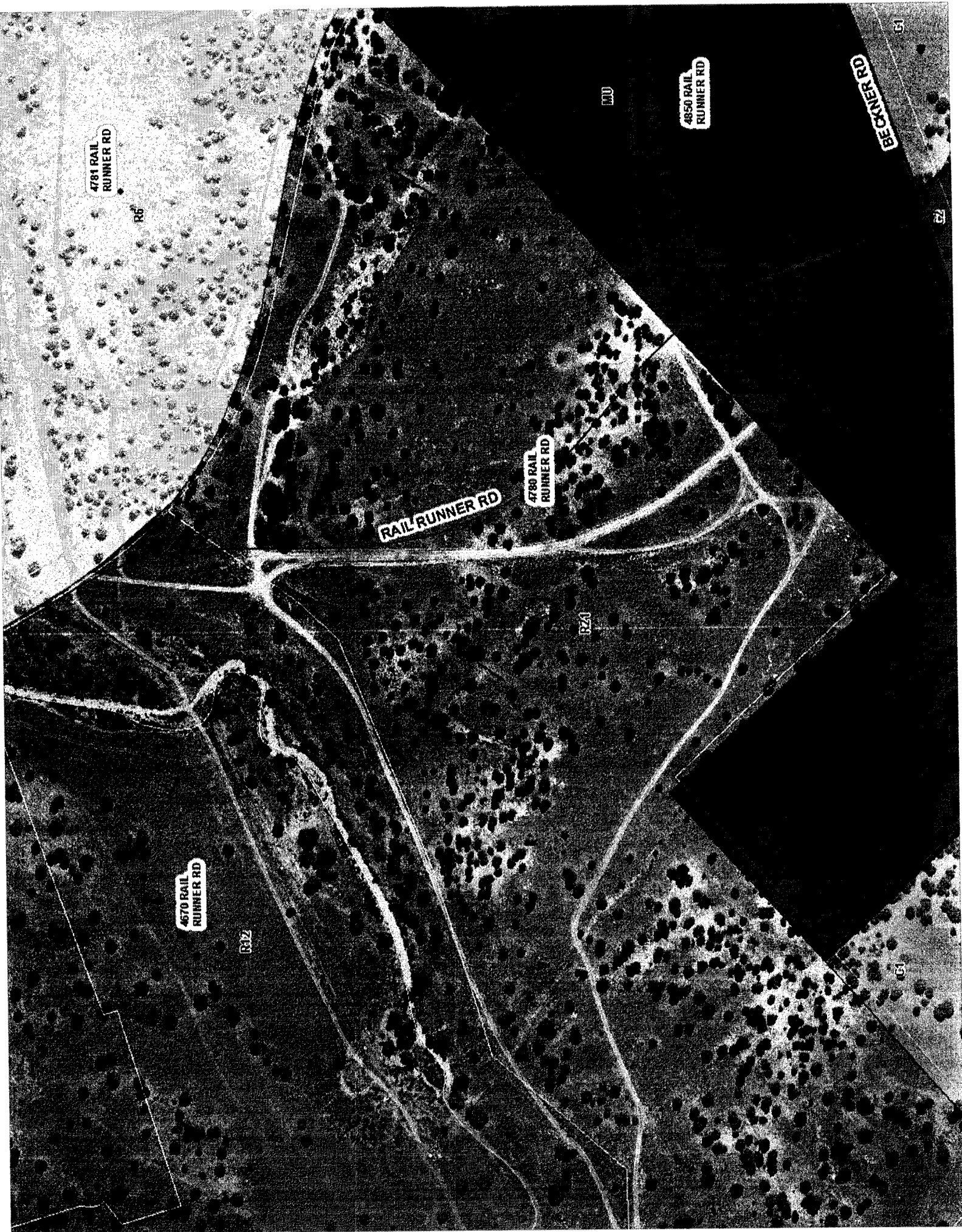
4780 RAIL
RUNNER RD

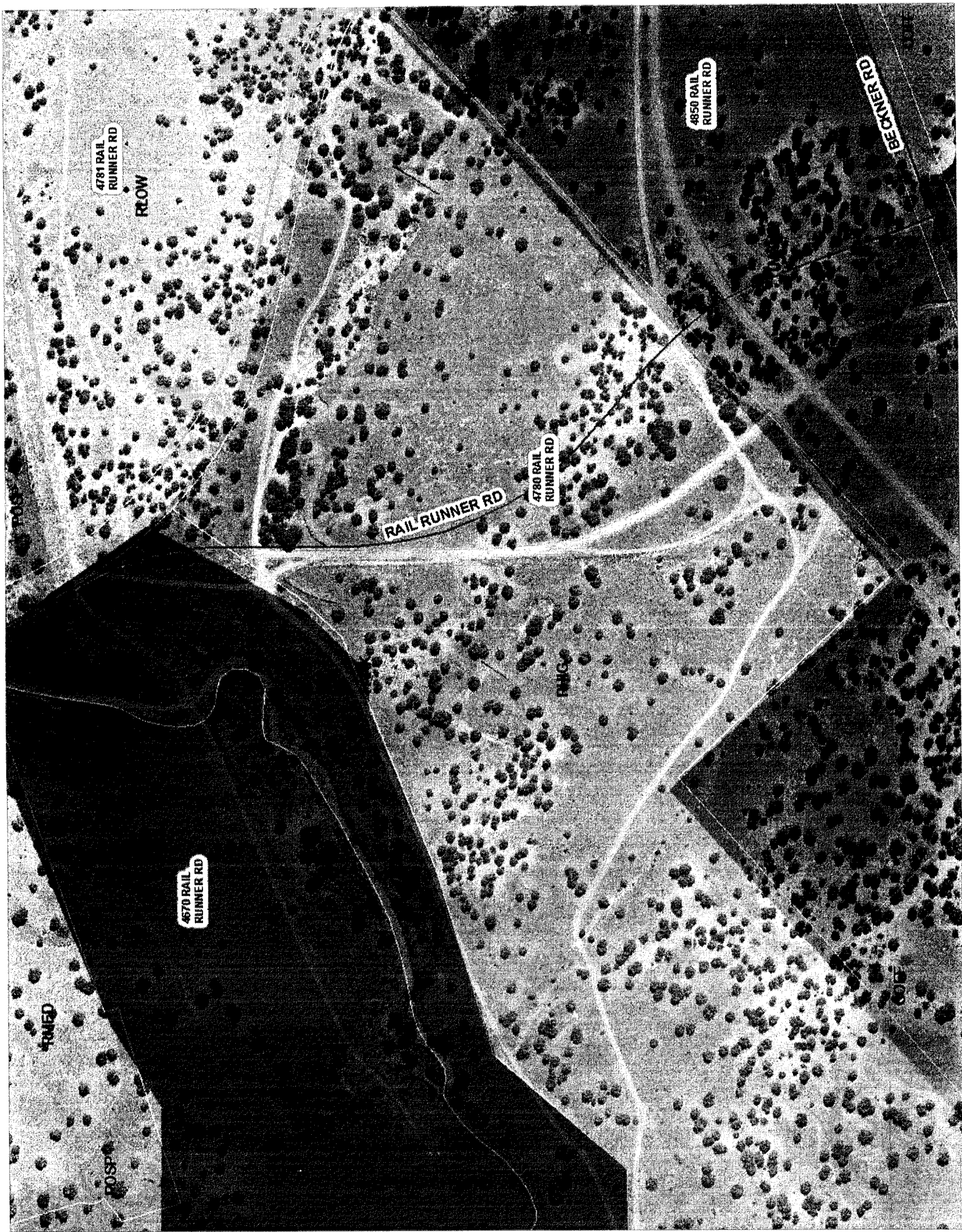
R24

4670 RAIL
RUNNER RD

R32

S1





4781 RAIL
RUNNER RD

RIVER

4850 RAIL
RUNNER RD

BECKNER RD

RAIL RUNNER RD

4780 RAIL
RUNNER RD

4670 RAIL
RUNNER RD

RIVER

4781 RAIL
RUNNER RD

4850
RUN

BECKENBERG RD

RAIL RUNNER RD

4780 RAIL
RUNNER RD

4670 RAIL
RUNNER RD

3 SOLERA DR

ARROYO DE LOS CAJONES

City of Santa Fe, New Mexico

Planning Commission

Exhibit B

1. Conditions of Approval Matrix

EXHIBIT B
Conditions of Approval
Case #2015-116
Pulte SFHP Preliminary Development Plan

	Conditions	Department	Staff
	<ol style="list-style-type: none"> 1. A Grant of Public Easement or a ROW dedication for Rail Runner Court. 2. Provide plan & profile sheets for Rail Runner Court; show sidewalk, curb, for a local street. Assume a 25 MPH road design: <ul style="list-style-type: none"> • Show Vertical curve data, including k values that shall meet AASHTO requirements for a 25 mph road. • Show Horizontal Curve data, (curve radii as measured along the roadway Center-line) • Show sight distance triangles on plat and landscaping. 3. Provide typical sections for the roadway including curb and sidewalk and drainage structures if applicable. 4. Provide pertinent NMDOT standard drawings and Applicable COSF details.. 5. Provide a street lighting plan for Rail Runner Court. 6. Include "No Parking" signs in plan set. 	Traffic Engineering Division	Sandy Kassens December 18, 2015
	<ol style="list-style-type: none"> 1. Provide calculations showing that open space planting requirements are being met. 2. Provide calculations for vegetation to meet requirement for detention ponds as per Article 14-8.4(F)(2)(e). 3. Provide calculations for planting requirements for interior parking lots as per Article 14-8.4(I)(3). 4. Irrigation plan and water-harvesting locations will be determined at time of final development plans. 5. Street trees will be required on Rail Runner Road and Court prior to dedication to the City of Santa Fe. 6. Show sight triangles and all traffic signage on landscape plans. 	Land Use Department Landscaping	Somie Ahmed December 21, 2015

EXHIBIT B
Conditions of Approval
Case #2015-116
Pulte SFHP Preliminary Development Plan

	Conditions	Department	Staff
	<ol style="list-style-type: none"> 1. The final development plan approval will be contingent upon review of this project along with the approved amended Utility Master Plan. 2. Provide new easement for the sewer alignment shown or bring in sewer to the site thru Rail Runner Road. 3. Provide Wastewater Management Division with Utility Master Plan for overall development of Las Soleras. 4. Provide and dedicate all appropriate easements for utilities as specified by Wastewater Management Division. 5. The final design plan for the sewer system serving the development shall be approved by the Wastewater Division. 	<p style="text-align: center;">Wastewater Management Division</p>	<p style="text-align: center;">Stan Holland, P.E. December 9, 2015</p>
	<ol style="list-style-type: none"> 1. Provide an agreement to construct and dedicate will be required to build the proposed mains and connections to existing mains for the development. 2. A water plan must be submitted directly to the Water Division and an approved water plan will be required for the agreement to construct and dedicate to build new mains and metered services. 3. Fire protection requirements are addressed by the Fire Department. 	<p style="text-align: center;">Water Division</p>	<p style="text-align: center;">Dee Beingessner P.E. December 7, 2015</p>
	<ol style="list-style-type: none"> 1. Shall Comply with International Fire Code (IFC) 2009 Edition 2. Fire Department Access shall not be less than 20 feet width thru-out the complex. 3. Shall have water supply that meets fire flow requirements as per IFC, shall meet the 	<p style="text-align: center;">Fire Marshal</p>	<p style="text-align: center;">Reynaldo Gonzales Fire Marshal December 18, 2015</p>

EXHIBIT B
Conditions of Approval
Case #2015-116
Pulte SFHP Preliminary Development Plan

	Conditions	Department	Staff
	IFC distance requirements to the nearest hydrant.		
	4. All Fire Department access shall be no greater than a 10% grade.		
	5. Shall meet all dead end requirements as per IFC or provide emergency turn-around as per IFC.		

City of Santa Fe, New Mexico

Planning Commission

Exhibit C

- 1. City Subdivision Engineer Email, Risana “RB” Zaxus**
- 2. Landscape Memorandum, Somie Ahmed**
- 3. Water Division, Dee Beingessner**
- 4. Wastewater Division Memorandum, Stan Holland**
- 5. Solid Waste Division Email, Eric Lucero**
- 6. Traffic Engineering Division Email, Sandy Kassens**
- 7. Fire Department Memorandum, Reynaldo Gonzales**

BERKE, NOAH L.

From: ZAXUS, RISANA B.
Sent: Monday, December 21, 2015 10:26 AM
To: BERKE, NOAH L.
Subject: Case # 2015-116

Mr. Berke,

I have received the slope/topography for the above referenced project, and it is acceptable.

I have previously reviewed the drainage calculations and they are acceptable as well.

I have no review comments on the Preliminary Development Plan.

RB Zaxus, PE
City Engineer

City of Santa Fe, New Mexico


memo

DATE: December 21, 2015
TO: Noah Berke, Land Use Planner Senior
FROM: Somie Ahmed, Planner Technician Senior
SUBJECT: Comments for Case #2015-116, Pulte SFHP Development Plan

Below are staff's final comments for the Pulte SFHP Development Plan. Based on plans dated December 17th, 2015, the following comments are a request for additional submittals before a complete Landscape review can be conducted:

- Provide calculations showing that Open Space planting requirements are being met.
- Provide calculations for vegetation to meet requirements for detention ponds as per SFCC 14-8.4(F) (2) (e).
- Provide calculations for planting requirements for interior parking lots as per SFCC 14-8.4(I)(3).
- Irrigation plans and water-harvesting locations will be determined at time of final development plan.
- Note: Street trees will be required on Rail Runner Road prior to its dedication to the City of Santa Fe.

City of Santa Fe
memo

DATE: December 7, 2015
TO: Noah Berke, Case Manager, Land Use Department
FROM: Dee Beingessner, Water Division Engineer 
SUBJECT: Case # 2015-116 Pulte SFHP Development Plan

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

Fire protection requirements are addressed by the Fire Department.

City of Santa Fe



MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: December 7, 2015

To: Noah Berke, Case Manager

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

Subject: Case 2015-116 Pulte SFHP Preliminary Development Plan

The Applicant shall address the following comments on the plats:

1. There is not a public sewer easement for the proposed public sewer line location shown on the Utility Plan. The easement shown is a 20 foot wide dedicated water easement. This water line easement is identified as just a "utility easement" on keyed note 4 on the Development Plan. In addition, it would appear the location for the future public sewer line extension will be in Rail Runner Road. Therefore the proposed sewer utility plan as shown is not viable.

BERKE, NOAH L.

From: LUCERO, ERIC J.
Sent: Tuesday, December 15, 2015 9:41 AM
To: BERKE, NOAH L.
Subject: RE: RE: Case 2015-116 Comments

Placements look good to me. No other comments at this time Noah.

From: BERKE, NOAH L.
Sent: Tuesday, December 15, 2015 9:17 AM
To: GONZALES, REYNALDO D.; LUCERO, ERIC J.
Subject: RE: Case 2015-116 Comments

Good Morning,

Can you please review the Tract 9A Preliminary Development Plan and provide me with comments. Thank you!

Noah Berke, CFM

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

City of Santa Fe, New Mexico

memo

DATE: December 18, 2015

TO: Noah Berke, Senior Planner, Land Use

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

FROM: Sandra Kassens, Engineer Assistant *smk*

SUBJECT: Pulte SFHP Development Plan, Case 2015-116.

ISSUE:

James W. Siebert & Associates, agent for the Pulte Group, requests approval of a Preliminary Development Plan for the construction of an 87 unit Low Income Housing Tax Credit affordable housing development on Tract 9A within the Las Soleras Master Plan. The 4.5 acre parcel is zoned R-21 (Residential – 21 units per acre).

RECOMMENDED ACTION:

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

The Developer shall revise the Preliminary Development plan for SFHP Affordable Housing:

TIA related modifications:

- A meeting was held on Friday, December 11, 2015, at 11 00 a.m. with Terry O. Brown at which the following were discussed:
 - Mr. Brown was directed to modify the presentation of data in the traffic study
 - Provide information that will enable the Traffic Division to evaluate the need to revise the global Las Soleras Traffic Study due to recent developments that are not as dense as the design in the Master Plan; and
 - Request that Mr. Brown make the calculations to determine if a right-turn deceleration lane is needed at Rail Runner Court.

Development plan modifications:


- As this is a preliminary development plan, and not a comprehensive set of construction drawings; the following items should be added to the drawing set prior to final development plan submittal:
 - Grant a Public Easement or a ROW dedication for Rail Runner Court.
 - Provide plan & profile sheets for Rail Runner Court; show sidewalk, curb, for a local street. Assume a 25 MPH road design.
 - Show Vertical curve data, including k values that shall meet AASHTO requirements for a 25 mph road.
 - Show Horizontal Curve data, (curve radii as measured along the roadway Centerline)
 - Show sight distance triangles on plat and landscaping plans.

- Provide typical sections for the roadway including curb and sidewalk and drainage structures if applicable.
- Provide pertinent NMDOT standard drawings and applicable COSF details.
- Provide a street lighting plan for Rail Runner Court.
- Include "No Parking" signs in the plan set.

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

City of Santa Fe, New Mexico

memo

DATE: December 18, 2015
TO: Case Manager: Noah Berke
FROM: Reynaldo D Gonzales, Fire Marshal 
SUBJECT: Case #2015-116 Pulte Las Soleras

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

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

Exhibit C

City of Santa Fe, New Mexico

Planning Commission

Exhibit D

1. Meeting Notes November 15, 2015



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

<i>Project Name</i>	Pulte SFHP Development Plan
<i>Project Location</i>	Tract 9 Las Soleras
<i>Project Description</i>	Development Plan for the Pulte SFHP Alternative Compliance
<i>Applicant / Owner</i>	Pulte Group
<i>Agent</i>	Jim Siebert
<i>Pre-App Meeting Date</i>	10/22/15
<i>ENN Meeting Date</i>	11/16/15
<i>ENN Meeting Location</i>	Southside Public Library
<i>Application Type</i>	Development Plan
<i>Land Use Staff</i>	Zach Thomas
<i>Attendance</i>	2 public, 1 Applicant Agent, 2 Housing Trust, 2 City staff

Notes/Comments:

Meeting started at 5:40. Mr. Siebert started with explaining the basic details of the project location such as access and the relation to other nearby projects such as Ross' Peak and Pulte.

He then went into greater detail regarding the site plan.

- 87 units.
- Site design and parking.
- Entry road is public and will be shared with the regional park.

Sharon Welsh from the Housing Trust got up and spoke about the project and how the Housing Trust plans to develop the site.

- Well designed with residents in mind.
- Edible landscaping.
- Gathering area/community room for residents.

The two members of the public spoke regarding some design ideas.

Question: Are the 3 story units walk up?

Answer: Yes

Statement: General concern was expressed regarding residents with mobility challenges and their ability to access 3 story units.

Sharon stated that ample units will be ground floor accessible for persons with ADA disabilities and older clients. Five percent of the units are equipped for persons with ADA disabilities.

They will try to incorporate approximately 10 units available to “higher income” residents that often need housing but are at the upper end of the eligible criteria

Statement: Nearby trails are highly used and it would be good to connect the development to those trails....General agreement.

Sharon stated that the housing trust will try to do a program for “Well Built” developments. This incorporates quality of life issues into the design such as solar orientation.

Question: What type of population will live there?

Answer: Generally the project will be family oriented however approximately 25% of the units will be 1 bedroom. Overall there is a mix of 1, 2 and 3 bedroom units.

General discussion about homelessness and homeless veterans.

Question: Does the Housing Trust provide housing for homeless veterans.

Answer: Yes, but there is often not a strong response from Veterans. Perhaps Veterans are suspicious of non-profit institution but Sharron Welsh was not entirely sure. But, yes there is interest in providing housing for Veterans.

General discussion about design and color. I.e. windows and views are important

Question: When would the project get built?

Answer: If all goes well, late fall. More likely though, the beginning of the year in 2017.

All questions were answered and the meeting wound down into general discussion and ended about 6:30.



City of Santa Fe Early Neighborhood Notification Meeting Sign-In Sheet

Project Name: LT HTP - Santa Fe Housing Meeting Date: 11/16/15
Meeting Place: Southside Public Library Meeting Time: 5:30
Applicant or Representative Check Box below

↓	Name	Address	Email
<input type="checkbox"/>	1 Kimberly Wiley	4263 River Song Ln, SF 87507	ksmiley@hotmail.com
<input type="checkbox"/>	2 Deborah Seeger	4756 Big Sky Rd, SF 87507	ds8447@gmail.com
<input type="checkbox"/>	3 Alex Katanik	1116 Broadway, SF 87501	alexk@hwytrustline.org
<input type="checkbox"/>	4 Margaret Ambrosini	CSF	mkambrosino@santafecom.gov
<input type="checkbox"/>	5 Sheron Welsh	1111 Agua Fria, Santa Fe, NM 87501	sue.welsh@hwytrustline.org
<input type="checkbox"/>	6		
<input type="checkbox"/>	7		
<input type="checkbox"/>	8		
<input type="checkbox"/>	9		
<input type="checkbox"/>	10		
<input type="checkbox"/>	11		
<input type="checkbox"/>	12		

For City use: I hereby certify that the ENN meeting for the above named project took place at the time and place indicated.

Zach Thomas [Signature] 11-16-15
Printed Name of City Staff in Attendance Signature of City Staff in Attendance Date

This sign-in sheet is public record and shall not be used for commercial purposes.

City of Santa Fe, New Mexico

Planning Commission

Exhibit E

- 1. Application Materials**
- 2. Development Plan**
- 3. A Summary Subdivision Plat Prepared
For Las Soleras Center, LLC**



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

915 MERCER STREET * SANTA FE, NEW MEXICO 87505

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

jim@jwsiebert.com

November 30, 2015

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

Re: Low Income Housing Tax Credit (LIHTC) project at Las Soleras

Dear Mr. Smith

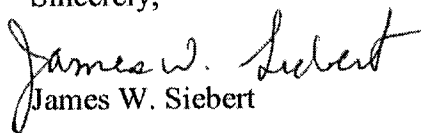
As representative for the Pulte Group I am submitting an application for the LIHTC located within Tract 9-A of the Las Soleras development. The following items are submitted with this letter of application:

- Check in the amount of \$15,000 for the preliminary plat development review fee for 76,189 square feet of building with a value of \$7,155,670 at \$93.92 a square foot.
- 6 sets of the plan set in a 24"x36" format, consisting of 5 sheets
- Tract 9A-1 approved by the Planning Commission, not yet recorded
- Completed application form, signed by developers of Las Soleras
- Disc containing the plan set.
- Report prepared by Terry Brown, PE on traffic generation and comparative analysis to 2010 traffic study.

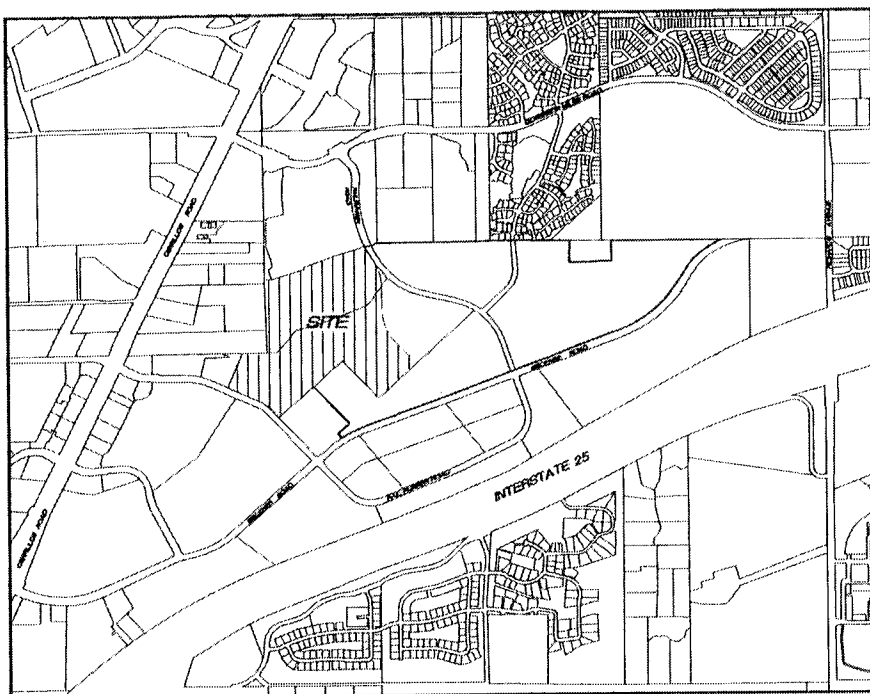
Greg Smith
LIHTC
November 30, 2015
Page Two of Two

Please schedule this application for the January 7, 2016 Planning Commission meeting.

Sincerely,


James W. Siebert

Xc: Garret Price
Kevin Patton
Skip Skarsgard
Sharron Welsh
Ron Witherspoon
Zach Thomas



VICINITY MAP
Not To Scale

GENERAL NOTES

1. BEARINGS ARE GRID AND BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).
2. DISTANCES ARE GROUND. TO CONVERT TO GRID DISTANCES, MULTIPLY BY CORRECTION FACTOR OF 0.99958460.
3. DISTANCES ALONG CURVED LINES ARE ARC LENGTHS.
4. RECORD PLAT OR DEED BEARINGS AND DISTANCES, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESES ().
5. ALL CORNERS FOUND IN PLACE AND HELD WERE TAGGED WITH A BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERWISE INDICATED HEREON.
6. ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH CAP STAMPED "HUGG L.S. 9750" OR A CONCRETE NAIL WITH BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERWISE INDICATED HEREON.

CITY OF SANTA FE NOTES AND CONDITIONS

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ALL PREVIOUS CONDITIONS OF APPROVAL FOR LAS SOLERAS MASTER PLAN APPLY, REFER TO CASE NUMBERS: 2008-27, 2008-28, 2008-11 AND 2008-15, EXCEPT THOSE CONDITIONS WHICH WERE SUPERCEDED BY CITY COUNCIL ACTION ON SEPTEMBER 9, 2015.
4. SHALL MEET THE CITY'S PARK DEDICATION REQUIREMENTS BY DEDICATING PARK LAND AND LANDS FOR TRAILS AS GENERALLY SHOWN ON THE AMENDED MASTER PLAN.
5. EACH LOT SHALL BE SERVED WITH SEPARATE SEWER AND WATER SERVICES.
6. THESE LOTS SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE (IFC) 2009 EDITION.
7. WASTEWATER USE CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.
8. NO FENCES, WALLS OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS.
9. NO WALLS, FENCES OR OTHER STRUCTURES THAT WOULD IMPED DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
10. AN ADA INSPECTION SHALL BE CONDUCTED PRIOR TO APPROVAL OF THE SUBDIVISION INFRASTRUCTURE. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
11. ALL FIRE DEPARTMENT ACCESS SHALL BE NO GREATER THAN 10% GRADE THROUGHOUT AND MAINTAIN 20' MINIMUM WIDTH. FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20 FEET IN WIDTH TO ANY NEW CONSTRUCTION.
12. SHALL MEET DRIVEWAY REQUIREMENTS AS PER INTERNATIONAL FIRE CODE (IFC).
13. FIRE DEPARTMENT SHALL HAVE 150 FOOT DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION.
14. SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER INTERNATIONAL FIRE CODE (IFC) OR INSTALL AN AUTOMATIC SPRINKLER SYSTEM.

SURVEYORS CERTIFICATION

I, RUSS P. HUGG, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 9750, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT SHOWS ALL EASEMENTS OF RECORD WHICH APPEAR ON THE PLAT OF RECORD; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RUSS P. HUGG NMPS NO. 9750
SEPTEMBER 24, 2015

SUMMARY COMMITTEE APPROVAL

APPROVED BY THE SUMMARY COMMITTEE
SEPTEMBER 24, 2015

SUMMARY COMMITTEE CHAIR

SUMMARY COMMITTEE SECRETARY

CITY OF SANTA FE APPROVAL

CITY ENGINEER FOR LAND USE

CITY PLANNER

SANTA FE COUNTY TREASURER

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF TRACTS 9-A AND 12B-1 OF LAS SOLERAS LOT LINE ADJUSTMENT PLAT PREPARED BY RUSS P. HUGG NMPS NUM. THE DAY OF 2015 IN P OFFICE.

SAID PARCEL CONTAINS 52.1770 ACRES, ±

DEDICATION AND AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS THAT HEREON THIS SAID REPLAT IS MADE WITH THE REPLAT CONTAINS 52.1770 ACRES, MORE OR LESS, CITY OF SANTA FE, NM.

THERE ARE NO NEW EASEMENTS BEING CREATED AS

SUBMITTER AGREEMENT

PROPERTY OWNER(S) HEREBY AGREE THAT ALL SR WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL. THE ROSS'S PARK RESIDENTIAL HOMEOWNERS ASSOCIATION HEREBY GRANTED THE FOLLOWING: (1) ACCESS MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAY FUNCTIONAL CAPACITY OF THE DRAINAGE INFRASTRUCTURE ASSOCIATED WITH SUCH WORK. BY SIGNATURE, AN AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH

EASEMENTS SHALL BE BINDING UPON THE UNDERSIGNED. THE SAID SUMMARY SUBDIVISION PLAT IS MADE IN REPLAT LIES WITHIN THE PLATING JURISDICTION OF

OWNER(S)

LAS SOLERAS CENTER, LLC (TRACT B)

GORDAN L. SKARSGAARD, MANAGING MEMBER

JOHN MAHONEY, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF NEW MEXICO JSS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GORDON L. SKARSGAARD, MAJ SOLERAS CENTER, LLC, THIS DAY OF 2015.

NOTARY PUBLIC: MY COMMISSION EXPIRES

ACKNOWLEDGEMENT

STATE OF NEW MEXICO JSS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN MAHONEY, MANAGING SOLERAS CENTER, LLC, THIS DAY OF 2015.

NOTARY PUBLIC: MY COMMISSION EXPIRES

SECTION 7
SECTION 18

TRACT 12A
LAS SOLERAS OESTE LTD., CO AND
ROSS'S PEAK HOLDING LTD. CO.
LOT SPLIT SURVEY PLAT

Filed May 6, 2015 in Plat Book 772, pages 59 and 39
NOT PART OF THIS PLAT

N/F CANVASBACK CORPORATION
NO INSTRUMENT # 1361/044
PLAT 237/006

N/F WORCESTER
FANNIE B. FRANK TRUST
NO INSTRUMENT # 1452/304
PLAT 235/028

N/F RUTLEDGE
NO INSTRUMENT # 990/222

N/F PAN AM HOLDINGS, LLC
NO INSTRUMENT # 714/14-25

LINE	LENGTH	BEARING
L1	77.71	N68°41'59"E
L2	27.81	N16°53'03"W
L3	27.00	N6°34'24"E
L4	235.04	S80°14'43"E
L5	107.15	S91°32'46"E
L6	141.55	N4°22'48"W
L7	122.50	N89°39'14"E
L8	156.40	N89°45'17"E

TRACT 12B-1A
21.6819 Ac.

TRACT 12B-1

TRACT 9
4.5026 Ac.
AFFORDABLE HOUSING

TRACT 9-A-1
25.9925 Ac.

TRACT 9-A
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
Filed 2015 in Plat Book Pages

TRACT 11-B
LAS SOLERAS
LOT LINE ADJUSTMENT
Filed 2015 in Plat Book Pages

TRACT 10
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plat Book 714, pages 14-26

City of Santa Fe, New Mexico

memo

DATE: January 7 for the January 7, 2016 Meeting

TO: Planning Commission

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

FROM: Noah Berke, Senior Planner, Current Planning Division

Case #2015-116. Pulte SFHP Preliminary Development Plan. James W. Siebert & Associates, agent for the Pulte Group requests approval of a Preliminary Development Plan for the construction of an 87 unit affordable housing development on Tract 9-A-2 within the Las Soleras Master Plan. The 4.5 acre parcel is zoned R-21 (Residential – 21 units per acre) (Noah Berke, Case Manager)

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** subject to conditions of approval as outlined in Exhibit B and including the following additional conditions of approval:

1. Prior to application for the final development plan City Land Use, Parks and Recreation, Fire Marshal and Traffic Division shall agree on the shared access to the affordable lot and the regional park.
2. The final development plan application shall include a right-of-way dedication plat for dedication of Railrunner Court.
3. The final development plan application shall include complete plans for the construction of Railrunner Court.
4. Prior to application for the final development plan, the applicant shall obtain approval by the City Manager and Governing Body for the affordable housing agreement for the Pulte Subdivision. The affordable housing agreement shall be executed prior to the recording of the final development plan for the Pulte SFHP development plan.

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