



# Agenda

## AMENDED

**PLANNING COMMISSION**  
**Thursday, March 3, 2016 - 6:00pm**  
**Coronado Room**  
**Santa Fe Community Convention Center**  
**201 West Marcy Street**

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

**MINUTES: February 4, 2016**

### **FINDINGS/CONCLUSIONS:**

**Case #2015-124. Pacheco Courtyard Development Plan and Variance.**

- E. OLD BUSINESS**
- F. NEW BUSINESS**

1. **Capital Improvement Plan Process and 2015-20 CIP.** *Presentation on changes to the CIP process and on the 2015-20 CIP. (Oscar Rodriguez, Finance Director)*
2. **Case #2016-02. 3760 Buffalo Grass Preliminary Subdivision Plat.** Santa Fe Planning Group, Inc., agent for Buffalo Grass, LLC, requests approval of a preliminary subdivision plat to divide 1.193 acres into five +/- .24 acre lots. The property is located at the southeast corner of Airport Road and Buffalo Grass Road. The property is zoned Mixed Use (MU), and is located in the Airport Road Overlay zone. (Katherine Mortimer, Case Manager)
3. **Case #2016-03. Vista Serena, Tract 49 Tierra Contenta, Final Subdivision Plat.** Oralynn Guerrerortiz of Design Engenuity, LLC, agent for Homewise, Inc., requests final subdivision plat and development plan approval for 50 lots on 12.7± acres. The site is located on Tract 49 in 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). (Donna Wynant, Case Manager)
4. **Case #2016-04. Estancias de Las Soleras Unit 1C Final Subdivision Plat.** James W. Siebert & Associates, agent for the Pulte Group, requests approval of a Final Subdivision Plat for 67 lots located on 25.86 acres on Tract 11A in the Los Soleras Master Plan. The property is zoned R-6 (Residential – 6 units per acre). The plat is the final unit of Phase 1 of the overall Pulte residential development. (Donna Wynant, Case Manager)

5. **Case #2016-06. 1503 Cerros Altos Terrain Management Variance.** Sommer, Karnes and Associates, LLP, agent for Julie Silverstein Trust and the Kim M. Colweck Trust, requests a variance to the Terrain Management Regulations (Subsection 14-8.2(D)(3)(b)) to construct a single family residence. The applicant is requesting a variance to have more than one-half of the building footprint in natural slopes of greater than 20%. The property contains both Foothills and Ridgetop Subdistricts of the Escarpment Overlay Zone. The property is 4.337 acres and is zoned R-1 (Residential – 1 unit per acre). (Katherine Mortimer, Case Manager)

## **G. STAFF COMMUNICATIONS**

## **H. MATTERS FROM THE COMMISSION**

## **I. 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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**SUMMARY INDEX**  
**PLANNING COMMISSION**  
March 3, 2016

<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>PAGE(S)</b>
A. Roll Call	Quorum Present	1
B. Pledge of Allegiance	Recited	
C. Approval of Agenda	Approved as published	2
D. Approval of Minutes & Findings and Conclusions Minutes: February 4, 2016	Approved as amended	2
Findings of Fact & Conclusions of Law • Case #2015-124. Pacheco Courtyard Development Plan and Variance	Approved as presented	2
E. Old Business	None	2
F. New Business		
1. CIP Process and 2015-20 CIP	Reported by Mr. Rodriguez	2-6
2. <u>Case #2016-02</u> . 3760 Buffalo Grass Preliminary Subdivision Plat	Approved	6-11
3. <u>Case #2016-03</u> . Vista Serena, Tract 49 Tierra Contenta, Final Subdivision Plat	Approved	11-16
4. <u>Case #2016-04</u> . Estancias de Las Soleras Unit 1C Final Subdivision Plat	Approved	16-27
5. <u>Case #2016-06</u> . 1503 Cerros Altos Terrain Management Variance	Approved	28-30
G. Staff Communications	Discussion	30
H. Matters from the Commission	Discussion	30-31
I. Adjournment	Adjourned at 9:45 p.m.	31

PLANNING COMMISSION  
Thursday, March 3, 2016 - 6:00pm  
Pojoaque/Nambé/Ohkay Rooms  
Santa Fe Community Convention Center  
201 West Marcy Street

**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 6:00 p.m. in the Pojoaque/Nambé/Ohkay Rooms at the Santa Fe Community Convention Center, 201 West Marcy Street.

**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 John B. Hiatt  
Commissioner Stephen Hochberg  
Commissioner Mark Hogan  
Commissioner Piper Kapin  
Commissioner Sarah Cottrell Propst

**Members Absent**

Commissioner Justin Greene [excused]

**OTHERS PRESENT:**

Mr. Greg Smith, Current Planning Division Director and Staff Liaison  
Mr. Noah Berke, Current Planning Division, Senior Planner  
Ms. Katherine Mortimer, Current Planning Division Case Manager  
Ms. Donna Wynant, Current Planning Division, Case Manager  
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. APPROVAL OF AGENDA**

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

## **D. APPROVAL OF MINUTES AND FINDINGS OF FACT**

### **1. MINUTES: February 4, 2016**

Commissioner Hiatt had three minor typos which he provided to the Stenographer.

Commissioner Hiatt moved to approve the minutes of February 4, 2016 as amended.

Commissioner Gutierrez asked for a correction on page 17, third sentence from the bottom, where it should say, "Mr. Romero said only in Española" rather than Commissioner Gutierrez.

Commissioner Kapin seconded the motion and it passed by unanimous voice vote.

### **2. Findings of Fact and Conclusions of Law**

- **Case #2015-124. Pacheco Courtyard Development Plan and Variance**

Commissioner Kapin moved to approve the Findings of Fact and Conclusions of Law for Case #2015-124 - Pacheco Courtyard Development Plan and Variance, as presented. Commissioner Hiatt seconded the motion and it passed by unanimous voice vote.

## **E. OLD BUSINESS**

There was no Old Business.

## **F. NEW BUSINESS**

**1. Capital Improvement Plan Process and 2015-20 CIP. Presentation on changes to the CIP process and on the 2015-20 CIP. (Oscar Rodriguez, Finance Director)**

Mr. Rodriguez said he didn't have too much of a presentation. He said what the Commissioners have in front of them is the five-year Capital Improvement Plan (CIP) [attached as Exhibit 1]. It is a list of all the capital projects the city intends to do in the next five years. These are all projects for which there is funding. If the project does not appear in this list, there is no funding for it. With this planning document, the city ties together planning objectives and financial resources all in one, so that we can proceed in an orderly fashion. The City has never had this before. Up until now, capital projects were approved during the course of the year. It shows the source of the funding and when the projects will be started.

Mr. Rodriguez acknowledged it is a humble beginning because it was the first time the City tried to do this. Over time, this exercise will be done every year and they expect it to be better information and more accurately reflect the priorities that the community has for the City. Page 2 shows what the City expects to spend each year on capital projects for the next five years. This year, the total is about \$67 million and then drop significantly for the next year to \$27 million total. Then it starts going up there after. The large amount in 2016 – 2017 is because City intends to issue bonds to pay for some of these projects.

Page 3 shows how the projects are organized by different areas, not by department necessarily. So everything for the airport are together and projects related to drainage are lumped together, etc. he pointed out that operation and maintenance, which has typically been included in capital expenditures, here shows a zero amount. That is because the City will no longer use capital resources for operation and maintenance after this year. In the present year, the total for operation and maintenance is \$6.6 million. That is part of the \$15 million deficit presently.

This process will be an annual cycle, updated every year so the five years keeps rolling forward and the Governing Board will approve this alongside the operating budget so it is very clear what will get done in the next five years.

Chair Kadlubek thanked Mr. Rodriguez for his presentation

Commissioner Propst stated for the record that she was very pleased with this improvement at the airport, being a frequent flyer. She said she loved flying in and out of this airport. It is important to have a professional airport here and not have to drive to Albuquerque.

Commissioner Hiatt also appreciated it. He was particularly interested in the technology section in the Land Use Department. He saw two items in the list, one of which is modernization. He asked what would be modernized and how it would help the Planning Commission.

Ms. Lisa Martínez said this is a high priority project for the City. It comes in a couple of different phases. The City started out by looking at replacing the financial accounting system, known as J. D. Edwards system. Cindy realized that there were so many pieces that integrate with what is done at the Land Use Department - things related to business licensing, for example. So they discussed making what is

done at the Land Use Department and Community Development a part of the RFP process. There were some funds allocated through bond money a few years ago and we were able to utilize those toward hiring a consultant who was helping with the accounting RFP. Right now, we are receiving proposals for the system. It will be used to help streamline all of the processes from planning cases that come forward to the way they look at permitting and planning and will enable the City to do electronic permits online. The intention is to streamline everything that we do. Over the last few months, all of the business processes of the City have been evaluated and hopefully cleanup the way the city does business now and make it much easier for developers and contractors.

The deadline for receiving proposals was last Friday and received three as of today. They intend to make a selection within the next couple of weeks and the Land Use component will be part of phase 2. That means it would be implemented next July, 2017.

Chair Kadlubek asked if the priorities were coming out of the various departments and then being compiled or, how they got to this list.

Mr. Rodriguez agreed that was how to be - basically an internal exercise to catalog all the existing capital projects going on, and then the ones that seem to be in the pipeline for the future. Over time, this becomes the place for all plans to be listed and for the decisions to be made by the Council.

Chair Kadlubek recommended having a narrative attached to it that would help the public understand it. That would help the public understand what the intentions of the Governing Body are rather than a spreadsheet of a bunch of numbers. Also, a cover sheet would be helpful to introduce what is being shown and where the City is moving. He was very happy that this is happening. He also thanked Mr. Rodriguez for putting his foot down and not draw operating expenses from these capital funds anymore. It is the right step and needed to happen at some point.

Commissioner Abeyta agreed that the coversheet is a great idea and it should include language that explains how bonds get paid back. That would help the public understand why the city is building projects when it has a \$15 deficit. They don't understand that it is two separate pots of money and one does not necessarily affect the other. Often the employees themselves are confused about that.

Commissioner Hogan asked what the strategy is for the unfunded project needs. Those were listed on the back page. He asked if they were there just for looking for opportunities for funding.

Mr. Rodriguez agreed that was the reason. They were identified as priorities for which there is no money. So they are just there in case some opportunity arises. Perhaps that would be the link to ICIP that is presented to the legislature each year. They are there only for information.

Commissioner Hogan asked if any of them have been developed at all in terms of the shovel ready.

Mr. Rodriguez said the ones that are in the closer years have an objective to be shovel ready. That is so we never had an occasion to issue bonds and not have the projects ready to be built. The design and

pre-construction work can all be addressed well in sight of the project. The City Council recently passed a financial policy that the preconstruction work will be paid by cash so that only the construction work will be funded with capital resources.

Commissioner Hogan asked if there is a requirement for a fiscal impact report on these projects.

Mr. Rodriguez replied that it was not at this stage but as we get better at it, that will be part. However, they will have a much better description of each project with where the funds are coming from.

Commissioner Kapin was grateful that they would be able to see the use going forward. She knew a little bit from the technology considered at the CBQL. This technology will be able to help departments forecast their future work. It will also allow intercommunication among the departments. It gives an opportunity to bundle things together and better coordinate that work.

Chair Kadlubek recalled also recommendations coming out of CBQL regarding open-source software and to consider the idea among cities, counties and states throughout the country working together. It means when proposals are received, that the City talk with the developers of the software to consider creating the software as open source. The benefit there is that Santa Fe's processes are no different than any other city around the country. Maybe we would take on the brunt of the cost of that software. But in that software becomes free and available for use by other cities that has a similar system. The domino effect of savings across the country when people buy into it, then other cities could do it and Santa Fe could jump on board of the open software. This is a trend that is happening elsewhere except in government, mainly because governments are a vulnerable and gullible client, in that the money is there and end up writing the check for the proprietary software.

Ultimately, open-source software billions of dollars just by having cities cooperating with each other.

Ms. Martinez said in response that last year she and other staff visited Clark County in Las Vegas Nevada and had, not only a tour of their facility, but their department staff were very gracious and willing to show us their software and the programs that they use and how it works among all of their departments. She said they kept saying as those things were shown to them that it is exactly what our city needs. We have about 16 individuals in their IT department that managed their program and continue to develop new items for them. What they come up with is really brilliant and speaks to what Chair Kadlubek is talking about. So they are certainly looking into those options. It would save a lot of money and if someone had already invented the wheel, the City didn't need to invent it again. She will be doing more research on it.

Commissioner Gutierrez asked Mr. Rodriguez what items he was successful with from the wish list this past session.

Mr. Rodriguez understood almost all of the appropriation went to the airport. The biggest piece was the airport and only three much smaller pieces going on elsewhere. So the highest priority wish was fulfilled.

Commissioner Kapin didn't want to get into too many details but pointed out one glaring one – on roadways and streets with \$14 million. She asked what was happening there.

Mr. Rodriguez said the bonding capacity is limited so there is not much happening until 2017. That's when it starts building back again. Next year, the entire capital program will go to about 40% of what it is this year. It will be a big drop.

Commissioner Hochberg thanked Mr. Rodriguez for coming to the meeting. His silence was approval.

- 2. Case #2016-02. 3760 Buffalo Grass Preliminary Subdivision Plat** Santa Fe Planning Group, Inc., agent for Buffalo Grass, LLC, requests approval of a preliminary subdivision plat to divide 1.193 acres into five  $\pm$ .24 acre lots. The property is located at the southeast corner of Airport Road and Buffalo Grass Road. The property is zoned Mixed Use (MU), and is located in the Airport Road Overlay zone. (Katherine Mortimer, Case Manager)

#### Staff Report

Ms. Mortimer presented the staff report for this case. The report is incorporated herewith to these minutes as Exhibit 2. Please refer to Exhibit 2 for details concerning this report. She noted a handout at the meeting regarding final comments from the Traffic Engineering Department which were left off of the staff conditions of approval. Staff recommended approval of the Preliminary Subdivision Plat with the conditions included in Appendix A as well as those from the handout.

#### Applicant's Presentation

Mr. Scott Hess, Santa Fe Planning Group, 109 St. Francis, was sworn. He thanked the Planning Commission for allowing him to say a few words about the project. First, he said they agree with the conditions in the staff report. It is a very detailed report for this simple, straightforward project. This project had received previous approval and the time expired for the development plan. They plan for five on-acre parcels so the land is simply divided into five residential lots. Zoning is mixed use. However, when going forward with residential, it does not have to have a commercial component. But when going forward with commercial development, it is required to have a residential component. With residential, up to 12 dwelling units per acre is allowed. But he is only asking for 5 per acre.

In the Staff Report, there was a concern regarding the concern that someone could come in with commercial. He explained that the intention is to go forward with residential. There are commercial lots around and the owner has no desire<sup>44</sup> to do anything other than residential. However, he believed Staff could not stop non-residential uses from going forward on the project. He had mentioned a condition of approval that no uses other than residential would be allowed on the site. He found that condition was not permitted. But he did have a condition of approval to place on the plat so everyone is aware, that a non-residential use could theoretically be permitted on the site.

He pointed out that the area is very diverse with S-1 across the street, R-29 across the street and R-12 not far away. Their intention was to keep this site very light. They did not want to develop any high-density project. So it is a simple and straightforward subdivision. He stood for questions.

### Public Comment

Chair Kadlubek asked if anyone in the public wished to speak on this case.

There were no speakers from the public regarding this case. Chair Kadlubek closed the public portion of this case.

### Questions to the Applicant

Commissioner Propst referred to page six of the Staff Report and asked if a parking condition was listed. At the bottom of page 7, it said, "Because no curbside parking will be provided, lot sizes would limit the amount of off-street parking that can be provided. Land Use Staff recommends a condition of approval to direct the subdivider to provide a plan to address the parking at the final plat phase." She didn't see it in the list of approvals in the memo.

Ms. Mortimer agreed. That is a good catch. So that should also be added as a condition of approval. That would be the recommendation of Staff.

Commissioner Propst said the condition of approval would be to direct the subdivider to provide a plan for visitor parking at the final plat phase.

Commissioner Kapin followed up with another condition and referred to page 5 of 7 in the report to Staff analysis #2 where it says, "with conditions of approval recommended above." She wondered which conditions that statement references.

Ms. Mortimer said that was a remnant from a previous draft she used and it should say "the conditions of approval in Appendix A." She clarified that there are no conditions regarding flood zones and public health. It is a flat site. The project already complies with that criterion so no conditions of approval are needed specific to that criterion.

Commissioner Hochberg asked if those new conditions are acceptable to the applicant.

The Applicant said he heard there was a condition related to having a parking plan in the next submittal (final plat) and that is acceptable. And regarding the letter from the Traffic Engineer to have sight triangles shown on the plan was acceptable as well.



Action of the Commission

**Commissioner Hiatt moved to approve the preliminary subdivision plan in Case 2016-02 with conditions of approval found in Appendix A and visitor parking. Commissioner Gutierrez seconded the motion.**

Ms. Mortimer asked that the motion include the sight triangles also.

**Commissioner Hiatt added the requirement for sight triangles to be shown on the plan. Commissioner Gutierrez accepted that also.**

Chair Kadlubek said he had a couple of questions to better understand mixed use zoning since this is the first case he had come across with mixed use zoning. It does seem that mixed use zoning does have a certain intent behind it. That intent is listed as A through F. It is unfortunate that mixed use zoning does allow for residential and single-family dwellings to exist. It just seems like a situation here where we are taking something in the mixed use zone, ignoring all the intent of the mixed use as listed here. This development does not go along with any of those intentions.

He asked if the Commission has any place to be able to uphold this intention of mixed use.

Mr. Smith said he would concur. The airport overlay did contemplate a different use as well as the commercial and mixed-use standards. But the Staff have recommended approval of this application because it does comply with the letter of the law. He would defer to the applicants to justify their rationale for choosing only residential in light of what could be considered a higher and better use. With regard to the scope of the Commission's authority, he would defer to the City Attorney and whether the Commission would have the authority to deny the application on that basis.

Chair Kadlubek said an alternative would be the Commission's ability to amend mixed use zoning to eliminate the ability for somebody to just create some more single-family dwellings in a mixed use zone and how that process would be accomplished.

Mr. Smith said Staff, in working with the River trails corridor working group, has identified the need for modifications to the mixed-use district to address various policy issues that were raised in their planning effort. It is likely, when that work is completed, that the City Staff will be back in front of the Council with amendments to the mixed-use zone and they will keep this comment in mind in their analysis.

Chair Kadlubek clarified that he was not referring to this particular development because it does meet the letter of the law. It is more what the mixed-use allows for. But he did think the Commission should have a discussion on Chapter 14-7.5, regarding the 500 sq. ft. per acre of development for open space. It says that policy is only for developments that are not solely residential. If it says 500 square feet is required, then the Commission should stick with that. It was not intended for single-family lot divisions. It was intended for mixed-use zoning. So he wondered where we got that conclusion.

Mr. Smith said it was likely that the developer would exceed that minimum requirement several times. It was a conflict between the mixed-use standards and the single-family subdivision proposal.

Commissioner Hochberg thought he heard that a supermarket is proposed directly across the street from the proposed site. So in reality, there is mixed-use in this area.

Mr. Smith agreed, there is a whole variety of nonresidential uses up and down Airport Road on both sides, including some strip malls, grocery stores, etc.

Commissioner Hochberg asked if the applicant is correct when the state "that they are using a" light footprint and they would have been entitled to even more houses on this tract."

Mr. Smith agreed. As noted in the Staff's report, their intent was to create just one house on each lot and it would be possible for them to go to a duplex on each of these lots under the current zoning.

Commissioner Gutierrez asked the applicant why, given the intense commercial development on Airport Road, they decided to go with single-family detached houses on this property.

The Applicant said he started off his presentation, indicating that the area had a variety of zoning. Across the street is SC-1, which is shopping Center. There is not a grocery store across the street. There is also C-1 zoning, R-12, R-29. So the whole area is mixed-use. In the original development plan for the area this parcel was to be a foundry by Mr. Del Weston. So at one time, the whole site was planned as more of a mixed-use project. That development plan had expired. So his intent was to come in with a single-family residential because there is a market for single-family residential use of that location. He thought it would be a good use at that location with a light footprint on it. It is not a big piece of land here that we are dealing with.

Commissioner Gutierrez thanked him. He asked what is the biggest allowable footprint on this subdivision.

Someone answered, up to 1000 sq. ft.

Mr. Smith pointed out that there is a relatively high lot coverage ratio permitted in the mixed-use district. It could be as much as 6,000 sq. ft. on this 8,000 sq. ft. lot.

Commissioner Gutierrez suggested that in the future, if they decided not to build single-family units, that it could become a 6,000 sq. ft. three-story building.

Mr. Smith opined that it was unlikely they could reach a three-story height, but it could be two stories in height. Some of the lots could reach the 35-foot-high limit and others would be just two-story.

Commissioner Abeyta noted that they are not requesting that the zoning be changed. So the two lots might be adjacent to Airport Road and they could decide that perhaps a commercial use would be more appropriate for a better market for that. They could always come in and do that. So it would not change the mixed-use zoning to approve this.

Ms. Mortimer agreed. One of the two lots along Airport Road is also along Buffalo Grass. And that one had the portion contiguous with residential use. So it would have a 40% residential requirement of lot coverage. The other one would have a 20%, so they would have to have some residential in them.

Commissioner Abeyta said there is an existing land use patterns along that area of Airport Road. He was surprised to find that there are a lot of residential homes on larger lots in this area. So it fits a pattern that is already there and he could see why there is a market for. But unless you enter behind Airport Road, like from the Tierra Contenta Subdivision, you don't realize that all of those homes are back there on the larger lots. That is why he seconded the motion to approve.

Chair Kadlubek saw an inconsistency here between the conditions of approval with regard to the notes to be added to the subdivision plat on page 8, where one of the conditions is for 250 sq. ft. of open space per dwelling unit. On the Staff memo, exhibit E-1 where it shows a minimum of 500 square feet.

Ms. Mortimer replied that the landscape reviewer reviewed for landscape requirements. In further review they found that the 500 minimum did not apply to the development of 100% residential single-family use. So the Case Manager (Ms. Mortimer) wrote them as a direct quote. That is a requirement of the code. She was trying to make it clear that it applied also to a guest house or multiple units so that when someone else comes in and looking at the flat and figuring out what they could develop would have some guidance.

Chair Kadlubek reasoned that the 500 square feet requirement doesn't apply.

Ms. Mortimer agreed.

Chair Kadlubek said the code doesn't say that the 500 sq. ft. minimum does not apply when it's totally residential.

Ms. Mortimer agreed. Her understanding was that the creation of the mixed-use zone anticipated a greater desire to build commercial and it needed a minimum requirement of residential and no one conceived at that time of the kind of development that was going to be a 100% residential. That was written long ago when developments were very different than they are now. So that is one of the issues that staff is being asked to consider in the amendment.

Commissioner Kapin asked if the front two lots were brought back for commercial development, if it would trigger the 500 sq. ft. open space requirement. She asked if any designation made now would affect this approval.

Ms. Mortimer agreed it would trigger that requirement. It would also trigger parking and several other items, as well.

Commissioner Hogan commented on the awkwardness of the zoning actuation because he was hearing it would be entirely possible to have a single-story, standalone residential house on one lot and on the next lot, it could be a much more intensive use development. So there could be a whole variety of different things all on this small cul-de-sac.

Ms. Mortimer affirmed that his assumption was correct. If they decided to develop commercially, they would have additional requirements. For these lots, the intensity of possible development is not that great. It is greater than a home occupation but not much more.

Commissioner Kapin wanted to make sure the conclusion on page 7 makes it onto the list of conditions - - the notice to potential buyers.

Ms. Mortimer said it was on the list at 8 2 B at the very end. She appreciated the catches by the Commission.

Commissioner Abeyta asked for a roll call vote.

**The motion was approved on a unanimous roll call vote with Commissioner Hogan, Commissioner Hochberg, Commissioner Gutierrez, Commissioner Kapin, Commissioner Abeyta, Commissioner Propst, Commissioner Hiatt and Chair Kadlubek voting in favor and none voting against.**

- 3. Case #2016-03. Vista Serena, Tract 49 Tierra Contenta, Final Subdivision Plat.** Orallynn Guerrerortiz of Design Enginuity, LLC, agent for Homewise, Inc., requests final subdivision plat and development plan approval for 50 lots on 12.7± acres. The site is located on Tract 49 in 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). (Donna Wynant, Case Manager)

Commissioner Hiatt notified the Commission and the public that he had a potential conflict of interest because he sits on the board of Tierra Contenta. But he did not remember this case coming before that board. So he thought he could participate without bias.

Mr. Shandler said he had complied with the disclosure required by the city and could participate without objection.

#### Staff Report

Ms. Wynant presented the staff report for Case #2016-03. The report is incorporated herewith to these minutes as Exhibit 3. Please refer to Exhibit 3 for details concerning this report. She reminded the Commission that they had approved the preliminary subdivision plat on January 7, 2016. The applicant has addressed the issue of having sidewalks on both sides of the street except where there is open space and where there are no homes. Staff is in agreement with the final subdivision plat which is in substantial compliance with the preliminary subdivision plat.

Ms. Wynant did include in the packet a copy of chapter 5 of the Tierra Content design standards for reference. The applicant has provided steps down to the open space but not a connection from the private street at the north east corner of the development to Plaza Central.

#### Applicant's Presentation

Ms. Oralynn Guerrerortiz, PO Box 2758, Santa Fe, was sworn. She introduced herself as from Design Enginuity and had Mr. Bryan Anderson from Homewise and James Hicks, Executive Director of Tierra Contenta. The project is in the southwest part of Tierra Contenta and we are developing tract 49. She described the parcel and mentioned that it has a large stockpile of dirt presently. The property to the north is Plaza Central, which in the future will continue to the south and connect to Jaguar Drive and SWAN Park.

The development plan is in the packet. The plan is for a 50 lot subdivision, created in two phases with 33 lots in one phase and 17 in the other. 32% of the project will be sold under the Tierra Contenta Affordable Housing program. All lots are at least 4,000 square feet in size.

She focused on the issues raised at the last meeting. She displayed the Tierra Contenta master Plan on the screen. She homed in on the western end which is Tract 49. Last time she came, they only had five walks on one side of the road and heard clearly that was objectionable, especially where houses were located. So they put sidewalks on both sides of the street everywhere except for the cul-de-sac where there are no houses. She pointed out an error in the site plan where some of the sidewalks didn't get colored correctly.

The reason the cul-de-sac doesn't have sidewalk is because it has a very steep drop off and not a good location for children to play. It also allowed them to save some money.

She reminded the Commission that they asked how many cars they could park in this project. Under the design standards, is only 100 but they actually have 197. The spaces are 18' long and didn't put them close together. She got 22 on the street or a total of 197. In the project.

Staff had asked her to identify which homes would be on lot lines. They could fit within the 4,000 square foot lots where they had zero lot lines. But at this point, she didn't think they would have any. Every home would have 5' setbacks on both sides.

At the main access intersection into the project area, the road is already built and plans already approved. But the plans did not include a cross walk or pedestrian access signs. So they will install those to make it safer. Every corner is already built and every ramp is already in. but they will build cross walks to connect the dots and make clear where pedestrians will cross there.

The biggest change was from what the Fire Marshal brought up. He had them enlarge a road for fire access for better access to the back of the lot. Commissioner Abeyta wanted them to design the common driveways so when people backed up they would not encroach on private property. So they designed it to meet that condition. They will also have no parking – fire lane signs where the fire lanes are located.

Along Plaza Central, there was concern about the wall they were going to build. They reconsidered that to avoid in tunnel effect. Now it is a combination of coyote and stuccoed pilasters and added a lot more landscaping with trees and bushes and ground cover. Coyote is less likely to get graffiti and would soften things. It will be at 5' in height because some houses have a back yard right there. The sidewalks are high relative to the houses. They put a lot of thought into the changes.

A Commissioner asked them for an estimate on water to stabilize the slopes. They have chosen to use a product from Plants of the Southwest called, "Dry Land Blend." It uses a native grass seed that does well with 12" of water or less and over the seeding, they will put a cocoanut mat that will last three years and works as a mulch so it won't use much water but in a drought, could add as much as six inches per year.

That would add 48,000 gallons per year for two years at most. She asked Commissioners to go by the one they did on Old Las Vegas Highway that looks like a beautiful meadow.

One Commissioner had asked that she consider six-foot wide sidewalks along Plaza Central and they decided not to do that. The entire span of Plaza Central has already been approved by the former Planning Commission with five-foot sidewalks. Most of the adjacent roadway has already been constructed. And those roads are now owned by the City.

In conclusions, she respectfully requested the final approval and agreed with all staff conditions.

#### Public Comment

Chair Kadlubek opened the public hearing.

Mr. James Hicks, Executive Director of Tierra Contenta, and member of the Architectural Review Committee, was sworn. He noted that the Architectural Review Committee (ARC) reviewed this project over several meetings and approved the design, based on the Tierra Contenta Design Standards, which are different from the City Code. He showed the Commission the Fifth Version of those design standards (a large book). Those Design Standards were approved by the Planning Commission in January, 2011. The previous versions went back to 1995. This project falls under the definition of a local street in the design guidelines. Thus, the five-foot sidewalk meets the design criteria. He offered to make a copy of the design standards available, should the Commission want them. He noted that there will be other subdivisions of Tierra Contenta coming forward in the near future. The Commission will also be looking at Phase 3

standards for Tierra Contenta.

Chair Kadlubek asked if the ARC is a City committee.

Mr. Hicks explained that it is a committee of the Tierra Contenta nonprofit organization, Tierra Contenta Corporation. Three of the Board members are on the ARC, an architect, a planner, and a member of City Staff, as well.

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

#### Questions to the Applicant

Commissioner Abeyta thanked the Applicant for listening to his concerns about the sidewalk. He agreed that they did not need a sidewalk all around the cul-de-sac. His intent was to get a sidewalk in front of each home for the children to utilize. He also was never in favor of a six-foot wide sidewalk. He favored a five-foot sidewalk and five-foot fence.

Ms. Guerrerortiz thanked Commissioner Abeyta for bringing things to her attention that she was not aware of. She thought they have a better project today because of those comments from the Commission.

Commissioner Kapin went back to the slide on pedestrian crossing and asked if there are stop signs at that location. She was concerned about having pedestrians crossing it at the "rotary" where a lot more was going on. It is a pretty dense commercial area to have pedestrians crossing there. She was wondering if there was another place on that road where a crossing could be put instead of right at the intersection. She suggested perhaps at the second access. She appreciated that it was well marked but she personally would not to cross there.

Ms. Guerrerortiz emphasized that the rotary is not a typical roundabout. Some of them in Tierra Contenta actually have four stop signs around them. They are really considered that as a traffic calming measure. She believed the intent here was to have a stop sign at that location but the through traffic would not. She added that there is very good sight distance there. The signage warns of pedestrian traffic 50' from the front. Maybe they could do something else there to help. They could add another crossing further down but she was hesitant to say they should do that without going to that location to check on the visibility and make sure it would be a safe location.

Commissioner Kapin asked if there is a sidewalk on the other side.

Ms. Guerrerortiz said there is not now but there will be eventually. That side is being developed by the Richard Cook family and it will have sidewalks all the way down to SWAN Park. She said the median was not yet built so this is a good time to consider those things. So she would consider it and would take the Traffic engineer to the location and get his opinion and approval, if not at one location, then at another

where it is safe.

There was no traffic engineer from the City present.

Commissioner Propst referenced the conditions regarding the sewer system and asked if the Commission needed to be more prescriptive in sorting that condition out.

Ms. Wynant said she had seen that kind of comment from time to time.

Commissioner Propst asked if the applicant has agreed to those conditions.

Ms. Wynant said the applicant has agreed to those conditions and they are working with Stan Holland at the Wastewater Management Division on revising any drawings to accommodate that comment regarding the number of water line crossings. The applicant is in discussion with Wastewater Management and she deferred to the applicant.

Chair Kadlubek thought the question was more the wording of the condition of approval. "The applicant's engineer will work ..." which is how the condition of approval should be stated. Maybe that wording could be changed.

Ms. Wynant agreed.

Chair Kadlubek said it might be eliminated since the applicant's engineer is already working with Wastewater Management on the issue.

Ms. Wynant agreed and said she should have stated it more as a condition.

Chair Kadlubek said that condition will be amended to say, "The Applicant's engineer will work with the Wastewater Management Division on the sewer system design to address the concerns of staff on the number of water line crossings." It should also probably be identified as access to the adjoining arroyo for decreasing the erosion into the adjacent arroyo. That also just seems ambiguous and if it is identified as access to the adjoining arroyo, that they are going to have problems. So he wanted some clarification on that.

Ms. Wynant said she would defer to the Applicant because Ms. Guerrerortiz was in discussion with Richard Thompson on this comment and it was not really clear as to exactly what his concern was.

Chair Kadlubek agreed and noted that Commissioner Kapin had pointed out that the final sentence of "and does not satisfy the city's requirement for unrestricted access."

Ms. Wynant said those are all good comments and she needs to clean it up here.



Ms. Guerrerortiz said this condition is one of a couple that she did not understand what was meant. The reason is that there is no retaining wall next to the location where we show we are having access to the open space. So she called Richard Thompson and read the condition to him. He replied, "That's not for your project. Your condition was that I wanted to see details on the stairway and how you were building the timber stairway and you've included that in the design and it is on the grading plan detail sheet." She agreed but this showed up. Mr. Thompson told her, "I don't know what this is."

So, if you look at the plans, there is no retaining wall near where the open space access is. There are about fifty retaining walls around the project so she questioned which retaining wall was being referenced. What helps is that when they are finished with the Planning Commission approval, is to go to every person on this list and they have to sign off on the plans. That is their final check. So if Mr. Thompson recalls what it was later on, he could then sign off on it.

Chair Kadlubek asked if the Commission could get clarification from Staff that they don't believe this condition of approval is appropriate for this case.

Mr. Smith suggested the condition be replaced with a more general language that the details shall be approved by staff and recorded on the plat, if that is acceptable to the Commission.

Chair Kadlubek said it was acceptable to him. There were no objections from the Commission.

Chair Kadlubek suggested that when there is a question from an applicant for this or any other case about staff conditions, that they request the staff member the present at the hearing so they can speak to it directly. There was a situation at the last meeting where it would've been helpful to have City Staff present to answer the questions. The applicant new that the questions would be coming up so it is definitely a benefit to the applicants in their case to have a person present to answer the questions.

#### Action of the Commission

**Commissioner Abeyta moved to approve Case #2016-03 with the changes to the conditions of approval as discussed. Commissioner Hochberg seconded the motion and it passed by unanimous voice vote.**

- 4. Case #2016-04. Estancias de Las Soleras Unit 1C Final Subdivision Plat.** James W. Siebert & Associates, agent for the Pulte Group, requests approval of a Final Subdivision Plat for 67 lots located on 25.86 acres on Tract 1 1A in the Los Soleras Master Plan. The property is zoned R-6 (Residential — 6 units per acre). The plat is the final unit of Phase 1 of the overall Pulte residential development. (Donna Wynant, Case Manager)

#### Staff Report

Ms. Wynant presented the staff report for this case. A copy of the staff report is incorporated herewith to these minutes as Exhibit 4. Please refer to Exhibit 4 for details concerning the staff report. She indicated that Staff in the Land Use Department agreed this project is in substantial compliance with the Preliminary Subdivision Plat. There were some concerns about what was presented for open space and trail that were presented on the plan sheets to connect Railrunner to Las Brisas. The Applicant as presentation boards to explain that. The Staff questions were about whether the trails would be public or private and built to what standards. Staff met with the applicants about this issue and heard arguments on both sides why they did not want the trails to be publicly dedicated trails. There is a connection through the regional Park but they expressed an interest in doing a view gate and not really connecting that trail to the park.

Commissioner Kapin had a concern about connecting the trail at the cul-de-sac in the development to the trail within open space. The Applicant did do that connection but they connected it to a street that is in a future phase development that shows up on the landscape plan. Keith Wilson, the MPO staff member, is present to speak to concerns about what is happening with this trail. There are some conditions within the Master Plan and the Annexation that clearly state what is to happen with trails, one of which is that trails going through public or private land should be publicly dedicated.

This and several other issues arose during the end of trying to finalize this report for the Commission. Ms. Wynant took responsibility for it and apologize to the Commission. It is confusing but the Applicant will be making his presentation. Mr. Wilson and she both feel very strongly about trails and connecting through regional parks and parks throughout the area. Right now, it is unresolved.

Otherwise, Staff believe it is in substantial compliance with the Preliminary Subdivision Plat.

Commissioner Kapin asked if this information coming in at the end changes the recommendation being offered to the Commission in the Staff Report. She asked where Planned Use Staff stand if this is what they are proposing now.

Ms. Wynant said Staff tried to recognize what the concerns of the Applicant were in light of what the Master Plan says and what the Annexation Plan says. Staff tried to weigh that out and at least lay out the options. Some staff members feel more strongly than others but within sections of the Code and the Comprehensive Plan, the goals of connectivity are very important. Perhaps the argument could be made the connections have been but there are routes through this development with trails to the open space that makes sense. But bicycle traffic is also important.

Mr. Smith noted that although the staff report was completed before the latest proposal from the Accident was submitted to the Staff or the Commission for review, the Staff Report does recommend approval of the condition that required trails be built in the open space. There are two options. One construction option would be trails in the private open space with an easement dedicated to the City and maintained by the homeowners' association. The second option, in the memo from the trails staff would be trails to the private open space built to a different standard and asked the Parks Department to accept maintenance responsibility. The detailed language is in the memo from Mr. Keith Wilson and he is present at this hearing it to the Commission has questions on the details.

Chair Kadlubek asked for some legal clarification on page 2 in the second paragraph. It says the trails will be private. Subsection 14-8, the Master Plan and Conditions and Trail Dedication regulations do not specifically require that the trails be public. Further down on bullet point to, subsection 14-8.15 states that the Commission may require dedication "to provide access to new developments through existing or proposed parks, trails, public open space and roads." He wanted to get a sense of whether the Commission is within its legal right to demand that the trails be public and if the Commission could deny an application based on the trails being private.

Mr. Shandler said he thought about that this afternoon and as best he could tell, and the Applicant or Mr. Wilson could correct him if he was wrong, the Code as read is permissive. As he understood it, when the Applicant agreed to the Master Plan, they agreed to mandatory language. That is his understanding at present.

Chair Kadlubek asked if he could repeat what that mandatory language is - but that states. And if it is different than 14-8.

Mr. Shandler said he did not have Master Plan language in front of him. He thought it was condition number 25 but did not have it in front of him so the number might be incorrect.

Someone else confirmed it is condition 25.

Mr. Shandler said that in the packet at B-7, is a memo from Mr. Wilson and on page 2, at the top, Mr. Wilson put in quotes, Master Plan Condition #25 which says, "At the time of development for individual tracts, all trails through privately held open space shall be dedicated as public access easements to ensure permanent public access to the Las Soleras non-motorized transportation network."

#### Applicant's Presentation

Mr. James Siebert, 915 Mercer, Santa Fe, was sworn. He set up his display boards close to the podium so he could use the microphone while pointing things out on them. He first introduced Mr. Kevin Patton with the Pulte Group in New Mexico and Director of Entitlements and a Professional Engineer. He also introduced Mr. Fred Arfman, Lead Engineer.

He recalled that in the preliminary, there were two issues raised by the Commission. One was for a description of the overall trail system in Las Soleras to see how they interconnect here. The other one was the visual aspect of the road corridor for Railrunner Road and for Beckner. So he provided a cross-section to indicate exactly what that looks like. He displayed a board showing the current network when Las Soleras went through an amendment to their Master Plan. The trails shown in red were two types of trails - one built by the developer, Skarsgaards. The other type is lesser trails that would be the responsibility of the developers of the individual lots. The principal trail connects as the Arroyo Chamiso Trail.

Mr. Siebert didn't think the Commission had acted on Ross's Peak yet, but there is an approved trail system within Ross's Peak which is basically on three sides and comes down to a point where the sewer lines are located. The idea with the Arroyo Chamisos Trail is that it would eventually come in with an underpass under Cerrillos Road that is in place now. That would continue on and connect into Tierra Contenta.

He pointed out the other trail system on the north side of the project within the open space. It was set aside as a buffer from the residential area of Nava Adé. It would come across and extend into Monte del Sol. He pointed out the realignment of the high-voltage line. He pointed out a trail to the north that had already been developed by the Master developer.

The other issue was what the road corridor actually looked like. They took a cross-section of two areas of the roadway and he described it what was included in the cross-section. He reminded the Commission of the city regulation that the height of the wall must be no higher than the amount of the setback from the trail. In this case, the setback would need to be 6 feet but Pulte has provided 17 feet. In that would be a landscaped area. He also shared a cross-section of Railrunner Road that has one lane each direction separated by a median. In this case it has a 20 foot landscaped setback. The concern was of a tunnel effect while driving down the road and it has been mitigated by the extra setback.

This area has more than four times the amount of trail that could be seen in any other project in Santa Fe, including Tierra Contenta. So there is a real desire to provide for continuous pedestrian walking and biking trail system throughout.

He also emphasized that the landscape, as prepared by Heads Up, is all maintained by the homeowners' association. The City does not maintain it. That includes the street trees as well. So the City is relieved of that particular substantial burden. The reason is because Pulte has found that their associations do a better job of maintaining the landscaping and the trail system then the city does.

The Staff has approved the roads, the water, the sewer, terrain management, landscape and the project has relatively few conditions of approval. And most of those listed have already been addressed from an engineering standpoint. So the one outstanding matter is the interior trail system. So he thought the question is why hasn't this issue been addressed.

Mr. Siebert provided a handout to the Commissioners. He said that on February 17, 2016 he received an email from Keith Wilson, reminding him of this condition. He had forgotten about it. There were 46 conditions imposed on the Las Soleras Master Plan and this condition number 25 was one of them. As a result, he wrote another letter on February 22 that said he was modifying the trail plan and that they would abide by the terms of the Las Soleras Master Plan. So the trail he showed in blue would be a public trail that would be built to City trail standards. It will be 8 feet wide paved with asphalt with a 20-foot easement. With that change, they are fully in compliance both with city law for public trails and also in compliance with AASHTO standards as well as the Las Soleras Master Plan.

Mr. Kevin Patton, Director of Land Entitlements for the Pulte Group, 7601 Jefferson Street, Albuquerque, was sworn. He said that Pulte is very excited to be here and anxious for this project to happen. It will be the first Pulte home development in Santa Fe. He appreciated the work and cooperation of the City Staff and noted that there is only one issue they do not agree on. Pulte is not opposed to having all the trails be public. So that is not an issue.

Mr. Patton said the opinions he is expressing at this meeting are professional as he is a licensed Professional Engineer. He explained that means that he is bound just as a physician is bound for the safety and health of the general public; he is bound by the same oath. He shared his background as an engineer for over 20 years in land development.

He referred to the display boards and said they are in agreement with all of Staff's recommendations except for one regarding how a trail and sidewalk are connected. They do want to provide connectivity which, to him, means providing the shortest distance between point A and point B. He pointed out the dashed line which identifies the location of the trail system in the Nava Adé development and the entry to the Pulte development. He then pointed out the location for phase 1 and the location for phase 2 as well as the age targeted area for people 55 years of age and older. They are all single-story single-family homes. Originally, they had talked about having a gated community here but since have changed that to non-gated so the gates on the drawings have been removed.

He addressed next the pedestrian crossings for the development as connections to major trails. He pointed to a location where they wanted to correct a midblock crossing for pedestrians. For safety, midblock crossings need to be minimal. Normally, they should be put at points where vehicles must stop to have a safe crossing for pedestrians. He advised against the connection point that was recommended to Pulte because of the liability created there. He pointed out where Pulte is proposing a crossing to the trail, heading north. He said that out of 300 lots only ten lots would be affected by the location they propose. He didn't believe the buyers of those 10 lots would be inconvenienced but probably would be grateful that Pulte did not provide a trail crossing at that point.

Chair Kadlubek asked if the Commissioners understood the argument here.

Commissioner Kapin said she did understand but asked how far someone would have to go if they were heading north and crossed at that location.

Mr. Patton said the difference from the end of the cul-de-sac to that road is about 400' - less than a 10<sup>th</sup> of a mile. So the inconvenience is no more than 400 feet.

#### Public Comment

Chair Kadlubek opened the hearing for public comment.

There were no speakers from the public regarding this case and Chair Kadlubek closed the public hearing portion of this case.

Mr. Wilson, Senior Planner with the Santa Fe Metropolitan Planning Organization (MPO), clarified that the MPO is a federally designated entity that receives federal funds through the Federal Highway and Transit Administration under a JPA among Santa Fe City, Santa Fe County, and Tesuque Pueblo. The MPO act says the regional planning entity for the metropolitan area. As part of their duties, they service the City and the County to provide technical support and, related to trails, the City asked him to provide the support related to trails.

He was not sure the Staff Report really captured what he put in his memo, which is attached to the report. When the Final Subdivision Plat was submitted they had the same trail system, plus the connection that Commissioner Kapin requested to connect to the cul-de-sac. But there was also on a note saying quote private asphalt trails by others." In his review, he asked Staff with that note meant. He met with the Applicant on February 17 when they clarified that they intended for those trails to remain private - that they didn't want the public to be using those trails were the open space. He talked with them about what the requirements were regarding the Code. He quoted from sections of the Code to them that they. So he added a condition on to the Trails Master Plan that "connections from main trail alignments into lots will be expected, as part of the development plans." The reason he did that was because there is a great trail system throughout Las Soleras for major trails. And with 40 to 60 acre lots there, staff could not prejudge where the trails would go. So the condition was to put applicants on notice they could not just come in and develop it and ignore connectivity to the surrounding trail system.

Mr. Wilson also talked with the applicant about dedication of trails requirements from Chapter 14. In that meeting, they could not come up with a solution to move forward and agreed to bring it to the Planning Commission to determine the appropriate action to take. After that meeting, he became aware of condition number 25 in the Las Soleras Master Plan. He saw two options open to the Planning Commission on how to deal with the trails issue. One was to maintain the trails alignment, privately maintained and not necessarily built to city standards. When the City agrees to take on a trail they want to make sure that the trail will last more than a year and not become a nuisance or a nightmare. With that option the trails would need to be dedicated to the City for public access. The second potential option is to require that the trails be built to city standards and the trails would be dedicated to the city for city maintenance.

On February 22 that one connection was added to the development plan. He has not had an opportunity to respond to that. He did not believe that connection met the requirements for connection to main trail alignments because it does not connect to a main trail. It uses a convoluted way of connecting to one road.

#### Questions to the Applicant

Commissioner Kapin asked where the trail connection is on the north side of the property going toward Nava Adé, if it was a major trail artery or if it was the point going toward Cerrillos.

Mr. Wilson said it was at least a collector if not an arterial trail. The main trail through this property is the Arroyo Chamiso Trail and has major City significance. Once filled in, it would take the user from the Rail Trail at Siringo Road all the way out west of NM 599, through approvals of other projects. He further explained that at the display board.

Commissioner Kapin asked him if he did not feel that the connection on the north was adequate to meet the criteria of conductivity and asked where he would suggest a connection.

Mr. Wilson said what they originally proposed was a good solution to create that trail connectivity not only for the residents of that subdivision but for the larger context. He reminded the Commission what the original proposal was. They removed connectivity to Railrunner Road and removed connectivity from the Beckner Road trail system into the subdivision.

Regarding the type of trail, it would be time into a 10-foot-wide trail which is buffered from the road and Railrunner Road has a Boulevard type design with a big landscaped median. He didn't believe people would recognize it as a place to cross the way it is now proposed.

Commissioner Hogan complimented the applicants on the overall proposal. He appreciated the attention to the details on sidewalks, setbacks from the walls, and open space trail circulation along the streets. The most obvious landscaped open space internal to the development for residents is the Greenspan going through the middle which is where the trail system appeared last time. He was at a loss to understand why that was removed. He referred to the lighting plan on sheet 40 that still shows the remnants of that original plan. It was a very good connection plan, as Mr. Wilson pointed out it would allow residents access to open space, which is a lot more pleasant than walking along the street. So he asked why the internal part of that trail removed.

Mr. Patton replied that at the beginning they were planning to make it a gated subdivision. So the original trail network through there was always private. So when it was decided to remove the gate, they needed to deal with the difficult terrain and the storm water detention ponds to reduce that. When the City Staff determined that it must be public, Pulte wanted to limit the liability of the HOA who was responsible for the traffic there. So they took out all public and private trails there and made the connection to the north to honor that conductivity. There is still a nice walk with street trees along the roadways. It wasn't related to convenience but to the quality of the walk along there.

Commissioner Hochberg said the sub-text for this change was that they didn't want people coming from the park and using certain areas in this development for dog walking or other uses. But that seems contrary with the idea of large public walking trails where people can conveniently go – not just residents living in this development – but from the whole community. Pulte has conceded the point of making them public but also making it a detour from my viewpoint. It is not just 400'. It seems to be "twisty." Other than on this, Pulte is complying with the City request. But on this issue, they are standing their ground. He didn't think that was best. They should go back to their original plan and let people walk where they are supposed to walk. This is in Santa Fe and the City has 2,500 miles of walking trails. It doesn't say circuitous routes. He thought the sub-text was that they are trying to discourage the public coming through. He said they

should stop discouraging that.

Chair Kadlubek asked if that spine had ever been a public trail.

Mr. Patton said no. They never proposed that as public. He thought it was the miscommunication that led them to where they are now.

Chair Kadlubek asked if Staff had ever considered that public.

Mr. Smith said the trail alignment shown on the Preliminary Plat was not specifically identified as either public or private on the original plan he mentioned.

Commissioner Kapin recalled the conversations specifically around the gate being relevant to whole purpose in requesting the removal of the gate. It was about connectivity; about trail systems and not having a pocket of this project closed off to the open space and the other part of their project coming through toward the open space. That was the language in Chapter 14 of the intent not to have gated communities.

So when the Commission saw this before there were questions that the Commission and also at Council about the gates actually cutting off the trails. The City's intent is for trails to be public and for people to be able to connect and use them.

Mr. Patton said they were not opposed to adding additional trails. But his concern and because of his oath as a professional engineer, understanding the health and safety of the public, is that the connection, which he pointed out, is not in the best interests of the general public. It is for the same reason that schools put fences in the median to discourage students from crossing at those locations where it is dangerous.

Chair Kadlubek pointed out that they are confusing two different things. One is cul-de-sac to Railrunner and whether that is safe or not. The larger issue is connecting that spine from Walking Rail through as originally designed, even if pedestrians would have to detour somewhat to go north. So the question is from the cul-de-sac down to Walking Rail.

Mr. Patton said he would agree to add trails and he pointed out where they could locate them. He added that they have not brought phase 2 to the Commission yet. He suggested an alternate location for that connection.

Commissioner Hochberg understood his point on the basis of safety for not choosing that particular location. In principle, Mr. Patton was agreeing to connectivity being diminished by his current proposal from the previous proposal and he could restore it except in the area that would only affect the ten units at the cul-de-sac but it more circuitous.

Mr. Patton agreed.

Chair Kadlubek asked if anyone felt strongly about the cul-de-sac to Railrunner connection.



Commissioner Kapin said the only reason she does is because of what Mr. Wilson said about where the right place to cross that road is. Without knowing about safety and the engineering where the right place is, she was a little hesitant about where it should be. The Commission doesn't have that information about the rest of the development on the other side of Railrunner Road. So she didn't know where the City is suggesting that connection should be located.

Chair Kadlubek said the Commission should have clarification why the current connection from Monte del Sol to Railrunner is the best location at the north. That is the most direct access to the park.

Mr. Patton said, as they discussed at the Monte del Sol School, one of the issues is access. When the regional park was originally closer to the school, the concern was access to the park. So the trail that they are going to be using is the northern trail and there would be ten lot owners who would have to drop down in order to cross. There is no park development plan. That is still in process so no one knows where the park trail would be located. But it does not make sense for Monte del Sol's connection to have to drop down and then cross.

Chair Kadlubek said the unspoken concern is to not have a direct connection from the park that goes directly into a neighborhood. He asked Mr. Patton if that was the real reason.

Mr. Patton said that northern location is the better location. Just from a developer standpoint and information received from people who wanted to live in this development, it is their safety concern. But, yes, he didn't want this neighborhood used as an overflow from the regional park. He didn't want them to have that direct access to the open space. There are also drainage facilities there, so it is an increased liability risk.

Commissioner Gutierrez asked about exhibit 1 (from Mr. Wilson) that Pulte wanted to put those trails back in and with the main trail on top in the black and he said they would keep the connectivity with those two lots by the cul-de-sac. On the original exhibit, there was another trail that connected with the main trail.

Mr. Siebert asked to comment to Commissioner Kapin about the connection to the northern trail. It doesn't have to be a 12' wide trail. There is already a sewer line that serves Nava Adé. The requirement of Wastewater for that easement is twelve feet wide. The other aspect is that when that phase gets completed, people will be used to having that trail. This trail goes through to the park – directly to the regional park and from the regional park, it ties back in to the Arroyo Chamiso Trail. So, in his opinion as a planner, this will become the most predominant trail in all of Las Soleras except for the Arroyo Chamiso Trail, once it gets connected. So the connection to that trail makes more sense than trying to get the connection mid-block.

Commissioner Hogan asked if there is a reason why on Railrunner, street trees, sidewalk and everything goes right up to the north end of landscaped area and then it just stops.

Mr. Siebert said that would get developed as well.

Commissioner Hogan felt that not doing the other access would address the safety concern.

Mr. Patton said they have agreed to add more trails as Mr. Wilson said would provide connectivity. In the next phase, if they added another connection, it would improve the connectivity. They would still be directing traffic to that mid-block crossing. We didn't show that now but it would be addressed in the second phase.

Mr. Wilson understood the applicant is now proposing where the added trail would be located. In his opinion, that would help provide a continuous trail between the two. He explained it at the display board and his comment was inaudible.

Mr. Patton said he would like to leave that open until the next phase when it could be addressed. He asked if the sidewalk along the cul-de-sac there would need to be more than 5 feet wide since the trail access there would be 8 feet wide. He asked the Commission for permission to address all that in phase 2.

Chair Kadlubek asked if Mr. Patton would agree to say that would be a continuous connection and not identify exactly what that continuous connection is. It doesn't need to be identified today.

Mr. Patton agreed.

Chair Kadlubek understood that there would be one trail crossing rather than two crossing locations. He accepted that.

Mr. Wilson thought there was some confusion. No one was proposing a crossing at the location discussed. He was proposing a connection into the ten-foot wide trail that runs along Railrunner Road that is buffered by seven feet from the edge of the road, that also has a media. So there would be one trail crossing of Railrunner Road for all of the trail network at a northern undetermined location now. He thought that was a reasonable solution if done correctly. The problem is that it is not part of this subdivision. It is a future item and we might not be here then. There are also concerns about trails crossing driveways and safety concerns from people backing out. It is not just pedestrians but also bicyclists that are also legitimate forms of transportation.

Commissioner Hochberg said they understand that this all is predicated on the connection being made at what he called the black line – connecting to Monte del Sol. That should be in the conditions so it could be enforced.

Mr. Wilson pointed out that no one knows when that next subdivision will be developed. So he suggested a deadline be set somewhere between 2-5 years that requires them to build that trail connection.

Commissioner Kapin agreed and asked what their plan is for that phase 3.

Mr. Patton said it is phase 2 and they anticipate building it in the next couple of years for approval. They don't yet have permission to grade that area. The existing grade is temporary until that development comes in. He didn't know what the inconvenience is. It is also predicated on the park being built. So he didn't want to promise it if Railrunner Road is not extended; if the park doesn't exist to build something that would not get used.

Chair Kadlubek asked what other connection exists if the northern one is not made.

Mr. Patton said they are not extending Railrunner Road until the next phase but there is Ross's Peak that goes up to Governor Miles.

Mr. Shandler said before the Commission makes a motion, there needs to be clarity on who is maintaining the trail connection. That was part of Mr. Wilson's memo. He summarized that the dispute was that Mr. Wilson thought the green circle should be connected to the red lines but the applicant was only willing to connect the green circle to the purple circle ultimately. That was confusing so he said the question is who is going to maintain the trails.

Mr. Patton said Pulte is willing to accept the maintenance of the public trails described at the meeting. He clarified that it was not because they believe the City doesn't do a good job but that the HOA takes ownership because the trails are within the community.

Chair Kadlubek said the agreement is to connect Walking Rain through the public open space where the retaining ponds are and connect ultimately to the northernmost trail that is the Monte del Sol Trail to Railrunner Road.

Mr. Wilson said the best way to describe the trail system now is that the trails shown on Sheet 19 in the Final Subdivision Plat submittal, minus the connection from the cul-de-sac connector to Railrunner Road, plus a connection directly to the next phase subdivision to the trail to the north, maintained by the HOA and open to the public. The trails will be 8' wide, paved. The guidance is that for multi-use trails, 10' widths should be done but going down to 8' is allowed.

Mr. Patton agreed with that but the five-foot-wide sidewalk at the cul-de-sac connects those 8' wide trails. All the sidewalks leading to it are 5' wide.

Mr. Wilson said that doesn't meet the trail standard.

Chair Kadlubek asked Mr. Wilson how people would connect to that trail system on the other end. He asked how many connections they were making. He felt they were getting into subconnections within subconnections.

Commissioner Hochberg said the Commission's condition should only be that there will be connectivity from wherever it is being defined in phase 2 to the other end and reserve the right to have it done when they finally build it. They have already conceded most of what was at issue. They are cooperating. The

gates are gone. And this is all in the weeds – way in the future.

Action of the Commission

**Commissioner Abeyta moved to approve Case #2016-04 with the trail configuration just discussed going to the open space and the trail being public; the trail being 8' wide and paved; maintained by the Homeowner's Association Commissioner Propst seconded the motion.**

Mr. Smith noted that staff members were not able to see all the pointing going on and suggested that by the end of the meeting, the applicant draw on the exhibit to indicate what he was willing to do with point-to-point lines on what Pulte is willing to do.

Commissioner Hochberg thought Mr. Wilson spelled it out correctly.

Chair Kadlubek asked that all staff present at the meeting be in a place to see the board while Mr. Patton points out what was decided in the discussion of the last fifteen minutes.

Mr. Patton said what was agreed upon was to add back in what was referred to as Sheet 19, a trail connection "from the location here in the open space ...

Commissioner Hochberg interrupted to request that it all be written down. And it was.

Commissioner Kapin asked if it was clear that it was the original trails map that was presented to the Commission at the last meeting, minus the little connection.

Mr. Patton agreed.

Commissioner Kapin asked if the Commission could just use that or say that for the record and that what the Commission agrees to.

Chair Kadlubek agreed – with a future connection that the Commission would deal with at Phase Two.

Mr. Shandler asked if the language about future was clear.

Chair Kadlubek stated: "with a future continuous connection being made to the Monte del Sol Trail to the northernmost trail under the same conditions – public and maintained by the HOA."

Mr. Shandler said that was acceptable.

**The motion passed by unanimous voice vote.**

Chair Kadlubek asked if the Commission wanted a short break. They decided not to take a break.

5. **Case #2016-06. 1503 Cerros Altos Terrain Management Variance.** Sommer, Kames and Associates, LLP, agent for Julie Silverstein Trust and the Kim M. Colweck Trust, requests a variance to the Terrain Management Regulations (Subsection 14-8.2(D)(3)(b)) to construct a single family residence. The applicant is requesting a variance to have more than one-half of the building footprint in natural slopes of greater than 20%. The property contains both Foothills and Ridgetop Subdistricts of the Escarpment Overlay Zone. The property is 4.337 acres and is zoned R-1 (Residential — 1 unit per acre). (Katherine Mortimer, Case Manager)

#### Staff Report

Ms. Mortimer presented the staff report for this case. A copy of the staff report is incorporated herewith to these minutes as Exhibit 5. Please refer to Exhibit 5 for details concerning her report.

She explained that this house would have one of the largest footprints in the immediate neighborhood and was totally within the Escarpment Overlay Zone. But because it was on the largest lot, it would have the smallest percentage of lot coverage in the neighborhood.

One of two emails received was handed out at this hearing and both supported the applicant's request.

Staff recommended approval of the variance with the conditions of approval contained in the staff report and subject to the restrictions of Chapter 14.

#### Applicant's Presentation

Mr. Joseph Kames, 200 West Marcy Street, was sworn. He immediately pointed out that there were no existing trails in this property. With him were John Dick, the project architect, Julie Silverstein and Kim Colweck, who flew in from Chicago to be present at this meeting. They purchased the property. They lived in Santa Fe in the past and have a condo up on Gonzales Road for a number of years. They made the decision that they want to live in Santa Fe and build their dream home here.

This lot is a vacant lot of 4.3 acres. He thought this is the last vacant lot in the subdivision. It is a challenging property. It has limited areas of greater than 30% slopes. The whole property is sloped to the extent that it needs either a variance to the 50/50 criteria or to the Ridgetop Escarpment Subdistrict criteria. So it is a complex regulatory tuition. He pointed out that they don't have slopes that are radically different than 20% in the area of the proposed home. That is within the designated building area. In addition, there are fire issues. Getting sufficient water there to fight a potential fire is also challenging.

He said that Mr. Dick located the house in a location that works for the site and respects all the different rules. The Staff analyzed the site thoroughly to determine if there would be a better location but the best is

where it is now located. He was pleased to receive a recommendation of approval from the Staff. The selected building site is the same location as identified in the 2004 development plan. The lot is partially in the Ridgetop Subdistrict which is the most sensitive area. The Code prohibits development within the Ridgetop Subdistrict and this building envelope is as far from the Ridgetop Subdistrict as possible. The location of the house is up against a 50' no-build easement along the boundary of the property.

Mr. Karnes said the applicants agree with the recommended conditions of approval.

#### Public Comment

Chair Kadlubek opened the public hearing. There were no speakers from the public regarding this case. Chair Kadlubek closed the public hearing.

#### Questions to the Applicant

Commissioner Hiatt said that after reading the staff reports, he was inclined to support this application. He thanked Mr. Colweck for coming in from Chicago for this meeting. He said the Commission takes the escarpment ordinance very seriously. He was concerned and didn't understand how the Applicant made the connection of how the approval of the Cerros Colorado Development Plan to authorize construction of single-family dwelling. The Plan did not approve the dwelling, itself. But the Applicant seems to think it is already entitled.

Mr. Karnes responded that when you have a single-family parcel that is zoned residential, it is "a use of right." If the City denied all reasonable economic use of the parcel, there would be adverse condemnation. So he was not talking about approval of a specific location within the property. He understood, as stated in the staff report, but the buildable area shown on the subdivision plat and development plan in 2004 did not approve that buildable area. But if the City denied any house on the property, then that would be a taking. By improving the subdivision, the City intended that there could be a single-family dwelling on this property.

Commissioner Hiatt but they have come to the best decision on a building location and he complimented the applicant and the architect or doing that.

Chair Kadlubek asked Mr. Shandler if he agreed with that interpretation.

Mr. Shandler said, "These are two esteemed land use attorneys, and I'm not going to get in the middle of that. I think that you have worked out the resolution."

Commissioner Hochberg asked if this is a requirement that they have a 4300 ft.<sup>2</sup> house. He understood they could build something but not necessarily at this size and that might affect all these regulations.

Ms. Mortimer said it is a matter of reasonable use which has been defined in practice by the City at looking at how properties in the surrounding area with similar characteristics - how intense the development has been. This one fits within the realm of how similar properties have been used. She explained that was why she did the exercise of looking at the footprints of surrounding homes in this subdivision and in the neighborhood adjacent. This proposal is in the higher range but within the average. Two of the six houses are bigger than one proposal and for our smaller. It is very clear that this is the largest lot by a fair measure than the others, but because it is a difficult site to put the house on. And when viewed as a percentage of lot size, it is much smaller percentage than the others. So this is a reasonable use of the lot.

#### Action of the Commission

**Commissioner Hogan moved to approve a variance request in Case #2016-06 with the conditions placed on it, assuming that the applicant has agreed to the conditions. Commissioner Hochberg seconded the motion and it passed by unanimous voice vote.**

#### **G. STAFF COMMUNICATIONS**

Mr. Smith had no specific communications. He reminded the Commission that the next scheduled meeting for the Planning commission is on April 7, 2016. He asked members to please notify his office if they could not attend the in order that they could make sure that one would be present at that meeting.

Ms. Martinez will recall that at the last study session an invitation was extended from Staff, original away from Pulte, to tour a couple of their subdivisions in Albuquerque. Because of the discussion on the trails tonight she thought it would be good to see some of the trails they have built and see what the final outcome is. She would like to schedule that trip in the next couple of weeks. She asked the Commissioners to please let her know of their interest in attending.

#### **H. MATTERS FROM THE COMMISSION**

Commissioner Hogan complimented Staff for what he found to be a very informative and well-presented study session. It reconnected him to the responsibilities of the Commission and he appreciated it.

Chair Kadlubek agreed.

Commissioner Hochberg thanked Mr. Shandler for providing the decision which the Commission had requested.

Chair Kadlubek said he had received a request from form Commission Chair, Ken Hughes, to also look at a couple of developments, including Nob Hill, that are dense infill, contemporary but attractive

developments to use in considering the West River Corridor and Siler Road for comparison.

Ms. Martínez related that she went on a tour with Ken Hughes a month ago to look at those projects and she felt it would really be beneficial for everyone to see and about. There was a good discussion about how they worked through these projects, including working with the neighborhoods, to make sure they were comfortable with what was coming forward. So she highly recommended that, as well.

Chair Kadlubek said he was definitely interested in proposed to use email to coordinate a schedule.

Commissioner Hochberg asked how to follow up procedurally with what manifested today about Multi-Use districts. He said he was asking for a distinction among staff and commission responsibilities and didn't want to wait for a whole zoning overview. He understood they could not prevent people from exercising their legal rights but would have to do something to stop it in the future.

Ms. Martínez said there are a few efforts around the City looking toward Mixed Use and better clarifying how it should be used. They are undertaking that through the committee that is looking at the West River Corridor Plan. There is also another group of Staff working with a couple of Councilors and others to talk about other options for Mixed Use. Hopefully, they will have some proposals ready to be considered quickly with something that will work for the long term.

Chair Kadlubek had feared this meeting might have gone past midnight and thanked the Commissioners for their work. He was proud that this Commission completed its work this early.

The Commissioners had a general discussion about their work.

## **I. ADJOURNMENT**

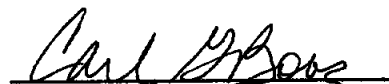
The meeting was adjourned at 9:45 p.m.

Approved by:



Vince Kadlubek, Chair

Submitted by:

  
Carl Boaz for Carl G. Boaz, Inc.





City of Santa Fe  
5-Year Capital Improvements Plan  
FY 2015/16 – 2019/20

EXHIBIT 1

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01/07/2016 (12:04 PM)

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019/20**

1

Title/Description	Original New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/019	FY 2019/020	TOTAL	DESCRIPTION
<b>TOTALS BY FUNDING CATEGORY</b>									
Council Appropriated September 30, 2015									
Council Approved 2015 Capital Budget	X	55,013,352	1,965,407					56,076,893	Includes amendments approved by Council as of September 30, 2015
Balance after Expenditure		0	-						
<b>Fund Balance (cash)</b>									
Capital Budget					407	407			
X% Municipal GRT (Transit Tax) Fund			192,834	1,400,000	1,400,000	1,400,000	1,400,000	5,792,834	
Parking Utility Fund				1,200,000					
Reallocated from September BAR	X		600,117					600,117	
General Fund	X		15,000	1,060,000	1,021,000	734,686	124,593	2,955,279	Assigned to Ft. Marcy pool deck, storm drainage study, and ERP-ITT
Balance after Expenditure			-	407	407				
Gas Tax			500,000	1,500,000	900,000	900,000	900,000	4,700,000	
Balance after Expenditure			-						
<b>Grants</b>									
River Conservation Fund				75,000	75,000	75,000	75,000	300,000	
Community Services	X							300,000	
Balance after Expenditure			-						
<b>GRT Bonds</b>									
2012	X		176,605					176,605	
Balance after Expenditure			-						
2014	X	659,585		1,144,379				1,803,964	
Balance after Expenditure			-						
2018	X				11,099,333			11,099,333	CHARGED TO 2012 GO BOND
Balance after Expenditure			-						
2019	X					11,986,520		11,986,520	
Balance after Expenditure			-						
2020	X						8,244,425	8,244,425	
Balance after Expenditure			-						
<b>GO Bonds</b>									
2008 GO	X								
Balance after Expenditure			-						
2012 GO	X	74,062	200,000					274,062	
Balance after Expenditure			-					74,062	
<b>Convention Center</b>									
Construction Fund Balance	X			362,000				362,000	
Balance after Expenditure			-						
<b>Public Utilities</b>									
Public Utilities Share of Technology CIP					1,004,000			1,004,000	
Public Utilities Operating Revenues	X		8,505,393	17,981,757	20,644,617	20,451,820	19,194,195	86,777,721	
Balance after Expenditure			-						
<b>Transportation</b>									
USDOT/FAA Grants				1,734,375	1,809,375	796,875	1,781,250	6,121,875	FAA Match = 93.75%

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019-20**

Title/Description	Ongoing	New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/018	FY 2019/020	TOTAL	DESCRIPTION
Local Match - State					57,813	60,313	25,563	59,375	204,063	State Match = 3.125%
USDOT/FTA Grants					723,749	2,056,000			2,779,749	DOT and Federal Transit Funding
Local Match from Transit GRT Fund					159,233	574,313	248,779	59,375		
Balance after Expenditure			-	-	-	-	-	-		
<b>TOTALS</b>										
Total Revenues			55,746,999	12,155,354	27,398,305	40,644,357	36,520,649	31,838,153		
Total Expenses			55,746,999	12,155,354	27,397,896	40,643,950	36,520,649	31,838,153		
<b>BALANCE OF REVENUES AND EXPENSES</b>			-	-	407	407	-	-		

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019/20**

Title/Description	Ongoing New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/019	FY 2019/020	TOTAL	DESCRIPTION
<b>TOTAL EXPENDITURES BY FUNCTIONAL CATEGORY</b>									
<b>GOVERNMENTAL</b>									
Airport		832,803	514,166	1,850,000	1,900,000	850,000	1,900,000	7,846,969	
Drainage		2,700,103	-	115,000	75,000	75,000	85,000	3,050,103	
Heavy Equipment		190,159	500,000	1,500,000	900,000	900,000	900,000	4,890,159	
Buildings and Facilities		4,771,883	913,050	718,000	2,217,210	9,344,520	5,000,400	22,965,063	
Technology		4,771,301	-	999,593	2,645,907	1,698,093	874,593	10,989,487	
Transit		5,737,721	(216,196)	3,425,169	4,439,216	1,722,216	1,750,000	16,858,126	
Operations & Maintenance		6,197,941	390,600	-	-	-	-	6,588,541	
Parks & Recreation		351,855	1,062,841	392,379	138,000	379,000	1,384,025	3,708,100	
Roadways & Streets		14,658,392	226,996	150,000	6,650,000	1,200,000	750,000	23,635,388	
Trails		7,311,591	-	266,000	780,000	-	-	8,357,591	
<b>Sub-Total Governmental</b>		<b>47,523,750</b>	<b>3,391,457</b>	<b>9,416,141</b>	<b>19,745,333</b>	<b>16,168,829</b>	<b>12,644,018</b>	<b>108,889,528</b>	
<b>UTILITY ENTERPRISE</b>									
Environmental Services/Solid Waste		2,029,541	-	-	-	-	-	2,029,541	
Wastewater		350,000	1,266,364	5,039,000	2,939,000	2,953,000	2,086,000	14,633,364	
Water		5,843,707	7,497,535	12,942,757	17,959,617	17,498,820	17,108,135	78,850,571	
<b>Sub-Total Utility Enterprise</b>		<b>8,223,248</b>	<b>8,763,899</b>	<b>17,981,757</b>	<b>20,898,617</b>	<b>20,451,820</b>	<b>19,194,135</b>	<b>95,513,476</b>	
<b>GRAND TOTAL CIP</b>		<b>55,746,999</b>	<b>12,155,356</b>	<b>27,397,898</b>	<b>40,643,950</b>	<b>36,620,649</b>	<b>31,838,153</b>	<b>204,403,004</b>	

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019-20**

Title/Description	Ongoing	New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/019	FY 2019/020	TOTAL	DESCRIPTION
<b>PROJECT EXPENDITURES BY FUNCTIONAL CATEGORY</b>										
<b>AIRPORT</b>										
Airport CIP Terminal Upgrades	X			222,222					222,222	Adjustments made 09/30 - 11/24/2015
Airport Improvements Grant 6				22,222					22,222	Adjustments Pending Council Approval
Airport CIP Runway Pads				270,222					270,222	Adjustments Pending Council Approval
Runway 2 20 south end		X					100,000	1,900,000	2,000,000	FAA 93.75% ; State 3.125% ; city match 3.125%
Apron crack and surface seal		X			500,000				500,000	FAA 93.75% ; State 3.125% ; city match 3.125%
Taxiway D reconstruction		X			800,000				800,000	FAA 93.75% ; State 3.125% ; city match 3.125%
Runway 10 28 rehabilitation		X			450,000				450,000	FAA 93.75% ; State 3.125% ; city match 3.125%
Runway 33 safety area		X					500,000		500,000	FAA 93.75% ; State 3.125% ; city match 3.125%
10/28 PAPI	X						250,000		250,000	
Airport-CIP Terminal Upgrades-Works In Progress - Design-	X		832,303						832,303	Newspaper ads in Sept.; award bid in October, 2015 --- Schedule Critical (Other
Airport Terminal Improvements										grant is SAF-15-04, \$200,000 plus \$22,222 City Match)
Terminal Improvements	X		500	(500)						Newspaper ads in Sept.; award bid in October, 2015 --- Schedule Critical Funds
Taxiway G reconstruction	X				100,000	1,900,000			2,000,000	were provided by existing funds
<b>Total Airport</b>			<b>832,803</b>	<b>\$14,166</b>	<b>1,850,000</b>	<b>1,900,000</b>	<b>850,000</b>	<b>1,900,000</b>	<b>7,846,989</b>	FAA fund 93.75% ; State fund 3.125% -balance City 3.125%

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019-20**

Item/Description	Existing	New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-17	FY 2017-18	FY 2018/19	FY 2019/20	TOTAL	DESCRIPTION
<b>DRAINAGE</b>										
Small Drainage Projects-Salaries	X		50,471						50,471	BAR Pending to move \$19,950 to Botulph
Small Drainage Projects-Salaries	X		100,000						100,000	Salaries for temp engineering employees as assigned to various storm damage mediation/small drainage projects
Small Drainage Projects-Remodeling & Replacement	X		2,291						2,291	2012 CIP Bond Funding remaining - completion of Botulph Rd Storm damage mediation - CIP 820 B/C
Small Drainage Projects-Works in Progress - Design	X		31,562						31,562	Engineering Services with Souder Miller for CIP #412A gauge \$5,415.63 and Camino Alire bank (\$15,000)
Small Drainage Projects-Works in Progress - Design	X		100,000						100,000	For storm damage mediation as needed
Small Drainage Projects-Works in Progress - Construction	X		26,774						26,774	For storm damage mediation as needed
Small Drainage Projects-Works in Progress - Construction	X		800,000						800,000	Anticipated construction costs of \$150,000 for CIP #412A SF River Bank Improvements
Alameda Rain Garden - River Conservation Fund		X			75,000	75,000	75,000	75,000	300,000	Restricted revenue account funded
Storm Drainage Study		X			30,000				30,000	Basic consultation to help develop a priority of projects/risks
Arroyo assessment	X		10,000		10,000			10,000	30,000	2012 GO Bond "Arroyo Rehabilitation;" SF Watershed Association survey and update of 2012 arroyo assessment
Arroyo Chamiso Drainage Improvement CIP 413D - Design	X		5,000						5,000	Additional design fees for sewer utility
Arroyo de los Pinos - Watershed Maintenance- Design	X		50,000						50,000	Anticipated costs for arroyo stabilization with streets division oversight
SF River Erosion at La Joyas - Watershed Maintenance	X		50,000						50,000	Eroded bank stabilization anticipated design
Watershed Maintenance - Design	X		56,906						56,906	
Arroyo Chamiso Drainage Improvement - Watershed Maintenance - Construction-CIP 413D	X		1,100,000						1,100,000	Anticipated construction costs (to include sewer relocation costs)
Arroyo de los Pinos - Watershed Maintenance	X		100,000						100,000	Anticipated costs for arroyo stabilization with streets division oversight
SF River Erosion at La Joyas Watershed Maintenance	X		100,000						100,000	Eroded bank stabilization anticipated construction
Santa Fe River Trail Repair - Nopal Drainage - Watershed Maintenance - Construction-CIP 428A	X		117,100						117,100	CIP 428A Santa Fe River Trail Repair - Nopal Drainage
<b>Total Drainage</b>			<b>2,760,169</b>		<b>115,000</b>	<b>75,000</b>	<b>75,000</b>	<b>85,000</b>	<b>3,090,169</b>	

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019/20**

Title/Description	On-going	New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/019	FY 2019/020	TOTAL	DESCRIPTION
<b>HEAVY EQUIPMENT</b>										
Street Pavement Rehabilitation Heavy Equipment Acquisition		X		500,000	1,500,000	900,000	900,000	900,000	4,700,000	Increase in existing budget for capital equipment acquisition
Paved Street Rehab-Vehicles > 1.5 Tons-Graders	X		190,159						190,159	Dump Truck with Snow Plow and Spreader Boxes
<b>Total Heavy Equipment</b>			<b>190,159</b>	<b>500,000</b>	<b>1,500,000</b>	<b>900,000</b>	<b>900,000</b>	<b>900,000</b>	<b>4,590,159</b>	



**CITY OF SANTA FE  
5-YEAR CAPITAL IMPROVEMENTS PLAN  
FY 2015/16 - 2019-20**

Title/Description	Original	New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-17	FY 2017-18	FY 2018/19	FY 2019/20	TOTAL	DESCRIPTION
<b>BUILDING and FACILITIES</b>										
Replace projectors in SFCCC meeting rooms	X				52,000				52,000	Convention Center
Art for CIP Projects				5,000					5,000	Adjustment Pending council Approval
Santa Fe Boys and Girls Club				50,000					50,000	Adjustments made 09/30 - 11/24/2015
Scate Facility GCCC				515,400					515,400	Adjustments made 09/30 - 11/24/2015
Removal of planters fr terrace - SFCCC	X				250,000				250,000	Convention Center
Surveillance camera upgrade - SFCCC	X				60,000				60,000	Convention Center
Fire Station 1 (200 Muralles Road)		X				300,000	1,200,000		1,500,000	
Fire Station #1 - Repairs-Remodel & Replace -Parking Lot	X		62,700						62,700	
Fire Training Facility		X				50,000	1,450,000		1,500,000	
Fire Station 9 (Camino Entrada)		X					50,000	450,000	500,000	
Southwest Fire Station (Annexation)		X					600,000	3,900,000	4,500,000	\$1,436,000 additional in O&M and Salaries
Consolidated City Facilities		X			30,000				30,000	Funding from General Fund Ending Balance (Cash)
Police Complex				37,500					37,500	Adjustments made 09/30 - 11/24/2015
Pub Safety Special Revenue-Works in Progress - Design- SouthSide Transit & PD- Design	X		87,340	(87,340)						Open PO is for Hultt Zollers not included is construction administration. *Shared (0) with Transit Division (see below/this page) This figure is included in the two above \$123,209 and needs to be removed from here. It was part of the >\$50,000 BAR
Police HQ HVAC Upgrade						250,000			250,000	Camino Entrada
DWI Forfeiture Program-Remodel & Replace - Seizure Lot	X		40,159						40,159	Open PO is for ATI installation of lights & cameras.
Professional Standards File Storage System		X	30,000						30,000	Reallocated 2014 CIP Bond funds, Storage System funded with other
DWI Forfeiture Program-Remodel & Replace - Seizure Lot	X		50,000						50,000	Construction cost for utility connects.
SouthSide Transit & PD- Design	X		50,000	(50,000)						Open PO is for Hultt Zollers not included is construction administration
Police Dept. Seizure Lot Project	X		50,000						50,000	Construction cost for utility connects.
Works In Progress - WIP Design	X		5,243	(5,243)						(0) Design of construction for front entry
GOCC Condensation Study and Design	X		10,278						10,278	Project has started. To be completed mid October
CIP #507N Natatorium Dehumidification System Remodeling	X		33,049						33,049	Current contract with ASC for GOCC dehumidification unit controls. Work will be complete in September.
CONSTRUCTION - ACS controls	X		85,000						85,000	HVAC systems; dectron units; boilers
Works In Progress - Design GCCC	X		50,000						50,000	Construction began in August & to be completed in September
Progressive Reroof - GCCC		X							15,000	Parks & Recreation
Ft. Marcy Pool Deck Replacement		X		15,000					15,000	Parks & Recreation
Sal Perez				70,000					70,000	Adjustments made 09/30 - 11/24/2015
Ft marcy/Sal perez and BC pool ADA lifts		X			25,000				25,000	Parks & Recreation
Bicentennial pool play structure/tot pool tile		X			25,000				25,000	Parks & Recreation
Replace gym floor Ft marcy rec complex		X			75,000				75,000	Parks & Recreation
5 - Parking Lot - Construction Ft. Marcy & Sal Perez		X			210,960		73,980		284,940	Parks & Recreation
Specialised capital Equipment - Ft. Marcy & Sal Perez	X				126,000		92,240		218,240	Parks & Recreation
Remodeling & Replacement-Remodel and Replace	X		25,000						25,000	Purchase materials for repair and remodel using DFA funds
Remodeling & Replacement-GCCC Hays Plumbing	X		19,862						19,862	Project Began August 24 and to be completed in September
Remodeling & Replacement-GCCC Hays Plumbing	X		20,412						20,412	Project Began August 24 and to be completed in September
Remodeling & Replacement-Remodel and Replace	X		25,989						25,989	Repair and maintenance of building

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019/20**

Title/Description	Ongoing New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/019	FY 2019/020	TOTAL	DESCRIPTION
Remodel & Replace -GCCC Progressive Reroof	X	199,810						199,810	Construction began in August & to be completed in September
Remodeling & Replacement-GCCC Hays Plumbing	X	216,633						216,633	Project Began August 24 and to be completed in September
Remodeling & Replacement-Fire Alarm System GCCC	X	20,638						20,638	Project is in progress. Completion in September
Remodeling & Replacement-CIP #507N GCCC Natatorium Dehumidification System Remodeling - CONSTRUCTION	X	760,700						760,700	Current contract with B&D Industries for construction underway at the GCCC Need \$597,614.23 for August billing and \$192,091.16 for final payment that will be due in September.
Design-CIP #507N GCCC Nat Dehumidification System Remodeling	X	5,243						5,243	Current contract with TRG for design of construction underway at the GCCC
Main entry design and remodel - GCCC	X				70,000			70,000	Parks & Recreation
Parking lot resurfacing - GCCC	X				315,000			315,000	Parks & Recreation
Gallery remodel - storefront - GCCC	X					6,000		6,000	Parks & Recreation
Locker/shower room floor replacement - GCCC	X					40,000		40,000	Parks & Recreation
Interior Floor Resurfacing - GCCC	X					72,000		72,000	Parks & Recreation
Mondo floor replacement - GCCC	X				25,000			25,000	Parks & Recreation
Play zone multi-age furniture - GCCC	X				1,000	15,000		16,000	Parks & Recreation
Weight room equipment - GCCC	X						20,000	20,000	Parks & Recreation
Elliptical equipment replacement - GCCC	X						50,000	50,000	Parks & Recreation
SciFit upper body exercider - GCCC	X						10,000	10,000	Parks & Recreation
SciFit recumbent steppers - GCCC	X						12,000	12,000	Parks & Recreation
Ice arena interior perimeter drain system - GCCC	X				50,000			50,000	Parks & Recreation
Ice arena perimeter rubber flooring - GCCC	X					120,000		120,000	Parks & Recreation
Exterior snow melt pit - GCCC	X				20,000			20,000	Parks & Recreation
Zamboni room floor drainage and resurface - GCCC	X				20,000			20,000	Parks & Recreation
Construct an Ice arena rear door entrance - GCCC	X						100,000	100,000	Parks & Recreation
Replace CO <sup>2</sup> chemical tank & feed system - GCCC	X				18,000			18,000	Parks & Recreation
Refurbish leisure pool green slide - GCCC	X				25,000			25,000	Parks & Recreation
Diving board replacement - GCCC	X				45,000			45,000	Parks & Recreation
Removal of epoxy deck coating - GCCC	X				15,000			15,000	Parks & Recreation
Replaster lap pool - GCCC	X					110,000		110,000	Parks & Recreation
Refurbish frog slid and tongue - GCCC	X				25,000			25,000	Parks & Recreation
Replaster leisure pool - GCCC	X					80,000		80,000	Parks & Recreation
Replace natatorium ADA pool water lifts - GCCC	X							-	Parks & Recreation
Machinery/Equip.-MRC-Repairs and Maintenance	X	4,875						4,875	Funds needed to repair equipment to maintain facility at MRC.
Insulated Outdoor Maintenance Shed - MRC Golf	X				10,000			10,000	
Pave Parking lot and Roadway - MRC Golf	X						150,000	150,000	
Repair/Reseal pedestrian sidewalk/pathways - MRC Golf	X						50,000	50,000	
Bunker Maintenance Renovation - MRC Golf	X				50,000	50,000		100,000	
Installation of permanent restroom - MRC Golf	X				15,000			15,000	
Upgrade restaurant cooking/food storage equip - MRC	X				32,500	32,500		65,000	
Remodel/Replace interior walls at mmtc shop - MRC	X				10,000			10,000	
Repair/Reseal pedestrian sidewalk pathways - MRC	X						80,000	80,000	
Upgrade sports field lighting - MRC	X						100,000	100,000	
Install shade structure at playground - MRC	X				30,000			30,000	

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019-20**

Title/Description	Original New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/019	FY 2019/020	TOTAL	DESCRIPTION
Install permanent restroom at hardball fields - MRC Soccer	X				15,000			15,000	
Install permanent restroom at hardball fields other - MRC Soccer					35,000			35,000	
Renovate restroom facilities at softball & soccer fields - MRC Soccer	X				100,000			100,000	
Playground retrofit - MRC Soccer	X				45,000			45,000	
Installation of bleacher shade structures - MRC Soccer	X				63,750			63,750	
Playground Replacement - Ft. Marcy	X					152,800	78,400	231,200	
Fort Marcy HVAC Construction - WRC	X	175,000	175,000					350,000	\$175,000 from CIP Bond. Design cost is \$36,425. bal. is \$138,575
SF Boys and Girls club			50,000					50,000	
Municipal Facility Repair-Service Contracts-City of Santa Fe Asset Management Plan	X	14,524						14,524	CC approval on 8/26/15 and Notice to Proceed to be sent. Contract Total \$64,524
Municipal Facility Repair-Equipment/Machinery Rental	X	2,315						2,315	Purchase equipment using DFA funds
Municipal Facility Repair-Equipment/Machinery (< \$5,000)-INVENTORY EXEMPT	X	80,000						80,000	Project recommended was not done, filing system already in place. Funds will be reallocated for other projects.
Municipal Facility Repair-Remodeling & Replacement	X	4,130						4,130	Funds to complete project and pay invoices
Municipal Facility Repair-Remodeling & Replacement-CIP #646 Fire Station #5 Reroofing - CONSTRUCTION	X	66,174						66,174	Contract approved by Council. Requisition entered for \$64,662.56. Current contract with Progressive Roofing for construction to begin on 9/1/15 at Fire Station #5 due to construction season needs.
Municipal Facility Repair-Remodeling & Replacement-CIP #646 Fire Station #5 Reroofing - DESIGN	X	3,205						3,205	Current contract with John Barton Architects, LLC for design of construction to begin on 9/1/15 at Fire Station #5
Municipal Facility Repair-Remodeling & Replacement-Fire Station #7 & Marty Sanchez Golf Course reroofing _DESIGN	X	373						373	Current contract with remaining funds needs for eleven month warranty inspections of these facility roofs
Municipal Facility Repair-Remodeling & Replacement-SILER RD BLDG C RE ROOF	X	89,602						89,602	Need \$89,500 for re-roofing of building
Municipal Facility Repair-Remodeling & Replacement-CARLOS ORTEGA TEEN CTR KITCHEN	X	50,000						50,000	Need \$50,000 for the remodel of kitchen
Fire Facilities Renovation-Works In Progress - Construction-FIRE STATION 5	X	108,040						108,040	Air conditioning, class room and office renovation at Fire Station #5.
Senior Center Improvements-Works In Progress - Construction-Luisa Senior Center(Luisa Renovation)- Construction	X	178,881						178,881	Construction cost of project and remaining grant balance of \$179,434.71 to be expended by 6/30/16.
Senior Center Improvements-Works In Progress - Construction-Luisa Senior Center(Luisa Computer Lab)- Construction	X	131,233						131,233	Construction cost of project and remaining grant balance of \$131,786.49 to be expended by 6/30/16.
Senior Center Improvements-Works In Progress - Construction-Villa Consuelo Senior Center(Villa Consuelo Renovation)- Construction	X	98,697						98,697	Construction cost of project and remaining grant balance of \$99,250.52 to be expended by 6/30/16.
Senior Citizen Center Renov.-Works In Progress - Construction-MEG Senior Center(Computer Lab addition)	X	120,349						120,349	Construction cost of project and remaining grant balance of \$127,849.49 to be expended to 6/30/16.

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019-20**

Title/Description	Original New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/019	FY 2019/020	TOTAL	DESCRIPTION
Senior Citizen Center Renov.-Works In Progress - Construction- MEG Senior Center(Warehouse)	X	290,132						290,132	Construction cost of project and remaining grant balance of \$297,632.25 to be expended to 6/30/16.
Senior Citizen Center Renov.-Works In Progress - Construction- MEG Senior Center(Parking Lot)	X	140,850						140,850	Construction cost of project and remaining grant balance of \$140,850.00 to be expended to 6/30/16.
Bicentennial Pool-Remodeling & Replacement-CIP #530C Ft. Marcy Recreation Complex Entry Remodeling - CONSTRUCTION	X	114,394						114,394	Current contract with ESA Construction for construction underway at Ft. Marcy including COM1 to be added to PO.
Bicentennial Pool-Remodeling & Replacement-CIP #530C Ft. Marcy Recreation Complex Entry - DESIGN	X	1,753						1,753	Need \$115,376 for final payment that will be due in September.
Bicentennial Pool-Remodeling & Replacement-OBM 108 city bid	X	50,000						50,000	Current contract with John Barton Architects, LLC for design of construction underway at Ft. Marcy.
Bicentennial Pool-Remodeling & Replacement - Roof Repair	X	9,000						9,000	City wide pool repairs to be done by facilities staff
Bicentennial Pool-Works In Progress - Design-WIP Design	X	42,603						42,603	Begin and complete before November. Time sensitive due to weather
Parks & Recreation-Equipment/Machinery -CIP #400/NMCA L-14-2005 Santa Fe Parks Playground Shade Structures - MATERIALS	X	199,913						199,913	Design of pool entry ways, recreation center projects
Parks & Recreation-Works In Progress - Construction-CIP #400/NMCA L-14-2005 Santa Fe Parks Playground Shade Structures - CONSTRUCTION	X	65,000						65,000	199,913.49 needed (projected) for shade materials to be procured before installation bid acceptance due to construction season needs.
SWANN Phase 2 - Design	X	501,290				5,200,000		5,701,290	\$101,554.32 needed (projected) for shade installation, (currently out to bid) and related work due to construction season needs. Requisition entered for Archeological monitoring for \$4,895.48. \$12,008.81 already encumbered for safety audits after installation.
City of Santa Fe Asset Management Plan	X	50,000	14,524					64,524	Newspaper ads for RFP followed by award of contract
Luisa Senior Center(Luisa Reno/Com Lab/VC Reno) - Design	X	3,287						3,287	CC approval on 8/26/15 and Notice to Proceed to be sent. Total \$64,524
MEG Senior Center(Computer Lab addition)- Design	X	7,500						7,500	Open PO is for Autotroph design
MEG Senior Center(Warehouse)- Design	X	7,500						7,500	Estimated cost for design completion
Southside Transit Center Upgrade design - Police Share	X	123,209						123,209	Estimated cost for design completion
Southside Transit Center Upgrade Design - Transit Share	X		123,209					123,209	From PD Cash split 50/50 with Transit for total of \$246,417
Parks Playground Shade Structures CIP #400/NMCA - CONSTRUCTION	X	50,000						50,000	\$123,209 is from Grant #NM-04-0009; work to be done in July-aug 2015 Total contract for design is \$246,417 split with PD.
Villa Consuelo Senior Center	X			147,900				147,900	\$101,554.32 needed (projected) for shade installation (currently at bid) and related work due to construction season needs. Requisition entered for Archeological monitoring for \$4,895.48. \$12,008.81 already encumbered is for the safety audits after installation.
MEG Senior Center - Warehouse & equipment	X			178,100				178,100	#A14-1261 Aging and LT Svc Grant
Salvador Perez security system	X	10,000						10,000	Aging Agency #A14-1258 \$178,100
Silingo Road build C Archives-bld roof asbestos	X				60,000			60,000	2014 CIP Bond
Silingo Road build C Archives-bld roof replacement	X				60,000			60,000	Funding needed for abatement
Siler Environmental Services - Welding bay upgrades	X	50,000						50,000	Funding needed to replace roof
Salvador Perez pool lighting upgrade	X	30,000						30,000	2014 CIP Bond
Salvador Perez - Deck Drains	X	50,000						50,000	2014 CIP Bond
<b>Total Buildings and Facilities</b>		<b>4,771,883</b>	<b>918,090</b>	<b>718,000</b>	<b>3,217,310</b>	<b>9,344,520</b>	<b>5,000,400</b>	<b>22,969,668</b>	

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019/20**

Title/Description	Ongoing New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/019	FY 2019/020	TOTAL	DESCRIPTION
<b>TECHNOLOGY</b>									
Broadband Infrastructure-Employee Benefits-CIP Broadband - Project Manager Payroll	X	1,668						1,668	Telecom Service Agreement expires 03/06/2018 - \$45,890 already c/f on SAR 15.08.007.CC
Broadband Infrastructure-Works In Progress - CIP Construction	X	295,478						295,478	see above
Broadband Infrastructure-Works In Progress - CIP Construction	X	400,000						400,000	see above
CIP Broadband - Project Manager Payroll	X	38,701						38,701	Expand project to St. Michael's Drive. \$158K of work complete prior to FY 2014-15. \$1.4 million total budget: \$1,000,000 allocated from 2012 CIP Bond, \$400,000 allocated from 2014 CIP Bond.
CIP Broadband - Project Manager Payroll	X	320						320	see above
CIP Broadband - Project Manager Payroll	X	1,547						1,547	see above
CIP Broadband - Project Manager Payroll	X	8,584						8,584	see above
CIP Broadband - Project Manager Payroll	X	836						836	see above
CIP Broadband - Project Manager Payroll	X	12						12	see above
Network Upgrades-ITT-Professional Contracts	X	25,154						25,154	Carry Forward from FY 14/15 - City-Wide IT projects
Network Upgrades-ITT-Data Processing Equipment	X	455,831						455,831	Carry Forward from FY 14/15 - City-Wide IT projects
Modernization of City Systems	X	256,419						256,419	Carry Forward from FY 14/15
City IT Hardware Platform Upgrade (Iseries)	X			89,593	89,593	89,593	89,593	358,372	
City Data Center Modernization	X			350,000	575,000	-	-	925,000	
City Enterprise Resource Planning (ERP) System Replacement	X			400,000	375,907	488,000	-	1,263,907	
Land Use Community Development System Modernization	X			-		313,000	-	313,000	Mv FY 17/18 expense \$430K to GRT Bond Expense
Public Safety Land Mobile Radio System Upgrade	X			150,000				150,000	mv fy 17/18; 18/19; 19/20, expense to GRT Bond Exp \$750K each yr
City Constituent Services 311 Program	X			10,000	47,500	57,500	85,000	150,000	
Public Safety Land Mobile Radio System Upgrade	X				750,000	750,000	750,000	2,250,000	
Land Use Community Development System Modernization	X			-	508,000		-	508,000	
City Enterprise Resource Planning (ERP) System Replacement	X				299,907		-	299,907	
Billing system N. Harris	X	30,725						30,725	Utility System Upgrade
Infosend Bills	X	3,099						3,099	Utility System Upgrade
System Equipment - Badger Meter project	X	3,042,730						3,042,730	Utility System Upgrade
Data Processing Equipment N. Harris	X	109,512						109,512	Utility System Upgrade
Service Contracts-Infosend Bills	X	100,686						100,686	Utility System Upgrade
<b>Total Technology</b>		<b>4,771,901</b>		<b>999,593</b>	<b>2,845,907</b>	<b>1,688,093</b>	<b>874,593</b>	<b>10,088,487</b>	

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2016/16 - 2019/20**

Title/Description	Ongoing New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/019	FY 2019/020	TOTAL	DESCRIPTION
<b>TRANSPORTATION</b>									
Transit Federal Grants			(7,818)					(7,818)	Adjustment Pending Council Approval
Transit Federal Grants			150,000					150,000	Adjustment Pending Council Approval
Transit Federal Grants-Works In Progress - Design-Hultt Zollars		246,417	(246,417)					(0)	Southside Transit Center design-not sure about completion date. *Shared with Police Department (see above/this page) This is a double entry for the two \$123,209 above
Transit Federal Grants-Works In Progress - Design-SouthSide Transit & PD- Design		87,340	(87,340)					(0)	This is already included in the two above \$123,209
Downtown Transit Center-Works In Progress - Design-Wilson and Co		118,744	(14,935)					103,809	Design will restart in Sept.; funded by FTA grant The \$19,279 plus the \$109,809 equal the grant balance of \$123,088
Transit Bus-Federal Grant-Works In Progress - Design-CNG Fuel Station Upgrade Project		1,308,503						1,308,503	Hultt Zollars/CNG upgrade and expansion (Completion date unknown). Shared with Environmental Services Division (see above)
SouthSide Transit & PD- Design		50,000	(50,000)					-	Open PO is for Hultt Zollars not included is construction administration This figure is included in the two above \$123,209 and needs to be removed from here. It was part of the >\$50,000 BAR
Downtown Transit Center		19,279						19,279	
Post Stephen		990						990	
Bus Shelters Phase 2		500						500	Newspaper ads in Sept.; award bid in October 2015 - Schedule Critical
Autotroph		35,038						35,038	SF Trails bus shelter Phase 2 design in progress; design completion late July 2015
Creative bus sales		647						647	Fix bus seats
Fleet management system	X				47,000			47,000	
Purchase 2 ADA vans for sf pickup	X				268,930	268,930		537,860	Funded by Transportation grants
Facility entry card security system	X				53,286	53,286		106,572	Funded by Transportation State match
Repave transit facility	X						350,000	350,000	Funded in 2020 GRT Bond
Downtown Transit Center-Works In Progress - Design-Wilson and Co				302,711	2,600,000			2,902,711	Design will restart in Sept.; funded by FTA grant
Transit Bus-Federal Grant-Equipment/Machinery -Bus Shelters Phase 2		371,450	(10,338)					361,112	Advertise for bids in Sept, 2015; Federal grant of \$318,082 plus City match of \$79,520.50
Transit Bus-Federal Grant-Vehicles > 1.5 Tons-Gillig		3,229,884						3,229,884	Buses scheduled to arrive at Transit in November 2015
Transit Bus-Federal Grant-Vehicles > 1.5 Tons-Creative Bus Sales		268,930						268,930	2 Arbocs arriving in October 2015
Replacement of 3 para transit vans SFPU	X		192,834					192,834	\$154,268 funded through 5510 funds
Replacement of bus aging fleet	X			1,400,000	1,400,000	1,400,000	1,400,000	5,600,000	Funded in Fund Balance Transit Tax
Parking access & rev control system (PARCS)	X			1,200,000				1,200,000	To be financed through a contingency-type contract with the vendor
Bus stop phase 3	X			522,458	70,000			592,458	DOT/FED funding \$473,749; city match \$118,709
<b>Total Transportation</b>		<b>5,797,721</b>	<b>(216,195)</b>	<b>5,425,189</b>	<b>4,439,216</b>	<b>1,722,216</b>	<b>1,750,000</b>	<b>16,856,126</b>	

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019-20**

Title/Description	Ongoing	New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/019	FY 2019/020	TOTAL	DESCRIPTION
<b>OPERATIONS &amp; MAINTENANCE</b>										
Affordable Housing Infrastructure - Tierra Contenta			161,732						161,732	PSA expires 12/31/2015
Tierra Contenta (CIP)			38,268						38,268	PSA expires 12/31/2015
Equipment/Machinery Rental-Portable restroom for city parks	X		52,452						52,452	Parks & Recreation
CLASSIFIED FULL TIME	X		78,393						78,393	These amounts will be for August and September, at which time Parks will request amount(s) through June 2016. Salaries/operating/etc. supplies for Parks monies needed for temporary work force salaries, operating supplies for daily operations of Parks Division. These monies are used for maintaining trails systems, medians, parks, and open spaces throughout the budget year. Cash balance in 52754 \$1,650,355
Salaries-SALARIES	X		1,274,325						1,274,325	Parks & Recreation
Professional Contracts	X		3,773						3,773	Parks & Recreation
Professional Contracts	X		30,000						30,000	Parks & Recreation
Communication	X		79						79	Parks & Recreation
Communication	X		7,200						7,200	Parks & Recreation
Furniture/Fixtures-REP. MAINT	X		980						980	Parks & Recreation
Furniture/Fixtures-REP. & MAINT	X		8,600						8,600	Parks & Recreation
Machinery/Equip.-REP. MAINT	X		4,451						4,451	Parks & Recreation
Machinery/Equip.-REP. & MAINT	X		70,000						70,000	Parks & Recreation
Vehicles-REP. & MAINT VEHICLES	X		10,000						10,000	Parks & Recreation
Parks Maintenance-Operating Supplies	X		10,411						10,411	Parks & Recreation
Operating Supplies	X		77,432						77,432	Parks & Recreation
Equipment/Machinery (< \$5,000)-INVENTORY EXEMPT	X		26,410						26,410	Parks & Recreation
Railyard Parks-Service Contracts-Railyard Operations (service Contracts)	X		100,000						100,000	These funds are for new park concrete benches, paving parking area by Railyard Residential area, signage plan within the North Railyard, new pedestrian rail track crossing. And Railyard Plaza
Municipal Recreation Complex-Operating Supplies	X		65,603						65,603	Operating Funds used to maintain the Golf Course (tools, fertilizer, irrigation supplies, seed, sand etc.)
Remodeling & Replacement	X		33,538						33,538	Parks & Recreation
Remodeling & Replacement-Remodel and Replace (O&M)	X		1,506,957						1,506,957	Buildings & Facilities - nHVAC/boiler and mechanical improvements and/or repairs; electrical wiring; lights; panels; plumbing/toilets/faucets/ water lines; floors, walls; ceiling repair
Municipal Facility Repair-Salaries	X		128,727						128,727	Funding to pay locals for work/repairs done city wide
Municipal Facility Repair-Repair & Maint. - Building/Structures	X		2,001						2,001	Funds needed to repair and maintain city buildings
Municipal Facility Repair-Remodeling & Replacement-O & M on 108 buildings	X		187,045						187,045	Need \$50K to cover the outstanding amount plus \$100,000 for any O&M filters, mechanical, electrical, plumbing repairs to over 100 buildings

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2016/16 - 2019/20**

Title/Description	Original New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/019	FY 2019/020	TOTAL	DESCRIPTION
Sal Perez-Salaries-Salaries	X	10,001						10,001	Funding to pay locals for work/repairs done city wide
Sal Perez-Service Contracts-Service Contracts	X	2,700						2,700	Funds to support maintenance contracts for boilers and HVAC Systems
Sal Perez-Equipment/Machinery (> \$5,000)	X	31,223						31,223	Purchase equipment
Sal Perez-Equipment/Machinery (< \$5,000)-INVENTORY EXEMPT	X	41,077						41,077	Purchase equipment for city wide projects
Sal Perez-Remodeling & Replacement	X	9,180						9,180	Purchase of exterior lights and repairs to city buildings
Sal Perez-Remodeling & Replacement (O&M)	X	31,858						31,858	Purchase of exterior lights; replacement of old equipment.
Sal Perez-Remodeling & Replacement	X	175,000						175,000	HVAC/boiler and mechanical improvements and/or repairs; electrical wiring; lights; panels; plumbing/toilets/faucets/ water lines; floors, walls; ceiling repair
Salvador Perez Shower Tile Replacement	X	4,044						4,044	Project to begin September
Fort Marcy Locker Room Door Replace	X	1,865						1,865	Quote Obtained - Requisition to be entered. Project to begin September
O&M 108 city bldgs	X	315,000						315,000	Continuing projects city wide
INVENTORY EXEMPT	X	50,000						50,000	Purchase equipment for city wide projects
O&M 108 city buildings	X	50,000						50,000	Continuing projects city wide
Signal Maintenance	X	45,115	277,500					322,615	Adjustments made 09/30 - 11/24/2015; State Legislative Funding
Signs, Paint	X	17,845	112,500					130,345	Adjustments made 09/30 - 11/24/2015; Req #20171883/3M Library Systems
Sign, Paint, Signal-Operating Supplies	X	316,389	600					316,989	For operations and maint of Santa Fe pavement markings & signs
Road Sharrow Project-Remodeling & Replacement-Road Sharrow	X	32,856						32,856	For the Implementation of thermoplastic retroreflective road sharrow as directed by City Council - "Green Bike Lanes Pilot Projects"-various bicycle friendly road sharrow projects as guided by BTAC, MPO, and City Council
Road Sharrow Project-Remodeling & Replacement-Road Sharrow - Bike Lanes Osage	X	20,000						20,000	
Road Sharrow Project-Remodeling & Replacement-Road Sharrow - W. Alameda	X	37,510						37,510	
Road Sharrow Project-Remodeling & Replacement-Road Sharrow - Siringo	X	107,308						107,308	
Railyard Dev Infrastructure-Other Consulting-Railyard Plaza Extension Completion @ VC Cinemas	X	24,251						24,251	The balance of the Alcala Street and Plaza extensions (2014 CIP funds). The funds will be used for a modified pedestrian rail track crossing, metal bollards and bike racks.
Railyard Operations-Service Contracts-Railyard Operations (service Contracts)	X	49,500						49,500	Improvement of Phase II - Stain and Seal the Street lights, bollards and benches in the North Rail yard
Railyard Operations-Other Consulting-Railyard Events and Marketing	X	49,000						49,000	SFRCC for the Rail yard Events and Marketing (Stage, Audio, lights and outdoor Movie Screen, marketing ads, posters brochures etc.).
Road Sharrow - Bike Lanes Green - D&M Traffic Svcs	X	2						2	Req# 20173242/D & M Traffic Services
Road Sharrow - Bike Lanes Green - San Bar	X	25,184						25,184	Req# 20172167/SanBar Construction/Waiting on signed PSA
Road Sharrow - Armour Payment	X	4,206						4,206	
Unpaved Street Rehab-Professional Contracts-Unpaved Street	X	16,504						16,504	Mag Chloride - Dust Control for unpaved roads
Unpaved Street Rehab-Professional Contracts-Unpaved Street	X	28,937						28,937	Mag Chloride - Dust Control for unpaved roads



**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019/20**

Title/Description	Disposing New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/019	FY 2019/020	TOTAL	DESCRIPTION
Unpaved Street Rehab-Remodeling & Replacement-Unpaved Street	X	48,400						48,400	Req# 20173235 for base course entered on Aug 5th - pending purchasing
Unpaved Street Rehab-Remodeling & Replacement-Unpaved Street	X	20,000						20,000	Base Course
Paved Street Resurfacing-Salaries-Paved Street Rehab	X	250,000						250,000	Temp Employees Salaries
Paved Street Resurfacing-Repair & Maint. - Grounds/Roadways-Paved Street Rehab	X	14,995						14,995	NEED \$5K FROM THE \$19,995/Req #20173232 Entered August 5, 2015 for Redi-Mix Concrete
Paved Street Resurfacing-Remodeling & Replacement-Paved Street Rehab	X	440,269						440,269	Crack/fog seal repair
Paved Street Rehab	X	20,697						20,697	Arroyo Tenorio Drainage Repair
Paved Street Rehab	X	15,009						15,009	Emergency Repair at Guadalupe and Park Ave (Collapsed Sidewalk over rock lined trench)
Paved Street Rehab	X	8,638						8,638	Crack/fog seal repair (NOTE: \$440,269 spent this FY, but in >\$50K column because it's not part of immediate need <\$50K)
Paved Street Rehab	X	5,000						5,000	NEED \$5K FROM THE \$19,995/Req #20173232 Entered August 5, 2015 for Redi-Mix Concrete
<b>Total Operations and Maintenance</b>		<b>6,197,841</b>	<b>390,400</b>					<b>6,588,241</b>	

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019-20**

Title/Description	Ongoing New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/019	FY 2019/020	TOTAL	DESCRIPTION
<b>PARKS &amp; RECREATION</b>									
Southwest Act Node Park			150,000					150,000	Adjustments made 09/30 - 11/24/2015
Las Acequias Park			160,504					160,504	Adjustments Pending Council Approval
Monica Lucero Park			60,182					60,182	Adjustments Pending Council Approval
Patrick Smith Park			68,779					68,779	Adjustments Pending Council Approval
Salvador Perez Park			121,606					121,606	Adjustments Pending Council Approval
Escondido Park			15,619					15,619	Adjustments Pending Council Approval
SW Activity Node Park			70,546					70,546	Adjustments Pending Council Approval
Skate Park	X	22,636						22,636	Salaries
Skate Park	X	5,000						5,000	\$5,000 for advertising + continuing development/planning. Require remaining bal. after 8/27.
Arroyo Sonrisa	X	3,611						3,611	Salaries
Arroyo Sonrisa	X	16,700						16,700	Continuing development, Const. (possible BAR to/fr another project)
Arroyo Sonrisa	X	20,000						20,000	Continuing development, Require remaining bal. to initiate BAR from another project.
Portable restroom for city parks	X	29,400						29,400	this amount will be good for August and September payment at which time Parks will request amount thru June
SWANN Phase I	X		239,000					239,000	Additional Shade Structure at the picnic areas; community Bulletin Board; and netting or Fencing at the Basketball Court to Keep Basketballs In the Basketball Court Area; landscape covering of water tanks
Salvador Perez Park Improvements (CIP #408D)	X		122,000	392,379				514,379	2012 GO Bond Moved the 122,000 into the correct column and moved the \$662,000 down to the unfunded.
Dancing Ground Phase II - Nava Ade South Park	X		54,605			98,050	999,025	1,151,680	2012 GO Bond \$54,605, Funding req fr contract, additional \$60,895
Carlos Ortega Teen Center fire suppressant system	X	100,000						100,000	2014 CIP Bond
Sports Fields	X				28,000	28,000		56,000	
Installation & monitoring of security cameras - MRC	X					80,000		80,000	
Upgrade Irrigation system - MRC	X						35,000	35,000	
Cart Path Renovation - MRC	X						350,000	350,000	
Upgrade Irrigation computer system - MRC	X				25,000			25,000	
Upgrade Irrigation computer system - MRC	X				25,000			25,000	
Upgrade Irrigation system - MRC	X				30,000			30,000	
Upgrade Irrigation pump system - MRC	X				30,000			30,000	
Portable Stage	X					172,950		172,950	Increase setup fee fr \$1,200 to \$4,000
Design-CIP #523A/NMCAPI-14-2004 MRC Soccer Valley Improvements & Expansion		154,508						154,508	Current contract for design of MRC Soccer Valley Improvements
<b>Total Parks</b>		<b>851,858</b>	<b>1,062,841</b>	<b>392,379</b>	<b>138,000</b>	<b>278,000</b>	<b>1,084,025</b>	<b>3,708,100</b>	

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019/20**

Title/Description	Ongoing	New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/019	FY 2019/020	TOTAL	DESCRIPTION
<b>ROADWAYS &amp; STREETS</b>										
Citywide Traffic Calming				75,000					75,000	Adjustments made 09/30 - 11/24/2015; State Legislative Funding
Cerrillos Road Project-Works In Progress - Design	X		119,739						119,739	
Cerrillos Road - Carlos Rey - St. Michaels - Construction	X		8,350,000						8,350,000	CIP810A, Ph IIC construction funds, bidding F15, Construction S16
Cerrillos Road Project-Works In Progress - Construction	X		156,000						156,000	S72970 (Cash Budgeted) *CIP 810A, Ph IIC
Street Light Compliance-Remodeling & Replacement	X		139,949						139,949	To identify and replace aging street lights with energy efficient LED street lights
Small Sidewalk-Salaries-Small Sidewalks Projects	X		50,000						50,000	Awaiting MPO Ped Plan for priority list approved by CC
Small Sidewalk-Works In Progress - Construction	X		106,373						106,373	Awaiting MPO Ped Plan for priority list approved by CC
Small Sidewalk-Works In Progress - Construction	X		450,000						450,000	Awaiting MPO Ped Plan for priority list approved by CC
Safety Misc. Projects-Remodel & Replace-Safety Misc. Projects	X		45,448						45,448	Design and construction for various citywide roadway safety projects such as guardrail installation and maintenance; various pedestrian crossing upgrades
Safety Misc. Projects-Remodeling & Replacement-Safety Misc. Projects	X		240,000						240,000	Design and construction for various citywide roadway safety projects such as guardrail installation and maintenance; various pedestrian crossing upgrades
Safety Misc. Projects-Works In Progress - Design-Safety Misc. Projects	X		60,000						60,000	Design and construction for various citywide roadway safety projects such as guardrail installation and maintenance; various pedestrian crossing upgrades
Signal Maintenance-Remodeling & Replacement-Pedestrian signal upgrade	X		301,583						301,583	To bring City of Santa Fe into compliance with Federal standards for signalized pedestrian crossings
Signal Maintenance-Remodeling & Replacement-Signal Maintenance	X		214,430						214,430	Req# 20173832 for Dealers Electrical Supply *Replace aging signal equipment - day to day purchases of materials, equipment and tools etc. James needs funds to close out this project - approximately \$18K/Amendment
Botolph Road - Cold Milling-Works In Progress - Design-Botolph Road	X		13,940						13,940	08/07/2015 to be added \$8971.83 *Storm damage mediation. Project Complete. Final Invoice submitted and paid 9/17
Botolph Road - Cold Milling-Works In Progress - Construction-Botolph Road	X		74,220						74,220	James needs funds to close out this project - approximately \$18K/Amendment 08/07/2015 to be added \$8971.83. *Storm damage mediation. Project Complete. Final Invoice submitted and paid 9/17
Intersection Safety-Works In Progress - Design-Intersection Safety	X		357,301						357,301	Design and construction for various citywide intersection improvements
Paved Street Resurfacing-Remodeling & Replacement-ADA Ramp Improvements	X		500,000						500,000	Repairing or adding ADA ramps that are not compliant or non-existent on streets that were overlaid in 2014
Paved Street Resurfacing-Remodeling & Replacement-Paved Street Resurfacing	X		103,997						103,997	Repairing or adding ADA ramps that are not compliant or non-existent on streets that were overlaid in 2014
DeFouri Street Bridge Rehab-Professional Contracts-Bridge Rehab	X		1,183,989	(48,004)					1,135,985	CIP 823 DeFouri St & Guedalupe St Bridges Project: Design 99% complete. Bidding Fall 2015, Construction Early 2016. Funding: 2012 CIP, 2014 CIP, NMDOT
Road Sharrow Project-Remodeling & Replacement-Road Sharrow - San Mateo/Galisteo Project	X		60,638						60,638	
Road Sharrow Project-Remodeling & Replacement-Road Sharrow - Paseo de Peralta	X		80,000						80,000	

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019-20**

Title/Description	Ongoing New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/019	FY 2019/020	TOTAL	DESCRIPTION
Railyard Operations-Other Consulting-Railyard Stewards	X	100,000						100,000	These funds assist the Railyard Park Stewards fund their programs, i.e., marketing, yardmasters program, educational programs, horticultural programs and fund raising(per Resolution).
SF R&T II/Arroyo Chamiso	X	943						943	
Agua Fria-Cottonwood Dr Intersection			200,000		1,000,000			1,200,000	
Agua Fria-So. Meadows Intersection					200,000	1,200,000		1,400,000	
Road Sharrow - AM Signal	X	12,747						12,747	
Paved Street Resurfacing-Remodeling & Replacement-Paved Street Rehab	X	1,300,353						1,300,353	\$1,300,353.15 is committed on PO's for project currently going on - est. time to completion 09/15/2015 takes into account the \$108,996.85 from Engineering Group for a total amount of \$1,404,349.44
Paved Street Resurfacing-Remodeling & Replacement	X	61,607						61,607	Concrete Street Repair on Montezuma between Sandoval & Cerrillos Rd
Paved Street Resurfacing-Remodeling & Replacement	X	100,000						100,000	Drainage structure and Curb and gutter repair
Unpaved Street Rehab	X	49,070						49,070	Needs to be budgeted - from the 2012 CIP Bond - 0112900.572500
E. Alameda Pedestrian Improvements (CIP 4608)	X	389,585						389,585	CIP Bond fund (CIP 4608)
Reconstruction of Zia Road (from St. Francis to Cerrillos)	X			150,000	5,450,000			5,600,000	
Sandoval-Montezuma Intersection Pedestrian Signal Upgrade							750,000	750,000	
Gallisteo Widening - San Mateo to Hospital	X	3,963						3,963	
Gallisteo Widening - San Mateo to Hospital	X	29,267						29,267	
Old Santa Fe Trail Widening Project	X	3,249						3,249	Req'd 20173954/GM Emulsion/Future funds needed for San Mateo St.Fran&Gallisteo, etc
<b>Total Roadways &amp; Streets</b>		<b>14,656,882</b>	<b>224,996</b>	<b>150,000</b>	<b>6,450,000</b>	<b>1,200,000</b>	<b>750,000</b>	<b>22,486,888</b>	

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019-20**

Title/Description	Ongoing	New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-17	FY 2017-18	FY 2018/19	FY 2019/20	TOTAL	DESCRIPTION
<b>TRAILS</b>										
Acequia Trails-Works In Progress - Design-Acequia Trail Impr.s Design (Connections - Kathryn/Onate and Harrison Road)	X		11,495						11,495	Pending requisition 7/14/15 add to balance plus anticipated construction engineering; Amendment 08/07/2015 added to balance
Acequia Trails-Works In Progress - Design-Acequia Trail Improvements Est Design Services (Otowi/Lujan to Maclovio Park)	X		54,930						54,930	Anticipated design/CE of \$41K plus PO balance
Acequia Trails-WIP - Design-Acequia Trail - Rufina to San Felipe	X		180,048						180,048	Anticipated design/construction engineering
Acequia Trails-WIP - Construction-Wayfinding	X		6,700						6,700	Anticipated installation cost
Acequia Trails-WIP - Construction- @ Harrison	X		156,000						156,000	Anticipated construction
Acequia Trails-WIP - Construction - @ Kathryn/Onate	X		201,000						201,000	Anticipated construction
St. Francis Construction-Arroyo Chamiso Trail Xing	X		275,000						275,000	Anticipated Construction
St Francis Trail Crossing-WIP - Construction-CIP #859A St. Frances Crossing from Acequia Trail to SF Rallyard	X		3,920,000						3,920,000	Federal and City Coop Agreement for cons. Management and construction (\$556,192 is city match) plus \$100,000 from ROW to construction; funding includes NMDOT-CMAQ
St Francis Trail Crossing-WIP - Construction-River Trail Crossing @ St Francis Dr	X		122,484						122,484	
Frances Crossing from Acequia Trail to SF Rallyard - CIP #859A St. (final design carryover)	X		17,338						17,338	In addition to open PO need \$100,000 for Desirae's crossing project - contractor on hold
Acequia Trail Underpass Construction Engineering Services	X		50,000						50,000	PSA for Engineer of Record construction phase engineering services: bidding, RFI's, submittal reviews, record drawings
Rail Trail-All Segments-Remodeling & Replacement-Santa Fe Rail Trail	X		52,033						52,033	Santa Fe Rail Trail Crack/fog seal repair
Rail Trail-All Segments-Remodeling & Replacement-Santa Fe Rail Trail	X		9,208						9,208	Santa Fe Rail Trail concrete slab repair at Siringo Crossing, to be procured when funds are available
Rail Trail-All Segments-Works In Progress - Design-CIP #854A Rail Trail Extension Alta Vista to Pen Road - design	X		22,921						22,921	Task 2 - Design Engineering services through anticipated construction phase
Rail Trail-All Segments-Works In Progress - Construction-CIP #854A Rail Trail Extension Alta Vista to Pen Road - construction	X		400,000						400,000	Anticipated construction
River Trail-Works In Progress - Design-CIP 500B - Santa Fe River Cross Vane Repair - design	X		40,000						40,000	Anticipated design
River Trail-Works In Progress - Construction-Santa Fe River Trail Improvements	X		250,000						250,000	Anticipated construction
River Trail-Works In Progress - Construction-CIP 500B - Santa Fe River Cross Vane Repair - construction	X		150,000						150,000	Anticipated construction
Construction-Santa Fe River Trail Improvements	X		152,120						152,120	Reg# 20173358/Souder Miller & Associates - See BU 32434
Arroyo Mascaras-WIP - Construction-Las Mascaras Trail	X		74,127						74,127	Desirae working with contractor to close out job - dirt discrepancy
Citywide Bike Lane Wayfinding-Remodeling & Replacement-City Wide Bike Lanes	X		4,037						4,037	Ongoing project to add bike lanes citywide
Camino Carlos Rey - Citywide Bike Lane Wayfinding-Remodeling & Replacement	X		60,000						60,000	Anticipated installation costs

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019/20**

Title/Description	Ongoing New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/019	FY 2019/020	TOTAL	DESCRIPTION
Gail Ryba Trail - Arroyo Maintenance	X	30,000						30,000	Arroyo maint prot of existing Infrastructure w/dty streets div oversight
Tierra Contenta Trail - design	X	22,226						22,226	Anticipated design costs
Canada Rincon Trail - design	X	46,871						46,871	Budgeted for \$200,000
Acequia Trail - Rufina to San Felipe	X			160,000	545,000			705,000	2012 GO Bond Funded
Acequia Trail - Otowi to Maclovio Park	X			41,000	85,000			126,000	2012 GO Bond Funded
Canada Rincon Trail	X			65,000	150,000			215,000	2012 GO Bond Funded
Acequia Trail Improvements Design (Connections - Kathryn/Onate & Harrison Road)	X	43,776						43,776	Pending requisition 7/14/15 add to balance plus anticipated construction engineering; Amendment 08/07/2015 added to balance
Arroyo Chamiso Trail Extension at SF Place	X	20,662						20,662	Amendment 08/07/2015 to be added for \$12,160.63 anticipated design fees
Alta Vista to Pen Road - Trail Ext - CIP #B54A - Design	X	46,584						46,584	Task 2 - Design Engineering through anticipated construction phase
Santa Fe River Trail Improvements	X	42,603						42,603	
Las Mascaras Trail	X	956						956	Desire working with contractor to close out job - dirt discrepancy
Tierra Contenta Trail - Construction	X	500,000						500,000	Anticipated construction costs
Canada Rincon Trail - Design	X	65,000						65,000	Budgeted for \$200,000
MRC Trail - Construction-City Matching Funds for El Camino Real NHT Buckman Rd retracement trail	X	150,000						150,000	Federal Lead Project with city matching funds for \$150,000, Not yet started but budgeted for \$150,000
Soccer Valley Impr. & Exp - CIP #523A/NMCAP L-14-2004	X	50,000						50,000	Current contract for design of MRC Soccer Valley Improvements
SF Rail Trail & River Trail-Works in Progress - Design-SF R&T II/Arroyo Chamiso	X	3,047						3,047	Project (Santa Fe Rail Trail Retaining Wall - CIP#413C) complete - Grant funding currently in process of closure with NMDOT.
Trails Projects-Professional Contracts-Santa Fe Water Conservation Trust	X	80,425						80,425	PSA for \$100K signed by CC on 10/21/14 *Trail volunteer coordinator services
<b>Total Trails</b>		<b>7,811,981</b>		<b>286,000</b>	<b>780,000</b>			<b>8,887,981</b>	

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019/20**

Title/Description	Ongoing	New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/019	FY 2019/020	TOTAL	DESCRIPTION
<b>PUBLIC UTILITIES</b>										
<b>ENVIRONMENTAL SERVICES/SOLID WASTE</b>										
CNG Fuel Station Upgrade		X	2,028,177						2,028,177	
MWH Finance Plan for ESD		X	1,364						1,364	
<b>Total Environment Service/Solid Waste</b>			<b>2,029,541</b>						<b>2,029,541</b>	
<b>WASTE WATER</b>										
Master Plan	X		350,000						350,000	
Sewer rodder		X		125,000		125,000		125,000	375,000	
MWH Finance Plan for Wastewater		X	1,364						1,364	
Re-roof of and Building Support System		X		164,000	60,000	60,000	60,000	60,000	404,000	
Digester Boiler		X		68,000					68,000	
Aeration Basin Line Rehabilitation/Replacement		X				120,000			120,000	
Sewer Line Rehabilitation (small diameter)		X			500,000	500,000	500,000	500,000	2,000,000	
Nutrient Study		X			150,000				150,000	
Sewer Camera Van Unit		X			185,000				185,000	
Vector Truck		X			380,000		380,000		760,000	
Electrical Transformer Replacement		X			53,000	53,000	53,000		159,000	
Additional Sludge Transfer Pump		X			61,000				61,000	
Compost Mixer		X			100,000				100,000	
Return Activated Sludge Pumps Replacement		X				85,000		85,000	170,000	
Additional Tertiary Treatment Filters		X				150,000		150,000	300,000	
Treated Effluent Pump Replacement		X				16,000		16,000	32,000	
Ultra Violet Bank Replacement		X				50,000	50,000	50,000	150,000	
Aeration Basin Diffuser Replacement		X				250,000			250,000	
Covered Storage		X				50,000	50,000	50,000	150,000	
Turbidex Blower Replacement		X			200,000		200,000		400,000	
Additional Dewatering Equipment (ie Beltpress)		X						700,000	700,000	
Post Aeration for Dewatering Facility		X				330,000	660,000		990,000	
Existing Digester Rehabilitation		X					1,000,000		1,000,000	
Dewatering Facility Dump Truck		X						100,000	100,000	
Primary Clarifier Rehabilitation		X						250,000	250,000	
Wastewater Treatment Plant - Replace Anaerobic Digester		X		850,000	3,350,000	1,150,000			5,350,000	Includes \$339,000 originally allocated to SWANN line/system project
6" by-pass pump trailer mounted		X		58,000					58,000	
<b>Total Wastewater</b>			<b>350,000</b>	<b>1,286,004</b>	<b>5,089,000</b>	<b>2,939,000</b>	<b>2,953,000</b>	<b>2,986,000</b>	<b>14,638,004</b>	

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2016/16 - 2019/20**

Title/Description	Ongoing	New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-17	FY 2017-18	FY 2018/19	FY 2019/20	TOTAL	DESCRIPTION
<b>WATER</b>										
MWH Finance Plan for Water	X		1,364						1,364	
Paved Street Rehab-Vehicles > 1.5 Tons-Sweeping	X		271,984						271,984	Street Sweeper
Tank Projects				489,517					489,517	Adjustment Pending Council Approval
Water Supply Projects				250,500					250,500	Adjustment Pending Council Approval
Santa Fe Conservation Trust	X				50,000	50,000	50,000	50,000	200,000	PSA contract (#14-1094)
Cerrillos Main (Parsons Brinckerhoff)	X		1,779						1,779	
Watershed Education (Wet Water)	X		2,704						2,704	
Building/Structures-Southwest Abatement	X		2,720						2,720	
Modure Reservoir project (SF Engineering)	X		2,975						2,975	
R Winters Archeology	X		3,192						3,192	
Conservation Education	X		3,552						3,552	
Conservation Data (conservtrack)	X		4,004						4,004	
Resource Wise Training	X		4,452						4,452	
On Call Engineering Services	X		5,256						5,256	
Conservtrack conservation data	X		7,659						7,659	
Service Contracts-USDA Forest Service	X		8,427						8,427	
Water History Park & Museum Phase II - Design	X		8,567						8,567	
Public Relations (PR)	X		8,732						8,732	
SF Watershed Association	X		10,949						10,949	
City Wide (TLC)	X		12,104						12,104	
Modure Reservoir - Inspection	X		13,140						13,140	
Modure Reservoir project (SF Engineering)	X		14,462						14,462	
USDA USGS	X		17,005						17,005	
Water Rights (LWA)	X		19,868						19,868	
TLC City Wide	X		20,187						20,187	
Water Division Operations-Service Contracts-USDA	X		21,002						21,002	
Modure Reservoir project (Weaver)	X		24,056						24,056	
Conservation data (conservtrack)	X		24,947						24,947	
Coop Ed Svcs - Canyon Road	X		25,227						25,227	
Drafting and project Consultant - Cordova	X		25,997						25,997	
City Wide Pavement (TLC)	X		29,076						29,076	
Conservtrack conservation data	X		29,133						29,133	
Watershed collection agreement	X		31,880						31,880	
Conservation data (conservtrack)	X		34,240						34,240	
Alpha Southwest Emergency Repair	X		49,732						49,732	
Tank Projects - Construction-Sasquatch	X		50,278						50,278	
Watershed Tours - SF Watershed Association	X		55,184						55,184	
Public Outreach & Education - SF Watershed Association	X		80,386						80,386	
Modure Reservoir - Design	X		101,343						101,343	
Water History Park & Museum Phase II- Construction	X		111,467						111,467	
Modure Reservoir - Santa Fe Engineering	X		124,045						124,045	
Professional Contracts - SOS Emergency Repair	X		130,415						130,415	



**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019-20**

Title/Description	Ongoing	New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/019	FY 2019/020	TOTAL	DESCRIPTION
System Equipment-Alpha Southwest Emergency Repair	X		141,307						141,307	
City Wide Utility Repair (Sub Surface)	X		624,614						624,614	
Grounds/Roadways-TLC City Wide	X		994,621						994,621	
McClure Reservoir project - Construction RMC	X		2,284,450						2,284,450	
Water Rights Acquisition	X		36,773	851,900	200,000	200,000	200,000	200,000	1,688,673	
Management of Upper Watershed	X		368,452		276,755	270,331	270,331	270,331	1,456,199	
Long Range Water Supply Plan	X				55,000	55,000			110,000	
Canyon Road WTP- building renovations	X			81,141	50,000	50,000			181,141	
City wells rehabilitation	X			108,313	108,313	108,313	108,313	108,313	541,565	
Water treatment plant valve replacements	X			162,469	162,469	162,469	162,469	162,469	812,345	
Design and construction City well field T & D upgrades		X					1,500,000	3,000,000	4,500,000	
Large meter replacement	X			162,469	270,783	270,783	270,783	270,783	1,245,601	
Building Improve - old filter treatment demolition		X		341,417	55,000				396,417	
Buckman parallel trunk line		X		375,000	1,083,125	2,707,812	2,707,812		6,873,749	
Water treatment plant - Security & Safety	X			375,000	108,313	108,313	108,313	108,313	808,252	
Division system equipment improvements	X			540,938	541,563	541,563	541,563	541,563	2,707,190	
Hospital tank	X			500,000	3,249,375	3,574,313			7,323,688	
Distribution system SCADA	X			250,000	541,563	541,563	541,563	541,563	2,416,252	
On call engineering	X			676,954	676,953	676,953	676,953	676,953	3,384,766	
Canyon Road Raw Water Pipeline Replacement		X		500,000	1,516,375	1,516,375	1,149,875		4,682,625	
Distribution system priority line replacement	X			1,837,917	1,083,125	1,083,125	1,083,125	1,083,125	6,170,417	
BDD - 4 mg tank	X					541,563			541,563	
BI-Centennial Well - a second supplemental well	X					600,000	600,000		1,200,000	
Canada well	X				541,562	541,562			1,083,124	
Dempsey, SouthWest, & East High - Booster station	X				324,938	2,166,250	2,166,250	2,166,250	6,823,888	
Water treatment plant security for source & storage	X				270,781	270,781	270,781	270,781	1,083,124	
Booster Storage Facility Rehab		X			108,313	108,313	108,313	108,313	433,252	
Suction Tank		X					162,469	2,166,250	2,328,719	
Reverse Flow		X					162,469		162,469	
Buckman Booster Replacement & Expansion		X					866,500	3,249,375	4,115,875	
Dempsey Storage Tank		X				541,562	1,624,688		2,166,250	
Reservoirs Electric & Fiber Optic Extension		X			270,781	649,875			920,656	
Reservoirs Well Modifications		X			54,153	216,625			270,778	
Buckman Well - Uranium Remediation's & Arsenic Treatment		X			216,625	162,469			379,094	
Reservoirs Outlet Pipe Rehab - Chemical Feed		X			433,250				433,250	
Transmission & distrib./storage system master plan		X			135,391	135,391			270,782	
Asset Management Plan		X			125,000				125,000	
Summit Booster Station Replacement & Expansion		X			162,469				162,469	
Reservoirs Instrumentation & Metering		X			108,313	108,313			216,626	
East High Level Booster Station		X			162,469		2,166,250		2,328,719	
Southwest Tank Supply Pipeline		X						2,133,753	2,133,753	
<b>Total Water</b>			<b>5,948,767</b>	<b>7,967,885</b>	<b>12,942,757</b>	<b>17,939,617</b>	<b>17,496,820</b>	<b>17,108,185</b>	<b>78,886,571</b>	

**CITY OF SANTA FE**  
**5-YEAR CAPITAL IMPROVEMENTS PLAN**  
**FY 2015/16 - 2019-20**

Title/Description	Ongoing New	CURRENT FY 2015/16	AMENDMENTS	FY 2016-017	FY 2017-18	FY 2018/019	FY 2019/020	TOTAL	DESCRIPTION
<b>UNFUNDED NEEDS</b>									
Title/Description	Ongoing New	FY 2016/2017		FY 2017/2018	FY 2018/2019	FY 2019/2020	FY 2020/2021	FY2021/2022	FUNDED PORTION
<b>PARKS</b>									
MRC-CIP #523A/NMCA L-14-2004 MRC Soccer Valley Improvements & Expansion - DESIGN & CONSTRUCTION				895,000	8,080,000	4,545,000		13,520,000	\$10,839,930.00 need for continuation of design and for construction. SEE CAPITAL PROJECT BUDGET REQUEST.
<b>Total Un-funded Parks</b>				<b>895,000</b>	<b>8,080,000</b>	<b>4,545,000</b>	<b>-</b>	<b>13,520,000</b>	
<b>PUBLIC WORKS</b>									
Southside Transit Center & Police Dept Transit Construction	X			1,580,203	1,580,203			3,160,406	\$588,093 from balance of Grant #NM-04-0009
Southside Transit Center & Police Dept PD Construction	X			1,709,525	1,709,525			3,419,050	
52857 - Rallyard park stewards	X					100,000	100,000	100,000	100,000
52858 - Rallyard wood seal and staining	X						100,000		100,000
22401 - Adopt the River	X					20,000	20,000	20,000	24,000
22401 - Green jobs training	X					20,000	20,000	20,000	24,255
<b>Total Un-funded Public Works</b>		<b>-</b>	<b>-</b>	<b>3,289,728</b>	<b>3,289,728</b>	<b>140,000</b>	<b>240,000</b>	<b>6,939,456</b>	
<b>TRANSPORTATION</b>									
Airport Terminal expansion	X			300,000	3,000,000			3,300,000	
Airport Parking lot expansion/resurfacing	X			200,000	2,000,000			2,200,000	
Rental Car servicing facility consolidation	X			50,000	650,000			700,000	
Runway 2 20 complete reconstruction	X					400,000	7,900,000	8,300,000	
<b>Total Un-funded Transportation</b>		<b>-</b>	<b>-</b>	<b>1,050,000</b>	<b>5,650,000</b>	<b>400,000</b>	<b>7,980,000</b>	<b>15,080,000</b>	
<b>TOTAL UNFUNDED NEED</b>		<b>-</b>	<b>-</b>	<b>5,234,728</b>	<b>17,019,728</b>	<b>5,065,000</b>	<b>8,220,000</b>	<b>35,339,456</b>	

# City of Santa Fe, New Mexico

# memo

**DATE:** February 22, 2016 for the March 3, 2016 Planning Commission Meeting

**TO:** Planning Commission

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

**FROM:** Katherine Mortimer, Land Use Planner Supervisor, Land Use Department

## 3760 BUFFALO GRASS PRELIMINARY SUBDIVISION PLAT

**Case #2016-02. 3760 Buffalo Grass Preliminary Subdivision Plat.** Santa Fe Planning Group, Inc., agent for Buffalo Grass, LLC, requests approval of a preliminary subdivision plat to divide 1.193 acres into five +/- .24 acre lots. The property is located at the southeast corner of Airport Road and Buffalo Grass Road. The property is zoned Mixed Use (MU), and is located in the Airport Road Overlay zone. (Katherine Mortimer, Case Manager)

## RECOMMENDATION

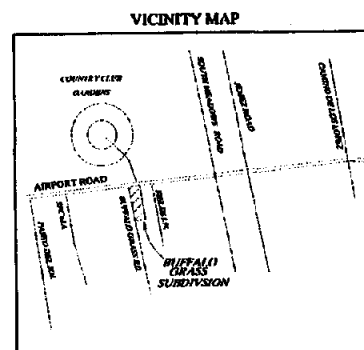
The Land Use Department recommends **APPROVAL WITH CONDITIONS** of this preliminary subdivision plat request. The recommended conditions are provided in Exhibit A of this report.

Approval of a subdivision requires the Commission to determine that the land is "suitable for platting and development purposes of the kind proposed," and that various approval criteria and specific standards for the lots and infrastructure are met. [14-3.7(C); 14-9]

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.

## I. APPLICATION SUMMARY

The applicant is proposing to subdivide a 1.193 acre vacant site located on the corner of Airport Road and Buffalo Grass Road to create 5 parcels of approximately 0.24 acres each. Access to the lots would be from Buffalo Grass Road via a new gravel base course cul-de-sac. The application states that the lots will be developed with one single-family home per lot. The property was zoned Mixed Use (MU) when the owner



applied for annexation in 2007, and it is included in the Airport Highway Corridor Overlay District that was adopted in 2013.

The application materials state the intention to accommodate construction of single-family detached houses, but multi-family or mixed use development would also be allowed under the MU zoning.

## **II. PROCEDURAL ISSUES**

The property is part of a larger parcel that comprised an owner-initiated annexation and rezoning application in 2007 (Weston Studio Gallery Annexation and Rezoning Cases # M2007-24, M 2007-25, ZA 2007-06). A master plan was required as part of the annexation and MU (Mixed Use) zoning applications, and a development plan was approved as a separate application in 2008 (Weston Studio Gallery Final Development Plan, Case # 2008-29). The approved plans affected 3.63 acres of land, and would have accommodated an existing bronze foundry business, a new art studio and four new live-work studios, along with parking and open space areas (Exhibit C-4). The development plan was never recorded, and both the master plan and development plan have now expired.

In 2015, the Summary Committee approved a lot split that divided the current subdivision off from the original Weston parcel. No provision was made for whether or how development on the two resulting parcels would be coordinated. The parcel that is currently proposed for subdivision was identified as "Open Space" on the original master plan and development plan, but may have been intended as an eventual future development phase.

The MU district was created to accommodate a mixture of multi-family residential and nonresidential uses on a single parcel. The requirement for approval of development plans as part of the MU rezoning process is intended to insure compatibility of the various proposed uses.

Subdivision and future development of the subject property raises several procedural difficulties, based on advice from the City Attorney's Office at the time of the lot split and more recently:

- The master plan and development plan that were required and approved as part of the annexation and MU zoning process have expired.
- Since Chapter 14 does not explicitly prohibit subdivision of MU parcels, they may be subdivided.
- Since Chapter 14 does not explicitly require approval of a new master plan or development plan to replace the original MU plan, each lot may be developed with up to 9,999 square feet of residential or mixed uses without any development plan requirement.
- The Planning Commission does not have clear authority to limit residential use of the subdivided lots to single-family use. The proposed lot sizes could accommodate two principal dwelling units at the MU density of 12 units per acre, or three units if a lot line adjustment were approved.
- The Planning Commission does not have clear authority to limit non-residential use of the subdivided lots. A wide range of retail, office and personal service uses are

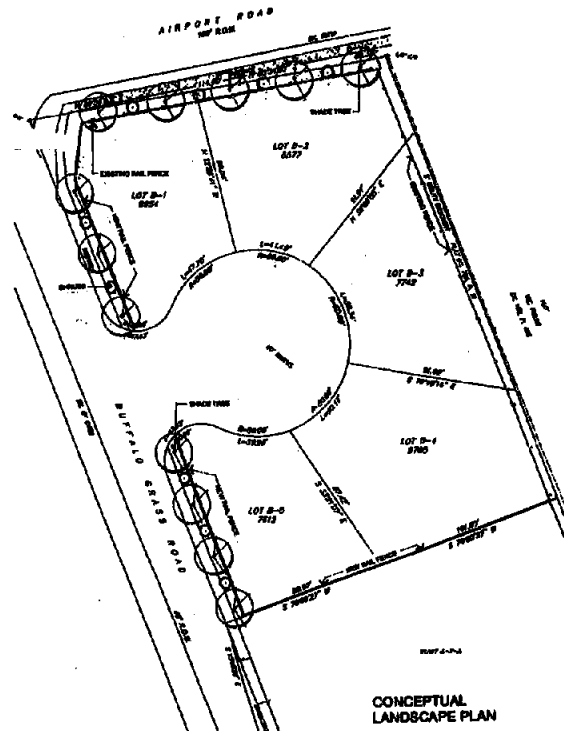
permitted in the MU district, and a dwelling unit and a nonresidential use of one to two thousand square feet would be feasible. Since there is no maximum lot coverage ratio in the MU district, the practical limits on the intensity of nonresidential uses would result from other applicable development standards:

- At least 40% of the floor area on each lot must be devoted to residential use.
- The irregular lot shapes would make it difficult to provide more than six or seven parking spaces on each lot.
- Most nonresidential uses are prohibited from operating between 10 PM and 7 AM in the MU district.

An early neighborhood notification meeting was held on November 12, 2015 with two neighbors in attendance.

The project site is located within the Airport Road Overlay District. This district was established to create an attractive, street-oriented character on a multi-use corridor, and to encourage development and redevelopment. The architectural standards of the Airport Road Overlay District do not apply to single-family residential uses, but would apply to any multi-family or mixed use development that might occur on the two lots that would have frontage on Airport Road.

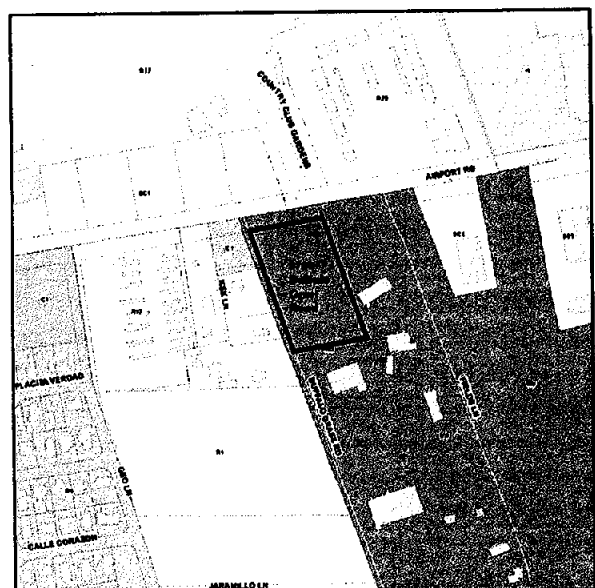
Those standards require facades and entrances that are oriented toward Airport Road, articulated facades, recessed windows, and parking and drive-through facilities that are not oriented toward Airport Road (Exhibit E).



## II. MIXED USE ZONE

The subject property is located entirely within the mixed-use zoning district. It was part of a larger property which was rezoned to mixed use and then subdivided. Mixed-use rezoning requires a development plan at the time of rezoning to demonstrate compliance with the mixed-use zoning district requirements, to evaluate the impacts of the anticipated development, to insure compatibility of residential and nonresidential uses within the MU project and with adjoining properties, and to insure adequate utility and other services are available.

The purpose of the Mixed-Use zone is to provide for the creative infill and development of underused and vacant land and buildings in Santa



Fe. This zoning category allows office, commercial and residential uses in the same building or on the same property. MU zoning should accomplish the following goals (SFCC 14-4.3(L)(1)):

- (a) control sprawl by creating a more efficient use of land and more opportunities for infill;
- (b) promote affordable housing and economic development by emphasizing a variety of land uses
- (c) promote creative and flexible land uses within Santa Fe;
- (d) foster alternative means of transportation, including transit, bicycles and walking;
- (e) promote infill development and pedestrian-oriented streetscapes in currently underused parking areas and along existing roadway corridors; and
- (f) promote shared parking areas in the design and development of mixed-use projects.

The purposes of the MU zone also correspond to the policies of the Southwest Area Master Plan for the area south of Airport Road, which encourages preservation of the existing mixture of residential and nonresidential uses in the neighborhood.

City code does not explicitly require application for an extension or a new development plan when the development plan approved at the time of rezoning has expired. This application has been made to subdivide the site into lots intended for single-family home development which is a permitted use in the mixed-use zoning district. This application is not specifically for development of those lots, however, any other type of development of the newly created lots would need to get any other approvals required for those uses or intensities prior to construction.

Section 14-7.5(D)(8)(b) SFCC, as amended, states that in mixed used zoning districts "A common, landscaped open area with seating shall be provided with a minimum size of five hundred (500) square feet per acre of development. The area shall be open to the sky and be suitably lighted and be designed to encourage source interaction." It is the Land Use Department's opinion that this requirement was not intended for single-family lot subdivisions. This requirement is in addition to the open space requirement for each residential unit and the staff believes it is intended to create social interaction between residents and non-residents in a mixed use development. Since this proposal does not anticipate any non-residential development, staff does not believe it was the intent of the Code to apply this requirement to this kind of subdivision. However, should any of the lots be proposed to be developed with a mix of uses, then this requirement would apply to those developments on the lot where it is proposed.

### **III. SUBDIVISION APPROVAL CRITERIA (§14-3.7(C) SFCC)**

The following approval criteria apply to this preliminary subdivision plat application (Subsection 14-3.7(C)):

- (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: The subject site has none of these features.***

**Staff Analysis:** Staff concurs that the site does not contain any natural features, historical sites or other community assets.

(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:** There are no flood zones on the property. The review comments from the public agencies will be reviewed and honored. The site is a relatively simple flat site with little topography. It is well suited for residential use.

**Staff Analysis:** With the conditions of approval recommended above, staff concurs that the proposed subdivision would comply with this criterion.

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

**Applicant Response:** The preliminary plat meets these standards.

**Staff Analysis:** With the condition of approval to provide screening from Airport Road the proposed subdivision will comply with this criterion.

(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 nonconformity will not be created with the approval of the plat. Residential is a permitted use in a mixed-use district.

**Staff Analysis:** The mixed-use zoning district allows for residential uses to a density of 12 units per acre. The proposed subdivision proposes creation of 5 lots at a density of just over 4 units per acre, well below the maximum allowed. The mixed-use zoning district requires that a minimum of 40% of the development's floor area be used for a residential use when the MU parcels are located adjacent to residentially zoned districts as this site is. However, there is no minimum requirement for non-residential uses. The mixed-use zoning district also requires a minimum of 250 square feet of qualifying private or common open space per dwelling unit. Since this standard is different than other residential lots in the City, staff recommends a condition of approval requiring that a note be placed on the subdivision plat indicating this unique requirement. Note that this would apply to any accessory dwelling units (guest houses) constructed on these lots

*as well. There is a note on the plat prohibiting vehicle access from Airport Road to the two lots that would have frontage on Airport Road. This prohibition was a Condition of Approval imposed by the Traffic Engineer as part of the 2015 lot split.*

(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:*** *A nonconformity will not be created with the approval of the plat. Residential is a permitted use in a mixed-use district.*

***Staff Analysis:*** *Staff concurs that the proposed subdivision would not create any non-conformities with other chapters of the Santa Fe City Code.*

#### **IV. SUBDIVISION STANDARDS**

##### **A. Streets and Sidewalks**

In addition to standards for road widths and spacing, the General Plan and Article 14-9.2 call for new roads to be evaluated in the context of goals for providing interconnections within and between neighborhoods. The subdivider proposes to construct a cul-de-sac, built to standards for the "Lane" class of private street with gravel surfacing, rolled curbs, no sidewalks and no parking lanes. Although not prohibited by the applicable standards, that type of street is typically found only in low-density residential developments, and three special findings are required. Land Use Department and Traffic Division staff analysis determine that all three findings can be supported. The findings are:

- Subsection 14-9.2(D)(8) states that "cul-de-sacs and other dead-end streets, both public and private, may be constructed only if topography, lot configuration, previous development patterns or other natural or built features prevent continuation of the street."
- Approval of the Lane standard also requires a special finding by the Commission that "no public street is needed to provide access to the property being subdivided or to surrounding properties, based on existing and planned future uses of the properties (14-9.2(C)(8))." Subsection 14-8.6(C)(1) is intended to insure that adequate guest parking is provided in single family subdivisions:

"In single family residential developments, depending on the size and layout of the development and if driveways are located in such proximity to each other that adequate visitor parking is unavailable on the street, the planning commission may require that additional visitor parking of up to one-half space per dwelling unit be accommodated within the development."

Because no curbside parking will be provided, and lot sizes will limit the amount of off-street parking that can be provided, Land Use staff recommends a condition of approval that directs the subdivider to provide a plan to address visitor parking at the final plat stage.



### **B. Other Standards**

The proposed subdivision appears to clearly meet the applicable standards for utility infrastructure, subject to conditions of approval recommended by various city Development Review Team staff members (Exhibit A).

While the applicant anticipates development of single-family homes, the mixed-use zoning district allows for multi-family homes and a range of non-residential uses subject to a requirement that 40% of the developed floor area be used for residential purposes. Staff recommends a condition of approval requiring that a note be placed on the subdivision plan that discloses to potential buyers that residential uses up to 14 units per acre and mixed-use with residential and non-residential uses are permitted.

## **IV. EXHIBITS**

### **Exhibit A – Conditions of Approval**

#### **Exhibit B - Development Review Team Comments**

1. Technical Review Division Memorandum, Somie Ahmed
2. Wastewater Division Memorandum, Stan Holland
3. Water Division Memorandum, Dee Bensinger
4. Traffic Engineering Division Memorandum, Sandra Kassens
5. Affordable Housing Division Email, Alexandra Ladd
6. Fire Department Memorandum, Reynaldo Gonzales

#### **Exhibit C – Maps**

1. Future Land Use
2. Current Zoning
3. Aerial Photo
4. 2004 Final Development Plan (Expired)

#### **Exhibit D – Early Neighborhood Notification (ENN) Meeting Materials**

1. ENN Meeting Notice
2. ENN Responses to Guidelines
3. ENN Meeting Sign-in Sheet – August 13, 2015

#### **Exhibit E – Airport Road Overlay Zone Architectural Standards**

#### **Exhibit F- Application Submittals**

**City of Santa Fe, New Mexico**

**Planning Commission**

**Exhibit A**

**Preliminary Subdivision Plat Conditions  
of Approval**

Exhibit A  
Conditions of Approval  
**3760 Buffalo Grass Preliminary Subdivision Plat**  
Case #2016-2

	DRT Conditions of Approval	Department	Staff
1	<p>The following notes or changes shall be added to the plat:</p> <ol style="list-style-type: none"> <li>1. Utility expansion charges shall be paid at the time of building permit application for each lot.</li> <li>2. Each lot shall be served through separate sewer and water.</li> </ol> <p>The following are conditions of approval:</p> <ol style="list-style-type: none"> <li>1. Increase the slope of the sewer line to 2%</li> <li>2. Indicate the type manhole (from standard drawings) to be used in P&amp;P sheets.</li> <li>3. Add the Wastewater Division General Notes to the plan set.</li> </ol>	Wastewater Management Division	Stan Holland
2	<ol style="list-style-type: none"> <li>1. All Fire Department access shall be no greater than a 10% grade throughout.</li> <li>2. Fire Department Access shall not be less than 20 feet width.</li> <li>3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.</li> <li>4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.</li> <li>5. Shall have water supply that meets fire flow requirements as per IFC</li> <li>6. Must meet all fire protection requirements set forth by IFC 2009 edition for its classified occupancy.</li> </ol>	Fire Marshal	Reynaldo Gonzales
3	Street trees shall be provided as required by Article 14-8.4 (G)(2) with one tree an average of every twenty-five (25) to thirty-five (35) feet on all streets other than major and secondary arterials. Street trees shall comply with the plant material standards in Article 14-8.4 (F) of the SFCC.	Technical Review	Somie Ahmed
4	There needs to be an affordable housing proposal in place to pay the fee in lieu for five units.	Affordable Housing	Alexandra Ladd

Exhibit A  
Conditions of Approval  
**3760 Buffalo Grass Preliminary Subdivision Plat**  
Case #2016-2

5	The application for 3760 Buffalo Grass Rd SBD preliminary plat (aka Del Weston 5 Lot Subdivision) is complete with regards to the Traffic Engineering Section. No additional submittals are needed.	Traffic Engineering	Sandra Kassens
6	There is existing water infrastructure that can serve the proposed development. The development may require a main extension which would have to comply with the line extension requirements of the City's Water Division.	Water Division	Dee Beingessner
7	1. Add this note to the Plat: "On-lot stormwater ponding is required at the time of permit issuance. Detention volumes provided shall include provisions for Buffalo Grass Circle." 2. Add a note to the Plat stating who is to maintain Buffalo Grass Circle.	Terrain Management Division	RB Zaxus
8	1. Additional shrubs, or other screening, shall be added to the Airport Road frontage to create a buffer that provides privacy and reduces street noise in accordance with §14-8.4(J)(2)(a) Santa Fe City Code (SFCC), as amended. 2. The following notes shall be added to the subdivision plat: a. "A minimum of 250 square feet of qualifying private or common open space per dwelling unit. This applies to accessory dwelling units (guest houses)." b. "At the time of approval of this subdivision plan the lots in this subdivision were zoned "mixed-use" which allows for multi-family residential and non-residential uses. Uses allowed are provided in SFCC Table 14-6.1-1" 3. Title of subdivision shall include the street number on final plat to distinguish it from other subdivisions on the same street.	Case Manager	Katherine Mortimer

**City of Santa Fe, New Mexico**

**Planning Commission**

**Exhibit B**

**Development Review Team Memoranda**

# City of Santa Fe, New Mexico

# memo

**DATE:** February 4, 2016  
**TO:** Katherine Mortimer, Land Use Planner Supervisor  
**FROM:** Somie Ahmed, Planner Technician Senior  
**SUBJECT:** Comments for Case #2016-02, 3760 Buffalo Grass Road Subdivision Plat

---

Below are staff's comments for 3760 Buffalo Grass Road Subdivision Plat. Based on documentation and plans dated January 13<sup>th</sup>, 2016, the following comments are a request for additional submittals:

1. A common, landscaped open area with seating shall be provided with a minimum size of five hundred (500) square feet per acre of development as required by Article 14-7.5 (D)(8)(b) of the SFCC.
2. Provided open area shall comply with the landscaping requirements of Article 14-8.4 of the SFCC.
3. Street trees shall be provided as required by Article 14-8.4 (G)(2) with one tree an average of every twenty-five (25) to thirty-five (35) feet on all streets other than major and secondary arterials. Street trees shall comply with the plant material standards in Article 14-8.4 (F) of the SFCC.

**EXHIBIT B1**

**City of Santa Fe**



**New Mexico**

# **MEMO**

## **Wastewater Management Division DEVELOPMENT REVIEW COMMENTS**

### **E-MAIL DELIVERY**

Date: January 26, 2016

To: Dan Esquibel, Case Manager

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

Subject: Case 2016-02 3730 Buffalo Grass Road Subdivision

---

**The following notes or changes shall be added to the plat:**

1. Utility expansion charges shall be paid at the time of building permit application for each lot.
2. Each lot shall be served through separate sewer and water.

**The following are conditions of approval:**

1. Increase the slope of the sewer line to 2%
2. Indicate the type manhole (from standard drawings) to be used in P&P sheets.
3. Add the Wastewater Division General Notes to the plan set.

**EXHIBIT B2**

*City of Santa Fe*  
**memo**

**DATE:** January 27, 2016  
**TO:** Dan Esquibel, Land Use Planner, Land Use Department  
**FROM:** Dee Beingessner, Water Division Engineer *DB*  
**SUBJECT:** Case # 2016-02 3760 Buffalo Grass Road Subdivision

---

There is existing water infrastructure that can serve the proposed development. The development may require a main extension which would have to comply with the line extension requirements of the City's Water Division.

Fire protection requirements are addressed by the Fire Department.

**EXHIBIT B3**



**MORTIMER, KATHERINE E.**

---

**From:** KASSENS, SANDRA M.  
**Sent:** Wednesday, January 27, 2016 1:57 PM  
**To:** ESQUIBEL, DANIEL A.  
**Cc:** ROMERO, JOHN J  
**Subject:** Case 2016-02 3760 Buffalo Grass SD

Dan,

Re: Case 2016-02

The application for 3760 Buffalo Grass Rd SBD preliminary plat (aka Del Weston 5 Lot Subdivision) is complete with regards to the Traffic Engineering Section. No additional submittals are needed. I will send my comments to you next week.

Sandy

*Sandra Kassens*

Engineer Assistant  
Engineering Division  
Public Works Department  
*City of Santa Fe*  
505-955-6697

**MORTIMER, KATHERINE E.**

---

**From:** LADD, ALEXANDRA G.  
**Sent:** Tuesday, January 26, 2016 4:03 PM  
**To:** ESQUIBEL, DANIEL A.  
**Subject:** FW: Request for Additional Submittals Due Tomorrow  
**Attachments:** Request for Additional Submittals Due Tomorrow

Dan,

My only comments are that Buffalo Grass needs to get in place an affordable housing proposal to pay the fee in lieu for five units.

Thanks,

-Alexandra

Alexandra Ladd, AICP  
Housing Special Projects Manager  
City of Santa Fe  
PO Box 909  
Santa Fe, NM 87504-0909  
505/955-6346

**NOTE NEW OFFICE LOCATION:**  
**500 Market Street, Suite 200**  
**(above REI in the Rallyard)**

# City of Santa Fe, New Mexico

## memo

**DATE:** February 8, 2016  
**TO:** Katherine Mortimer, Case Manager  
**FROM:** Reynaldo Gonzales, Fire Marshal *RDG*  
**SUBJECT:** Case #2016-02 3760 Buffalo Grass Road Subdivision

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

**Prior to any new construction or remodel shall comply with the current code adopted by the governing body due to a change of use occupancy.**

1. All Fire Department access shall be no greater than a 10% grade throughout.
2. Fire Department Access shall not be less than 20 feet width.
3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.
4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
5. Shall have water supply that meets fire flow requirements as per IFC
6. Must meet all fire protection requirements set forth by IFC 2009 edition for its classified occupancy.

**EXHIBIT B6**

City of Santa Fe, New Mexico

# memo

**DATE:** February 9, 2016

**TO:** Katherine Mortimer, Case Manager

**FROM:** Risana "RB" Zaxus, PE  
City Engineer

**RE:** Case # 2016-02  
Buffalo Grass Road preliminary subdivision Plat

---

The following review comments are to be considered conditions of approval:

\*Add this note to the Plat: "On-lot stormwater ponding is required at the time of permit issuance. Detention volumes provided shall include provisions for Buffalo Grass Circle."

\*Add a note to the Plat stating who is to maintain Buffalo Grass Circle.

**EXHIBIT B7**

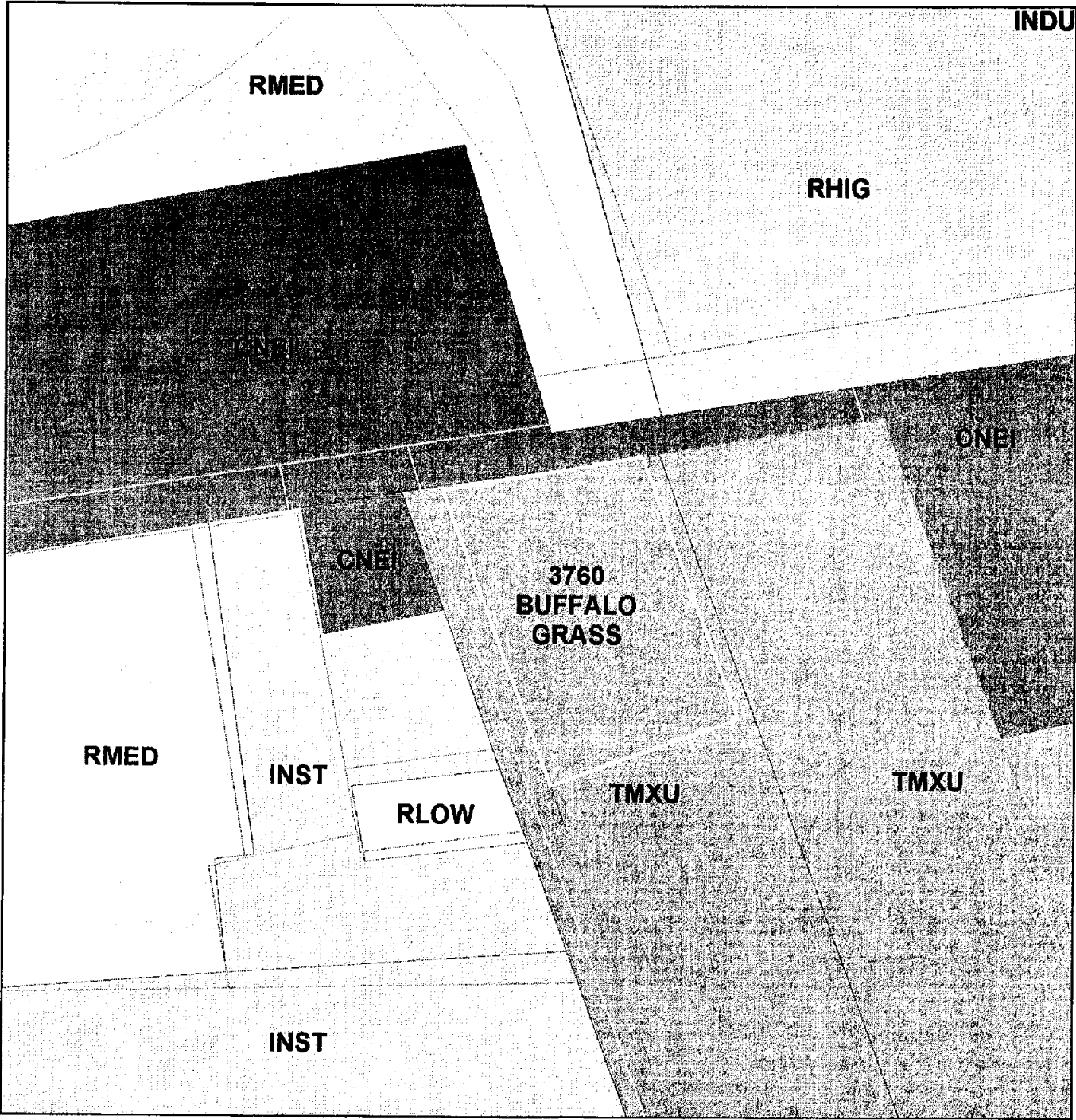
**City of Santa Fe, New Mexico**

**Planning Commission**

**Exhibit C**

**Maps**

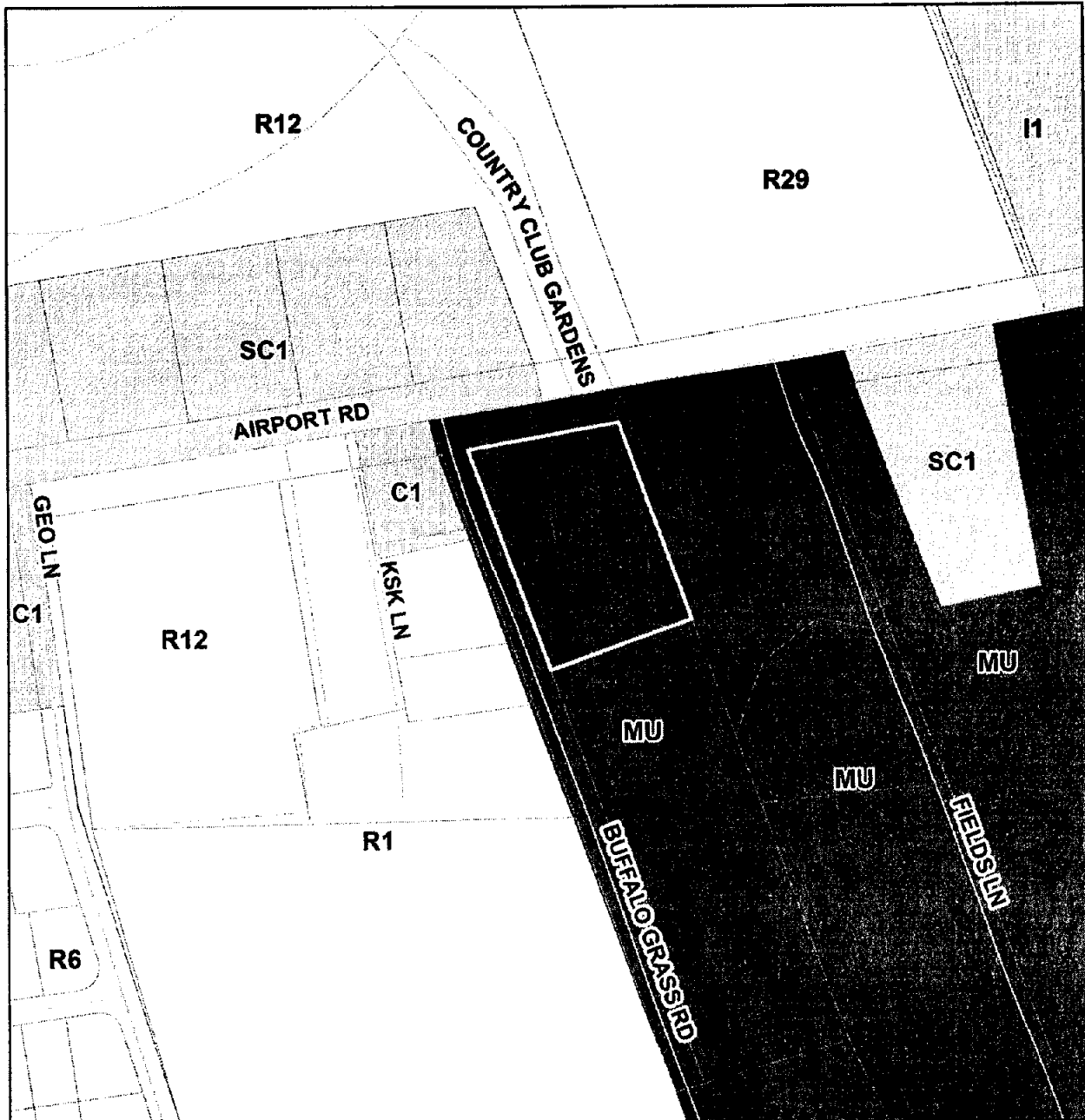
# Future Land Use Map



**EXHIBIT C1**



# Zoning Map



**EXHIBIT C2**



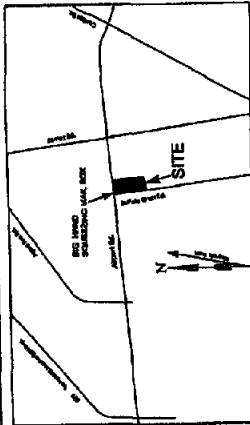
Aerial Photo



EXHIBIT C3



# FINAL DEVELOPMENT PLAN WESTON STUDIO GALLERY



**CITY OF SANTA FE LAND USE DEPT.**

**REMARKS**

☐ Planning Commission  
☐ City Council  
☐ DATE OF MTG  
☐ CASE #  
☐ APPROVAL  
☐ APPROVAL w/ CONDITIONS  
☐ DENY

NAME CASE MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

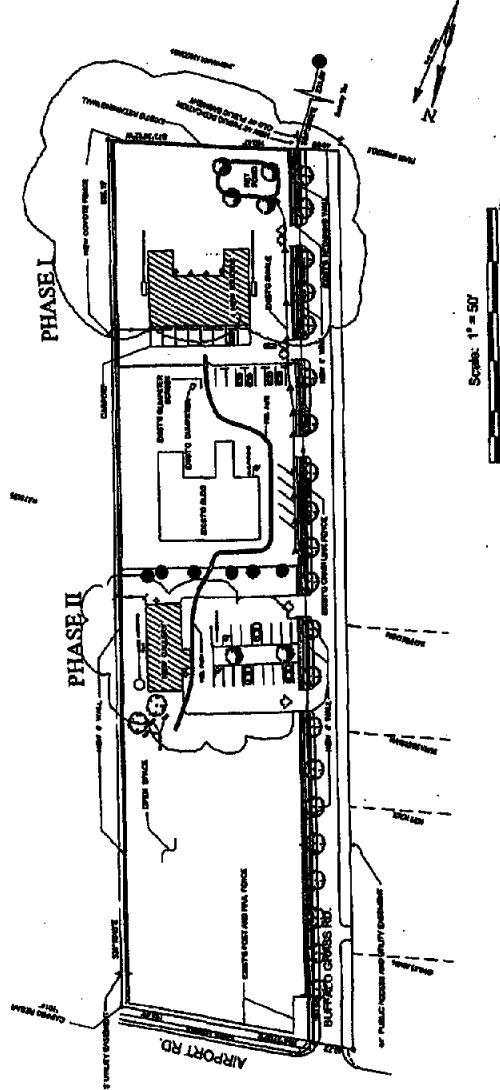
Development Review Committee Chairman, Secretary

Mayor \_\_\_\_\_

City Planner \_\_\_\_\_

Planning and Development Services Division \_\_\_\_\_

City Public Works Director \_\_\_\_\_



County of Santa Fe )  
 State of New Mexico )  
 I hereby certify that this instrument was  
 read for record on the \_\_\_\_\_ day of \_\_\_\_\_, A.D.  
 at \_\_\_\_\_ of the County of Santa Fe, New Mexico.  
 Witness my hand and Seal  
 VALERIE SPRADLEY  
 Santa Fe County Clerk

**RECEIVED**

AUG - 6 2008

DEVELOPMENT REVIEW

DEVELOPMENT IS REQUIRED TO CONNECT TO THE CITY OF SANTA FE SANITARY SEWER SYSTEM

## NOTES

## DESIGN CRITERIA

ZONING: MIXED USE  
 PROPOSED USE: ARTIST HOME/STUDIOS AND GALLERY  
 AREA OF DEVELOPMENT: 3.53 AC / 154,744 SQ. FT.  
 LOT COVERAGE: 12 % / 18,569 SQ. FT.  
 MIN. OPEN SPACE REQ'D: 25%  
 OPEN SPACE PROVIDED: 30,512 SQ. FT.  
 52,200 SQ. FT.

**EXHIBIT C4**

WESTON STUDIO GALLERY  
 FINAL DEVELOPMENT PLAN

**City of Santa Fe, New Mexico**

**Planning Commission**

**Exhibit D**

**ENN Materials**

# **SANTA FE PLANNING GROUP, INC**

**LAND PLANNING AND LANDSCAPE ARCHITECTURE**

**P. O BOX 2482, SANTA FE, NM 87504**

**505.983.1134; 505.983.4884 FAX**

---

**October 26, 2015**

**Dear Neighbor,**

Santa Fe Planning Group, Inc., Scott Hoeft, applicant, on behalf of Buffalo Grass, LLC, is requesting to divide 1.193-acres into five (5) residential lots. The subject site is located at 3760 Buffalo Grass Road, which is on the south side of Airport Road and the east side of Buffalo Grass Road. Airport Road bounds the site to the north and Buffalo Grass Road bounds the site to the west.

The applications to the City of Santa Fe will include the following requests:

- Preliminary Subdivision Plat (5 lots)
- Final Subdivision Plat

In accordance with the requirements of the City of Santa Fe Early Neighborhood Notification regulations, this is to inform you that a meeting is scheduled for:

**Time: 6:15 pm**

**When: November 12, 2015, Thursday**

**Where: South Side Library, Tierra Contenta, 6599 Jaguar Drive**

Early Neighborhood Notification is intended to provide an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to community input.

Attached, please find a vicinity map. If you have any questions or comments, please contact Scott Hoeft at 412.0309 or email at [scotthoeft@hotmail.com](mailto:scotthoeft@hotmail.com).

Sincerely,



Scott Hoeft

Attachments  
-Vicinity Map

**EXHIBIT D1**

**Del Weston Site  
5 Lot Residential Subdivision  
Early Neighborhood Notification**

The City Code provides for the exchange of information between an applicant for subdivision approval and the area neighborhoods. Eleven points are to be discussed with the neighborhood residents and landowners. This document is intended to address these eleven points.

**LOCATION:**

The subject site is approximately 1.193-acres in size and is located on the east side of Buffalo Grass Road and the south side of Airport Road. To the north is Airport Road and beyond Country Club Gardens mobile home park and a vacant shopping center tract. To the south is land owned by Del Weston (foundry), to the west is single-family housing and a commercial tract (C-1), and to the east is vacant land that is zoned mixed use (MU).

**REQUEST:**

The applicant is requesting a 5-lot subdivision (0.24-acre per lot). The subject site is zoned as mixed-use which affords a density of 12 du/ac though the site is not being maximized for this density.

**The following is an outline of the eleven discussion points to be considered in the ENN process:**

**1. The effect on character and appearance of the surrounding neighborhoods:**

The subject site is located in an area of residential uses. Single-family to the west, high-density single family to the north, vacant land to the east, and an existing foundry to the south. The foundry is used for the creation of art sculptures (copper and bronze).

The subject area features a variety of uses: single-family residential; light commercial, high-density housing, and vacant land. The proposed project encourages compact urban form as an infill project. It seeks not to maximize every area of the site with density. On the contrary, it seeks to develop five lots at a 0.24-acre each with preferable spacing and a corresponding housing product, which is anticipated to be a benefit to the area.

This is a simple 5-lot design for a simple site. The design should complement an area that features high-density product and commercial land that is a very short distance to the site.

**2. Effect on protection of the physical environment:**

The site is currently vacant with no physical features. By featuring a lighter footprint and density, the proposed will offer spacing between homes and more open space around the structures.

**EXHIBIT D2**

ENN DE/ Westol.

NOV. 12, 15

NAME

ADDRESS

Nell Weston

3842 B.G. Rd

Debra Snyderman

3810 KSK Lane

Jeremy Lando

EXHIBIT D3

**City of Santa Fe, New Mexico**

**Planning Commission**

**Exhibit E**

**Airport Road Overlay Zone  
Architectural Standards**

SFCC §14-5.5(C)(6) Architecture

In addition to requirements found in Section 14-8.7 SFCC 1987, Architectural Design Review, the following provisions shall apply:

- (a) The primary entrance to any new building shall be visible from Airport Road.
- (b) The finished floor elevation of the primary entrance to any new building shall not be three (3) feet higher or lower than the elevation of the adjacent sidewalk within the Airport Road right of way.
- (c) Lot configuration permitting, the longest facade of all new buildings shall be aligned with Airport Road.
- (d) No garage doors shall face Airport Road.
- (e) The square footage of retail building façades that face Airport Road or any abutting street shall be comprised of between thirty percent and sixty percent double pane windows. Storefront glazing systems may be used to meet this requirement and shall not exceed fifty percent of the facade.
- (f) A façade exceeding one hundred (100) feet, measured horizontally, shall incorporate wall plane projections or recesses of at least twenty-four (24) inches in depth encompassing at least fifty percent of the façade length.
- (g) A façade exceeding one hundred (100) feet, measured horizontally, shall be of at least two different colors or materials with each color or material applied to an entire projection or recess.
- (h) Except when covered by a portal or other permanent shade structure, windows shall be recessed a minimum of eight (8) inches.
- (i) With the exception of buildings constructed for industrial uses in I-1 and 1-2 zoning districts, no portion of any building wall facing Airport Road or any street shall extend more than twenty (20) feet, measured horizontally, without openings. Doors, windows or display windows shall be considered openings.
- (j) Rooftop equipment shall be fully screened so that the equipment is not visible from the public right of way. The screening shall be integrated with the building architecture, materials and construction. Rooftop solar equipment shall be screened to the extent that the screening does not impair the performance of the solar equipment.
- (k) Drive-through and drive-in facilities shall be located to the rear of buildings.
- (l) Enclosures required for trash receptacles and compactors shall be: (Ord. No. 2013-17 § 1)
  - (i) located to the rear of buildings; and
  - (ii) sized to include commercial recycling space sufficient to accommodate the commercial recycling generated by a development.

**Exhibit E**

**City of Santa Fe, New Mexico**

**Planning Commission**

**Exhibit F**

**Applicant Submittals**



# **SANTA FE PLANNING GROUP, INC.**

**P.O. Box 2482**

**Santa Fe, NM 87504**

**505.983.1134; 505.983.4884 fax**

January 15, 2016

Noah Berke  
City of Santa Fe Land Use Department  
200 Lincoln Avenue, P.O. Box 909  
Santa Fe, NM 87504

RE: Del Weston Site - 5 lot Subdivision  
1.193-Acres

Dear Mr. Berke:

Please find attached our subdivision application for the Del Weston site, a 1.193-acre site, which is located at the southeast corner of Airport Road and Buffalo Grass Road. Our request is to subdivide the land into 5 parcels (0.24-acres each). The land is currently vacant.

## **Zoning**

The site is zoned mixed use (MU affords a density of 12 du/ac though the site is not being maximized for this density). It should be noted that a project in an MU zone that proposes residential uses only does not require a commercial element; an MU project that proposes commercial does require a residential element at 40%.

## **Abutting Properties**

Immediate abutting properties to the north include Airport Road and beyond Country Club Gardens mobile home park and a vacant shopping center tract. To the south is land owned by Del Weston (foundry), to the west is single-family housing and a commercial tract (C-1), and to the east is vacant land that is zoned mixed use (MU).

The subject area features a variety of density and zoning: mixed use (MU), C-1 commercial, SC-1, (shopping center), R-12 beyond the shopper center, R-1 single family, and R-29 high density residential.

## **The Project**

The project will have a light touch on the subject site and will not seek to maximize the site for the highest density. Santa Fe's urban form in this area is mixed and this project seeks to respect the existing residential uses to the west while not being a burden on the existing infrastructure or services.

**EXHIBIT F**

## **Approval Criteria - Subdivision**

**(C)**

(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. The subject site has none of these features.

(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). There are no flood hazards on the property. The review comments from the public agencies will be reviewed and honored. The site is a relatively simple flat site with little topography. It is well suited for residential uses.

(3) All *plats* shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards). The preliminary plat meets these standards (see the attached).

(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*. A nonconformity will not be created with the approval of the plat. Residential is a permitted use in a mixed-use district.

(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*. A nonconformity will not be created with the approval of the plat. Residential is a permitted use in a mixed-use district.

### **Traffic Improvements/Sidewalks**

Buffalo Grass Road is paved for the length of the site with sidewalk already in place. No additional improvements are anticipated to Buffalo Grass Road. A sidewalk stretches the length of the site along Airport Rd. The site design will feature a single access road (gravel base course). The proposed five (5) lots are not anticipated add a significant amount of traffic or congestion to the area. A traffic impact study is not required of the submittal, pursuant to discussions with John Romero, City of Santa Fe traffic engineer. The project will feature one access point into a cul-de-sac, which will be surfaced with gravel base course and will be designed to City of Santa Fe road standards.

**Affordable Housing**

The project will meet the requirements of the affordable housing ordinance for a five-lot subdivision. Subdivisions of 2 -10 lots pay a fee in lieu of providing units. The fee ranges from \$8,280 for 2 units - \$41,400 for ten units. In the case of a five-lot division, approximately \$20,700 would be required for the fee in lieu of cost.

**Water and Sewer**

The project will be served by the Sangre de Cristo Water Division and the City of Santa Fe Liquid Waste Division. Subdivisions that require over 10-afy of water are required to have water rights transferred to the project. A project under 10-afy provide retrofits or pay the offset fee (\$415 per .025 acre feet). A 5-lot subdivision, for example, would have a water budget of 1.25-afy (or 0.25afy/lot). The fee in this case would be: \$20,750.

**Design Standards**

The site is located in the Airport Road Overlay District. The provisions of this subsection do not apply to single-family residential uses according to Section 14-5.5(C) 3a. The City of Santa Fe standards for residential uses apply.

**Mixed Use Standards**

Minimum District and Lot Size: None

Height: A maximum height of 35 feet shall be permitted where two or more *stories* are included in a *building*; where the *mixed-use development* is located adjacent to *residential* uses or *residential zoning*, all *buildings* and *structures* within 70 feet of the adjoining *residential property* line shall not exceed 25 feet in height. It should be noted that most likely that the residential structures will be one-story homes.

Setbacks. *Street:* Equivalent to the minimum *yard* requirements in any adjoining *residential* zoning district if not separated by a *street*; otherwise none is required.

Side: 30 feet from *property* line when abutting a *residential* district; 5 feet from *property* line if not abutting a *residential* district. *Right of way* may be counted as part of *setback*.

Rear: 30 feet from *property* line when abutting a *residential* district; 10 feet from *property* line if not abutting a *residential* district. *Right of way* may be counted as part of *setback*.

Open Space. Each *dwelling unit* shall be provided with a minimum of two hundred fifty (250) square feet of qualifying private or *common open space*.

Lot Coverage. None, except as may be needed to satisfy other limitations applicable to a MU district

Accessory Structures. Permitted, but can be no larger than the principle structure up to 1500 sf.

**Landscape Plan**

It is the intent of this project to provide a friendly interface with Airport Road. With this in mind a landscape plan has been provided, which is consistent with Code, and demonstrates a planting of street trees and shrubs along Airport Road and Buffalo Grass Road. The existing split rail fence will remain in place.

**Archaeological**

The site is located in the Suburban archaeological district. There is no requirement for archaeological review for parcels less than 10-acres in size.

**Pre-Application and ENN Meetings**

The attached materials are the items required for the submittal pursuant to our pre-application meeting, which occurred on August 13, 2015. The ENN meeting for the project was held on November 12, 2015. Two neighbors attended the ENN Meeting. Comments ranged from setbacks, lot coverage, appearance of structures and design, and open space requirements.

Thank you for considering our request. It is our hope that the case will be heard at the **March 03, 2016** meeting of the Planning Commission. If you have questions, do not hesitate to contact me at 412.0309, [scotthoeft@hotmail.com](mailto:scotthoeft@hotmail.com)

Sincerely,



Scott Hoeft  
Partner

**Attachments:**

- Letter of Application
- Application Fee (\$460)
- Legal Lot of Record

**Plan Set (6)**

- Preliminary Plat
- Landscape Plan
- Terrain Management
- Sewer/Water Plan

# City of Santa Fe, New Mexico

# memo

**DATE:** February 19 for the March 3, 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 #2016-03. Vista Serena, Tract 49 Tierra Contenta, Final Subdivision Plat.**

Oralynn Guerrerortiz of Design Enginuity, LLC, agent for Homewise, Inc., requests final subdivision plat and development plan approval for 50 lots on 12.7± acres. The site is located on Tract 49 in 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). (Donna Wynant, Case Manager)

**I. RECOMMENDATION**

The Land Use Department recommends **APPROVAL WITH CONDITIONS** as outlined in this report.

**II. APPLICATION OVERVIEW**

The applicant is requesting final subdivision plat and development plan approval to subdivide Tract 49 of Tierra Contenta. Homewise, Inc. proposes to develop the tract with 50 single-family residences. The Planning Commission approved the Preliminary Subdivision Plat for Vista Serena at their meeting of December 3, 2015, and the Findings of Fact and Conclusions of Law were approved on January 7, 2016. A variance to allow 16 separate disturbances of slope in excess of 30% was also approved. The Final Subdivision Plat is in substantial conformance with the approved Preliminary Plat as required by Section 14-3.7(B)(4)(a) SFCC 1987 (Conformity with Preliminary Plat Required).

The tract is part of Tierra Contenta Phase 2C, and is being legally separated from the remainder of Phase 2C through the lot split process that is currently being processed by City staff under a separate application. The proposed subdivision is subject to the previously adopted design standards for Phase 2C. The design standards address architecture, site design, landscape, and infrastructure design, and the plat and development plan comply with those standards. (See Exhibit: Tierra Contenta 2C, Design Standards - Single Family Residential)

### Access and Traffic

The subdivision plat includes a portion of Plaza Central roadway that will be developed with Phase 2 of the project. A second access to Plaza Contenta will be developed in Phase 2 that will be useable by emergency vehicles only. The subdivision will have approximately 197 parking spaces; 22 onstreet and 3 spaces on lots with a single car garage, and 4 spaces on the lots with a double garage. Code requires a total of 100 parking spaces.

Sidewalks will be constructed on both sides of the internal streets, except along the steep grades next to the north side of the cul-de-sac and the end of the cul-de-sac. Although the Tierra Contenta 2C Design Standards require sidewalks only on one side of the street, Commissioners raised concerns about many of the neighborhoods throughout Tierra Contenta not having sidewalks along both sides of the street.

One Commissioner requested a 6-foot wide sidewalk along Plaza Central from the main entrance towards the future commercial center. The applicant chose to keep all sidewalks at 5 feet wide, to be consistent with other Tierra Contenta development.

### Utilities

City water and gravity sewer will serve the project. Approximately 7.52 acre-feet of water use is anticipated per year.

### Lot Layout and Tierra Contenta Design Standards

All Vista Serena lots will be at least 4000 square feet, typically 40 feet wide and 100 feet deep. The applicant proposes to have standard front and rear setbacks of 10 feet in the front and 15 feet in the back. Garages facing the street will be set back at least 20 feet and will be at least 5 feet behind the front of the homes. On wider lots, side facing garages may be developed. Zero lot lines will be permitted which will allow neighboring homes to abut along the property line. All of the single family homes will be designed to have the home close to the street front, except for lots 22 and 23 which because of terrain constraints and lot geometry the front setback will be 60 to 80 feet. Two story homes will be permitted with a maximum height of 24 feet.

The 2C Design standards provide for a range of sideyard setback options: five feet on both sides; or zero on one side and ten on the other, repeated for a series of two or more adjacent lots. Second stories on adjoining lots must be separated by at least fifteen feet, compared to twenty feet for the standard requirements in Section 14-7.

The development plan does not clearly indicate which lots are intended for zero sideyards. Since that configuration requires coordinated development of adjacent lots, those lots need to be indicated prior to recording the plat and development plan. The fifteen-foot second-story separation requirement should also be added to the development plan.

### Landscape, Open Space and Trails

Street trees will be placed 40 feet apart along the subdivision roadways. Street trees will be irrigated via drip systems from the adjacent lot installed by the developer. Street trees not

adjacent to residential lots will be irrigated via drip systems owned and maintained by the HOA. An articulated five foot tall coyote fence with stuccoed pilasters will be developed along Plaza Central. Shrubs will be planted along the wall and street trees will be placed on both sides of the sidewalk at a spacing of about 20 feet on center.

A Home Owners Association (HOA) will maintain landscaping in common open space along the Plaza Central roadway and the landscaping along the subdivision roads that are not adjacent to residential lots.

#### Affordable Housing

Thirty-two percent of the homes (16 homes) will be sold per the Tierra Contenta affordable housing program requirements.

### **III. DISCUSSION AND ANALYSIS**

Analysis regarding the specific components of the subdivision and overall subdivision design was completed at the time of Preliminary Subdivision Plat approval. The Final Subdivision Plat is in substantial conformance with the Preliminary Subdivision Plat approved by the Planning Commission. The final plat has been reviewed by the Development Review Team (DRT) whose comments are included as Exhibit B. Any necessary corrections or deficiencies that must be corrected prior to recordation of the final plat have been addressed by the proposed Conditions of Approval (See Exhibit A).

### **IV. CONCLUSION AND CONDITIONS OF APPROVAL**

The Land Use Department is recommending **APPROVAL** of the Final Subdivision Plat subject to the proposed conditions of approval and technical corrections identified in Exhibit A.

### **V. ATTACHMENTS:**

EXHIBIT A: Final Subdivision Plat Conditions of Approval

EXHIBIT B: Development Review Team Memoranda

1. Traffic Engineering Memorandum, John Romero and Sandra Kassens
2. Technical Review Division Memorandum, Risana "RB" Zaxus
3. Landscaping Memorandum, Somie Ahmed
4. Fire Department Memorandum, Rey Gonzales
5. Wastewater Management Division Memorandum, Stan Holland
6. Water Division Memorandum, Dee Beingessner

EXHIBIT C: Planning Commission Approvals

1. Findings of Fact and Conclusions of Law, approved January 7, 2015
2. Planning Commission Minutes, December 3, 2015
3. TC Design Standards for Phase 2C- Chapter V – Single Family Residential

EXHIBIT D: Applicant Submittals

1. Subdivision Report
2. Final Subdivision Plat and Final Development Plan

**City of Santa Fe, New Mexico**

**Planning Commission**

**Exhibit A**

**Final Subdivision Plat  
Conditions of Approval**



## **Vista Serena**

Case #2016-03:

Final Subdivision Plat

Condition of Approval	Department	Staff
<p><b><u>The Developer shall correct the following markups:</u></b></p> <ul style="list-style-type: none"><li>• Sheet 7 – Signing and Striping Plan<ul style="list-style-type: none"><li>◦ Replace note 7 and illustration with the Current (2009) MUTCD edition requirements.</li><li>◦ Remove the callout note on the plan within lots 6 &amp; 7 regarding yellow stripes.</li></ul></li><li>• Sheet E – City of Santa Fe Residential Street Details – Do not use the COFS Residential Street Details sheet, rather replace it with NMDOT standard drawing 609.<ul style="list-style-type: none"><li>◦ For the Valley Gutter Typical section, <u>either</u> provide your own stamped detail sheet <u>or</u> reference the NM APWA standard drawing # 2420, titled Paving/Concrete Valley Gutter. If referenced, include this APWA drawing in the Standard Details section of the plan set.</li></ul></li></ul>	Traffic Engineering/Public Works	John Romero (per Sandra Kassens)
<p>The Applicant's engineer is working with the Wastewater Division on the sewer system design to address the concerns over its depth and the number of water line crossings.</p>	Wastewater Management Division	Stan Holland
<ol style="list-style-type: none"><li>1. The proposed development requires a water main extension to connect to a water main on Plaza Central. Each dwelling unit must either be separately metered or sub-metered with a master meter.</li><li>2. An agreement to construct and dedicate will be required to connect the existing mains through the subject lot. The water division has received an application for technical evaluation for the water main extension concept from the developer. An approved water plan will be required for the agreement to construct and dedicate the new main.</li><li>3. Fire service requirements will have to be determined by the Fire Department prior to development.</li></ol>	Water	Dee Beingessner

## **Vista Serena**

Case #2016-03:

Final Subdivision Plat

Condition of Approval	Department	Staff
<ol style="list-style-type: none"><li>1. All Fire Department access shall be no greater than a 10% grade throughout.</li><li>2. Fire Department Access shall not be less than 20 feet width.</li><li>3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.</li><li>4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.</li><li>5. Shall have water supply that meets fire flow requirements as per IFC</li><li>6. Must meet all fire protection requirements set forth by IFC 2009 edition for its classified occupancy.</li></ol>	Fire Marshal	Reynaldo Gonzales
<ol style="list-style-type: none"><li>1. Tierra Contenta Corporation is responsible for median landscaping of Plaza Central from the Plaza Central intersection at the eastern portion of Contenta Ridge to the Plaza Central intersection to the western intersection of Contenta Ridge. As per James S. Hicks, this section of median landscaping must be completed when the landscaping for the remaining portion of Plaza Central infrastructure is completed by the Commercial Center at 599, Inc. and Homewise. The median on Plaza Central to the west of the Contenta Ridge intersection must be landscaped according to the approved infrastructure landscape plan for Tierra Contenta Village Plaza Development Plan and Final Subdivision Plat.</li><li>2. North side of Plaza Central sidewalk must meet landscaping at time of development of this land.</li><li>3. Street trees and landscaping along Plaza Central and Area A and Area B shall be irrigated with an irrigation system and maintained by the HOA.</li><li>4. All other street trees shall be irrigated from adjacent on-lot irrigation systems and shall be maintained by the developer for two years from the time of installation. It is the responsibility of the tract developer whose land is adjacent to Local Streets, Residential Lanes and Plaza Streets to plant the street trees and landscaping along these streets. It is the responsibility of the adjacent landowner to maintain the street trees and landscaping in the right-of-way adjacent to that property.</li><li>5. For Single Family Residential, the developer/homebuilder is required to landscape the front yard of each unit and is required approval by the Tierra Contenta ARC.</li></ol>	Landscape Review	Somie Ahmed

## **Vista Serena**

Case #2016-03:

Final Subdivision Plat

Condition of Approval	Department	Staff
As per conversation, on SHEET 18 – RETAINING WALL PLAN, please note the steep grade at the NE terminus of proposed retaining wall. If this is <b>identified as access</b> to the adjoining arroyo, or trail system, the slope exceeds 6%, and increases the probability of rill erosion into the adjacent arroyo; de-stabilizes the footing for the retaining wall; and, does not satisfy the City's requirement for un-restricted access. Please contact me with any questions or concerns.	Parks Division	Richard Thompson
The development plan does not clearly indicate which lots are intended for zero sideyards. Since that configuration requires coordinated development of adjacent lots, those lots need to be indicated prior to recording the plat and development plan. The fifteen-foot second-story separation requirement should also be added to the development plan.	Land Use Dept./Current Planning Div.	Donna Wynant, Case Manager

# City of Santa Fe, New Mexico

# memo

**DATE:** February 8, 2016

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

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

**FROM:** Sandra Kassens, Engineer Assistant *SK*

**SUBJECT:** Vista Serena, Tract 49 Tierra Contenta, Final Subdivision Plat, case #2016-003

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**ISSUE:**

Oralynn Guerrerortiz of Design Engnuity, LLC, agent for Homewise, Inc., requests final subdivision plat and development plan approval for 50 lots on 12.7± acres. The site is located on Tract 49 in 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).

**RECOMMENDED ACTION:**

Review comments are based on submittals received on October 28, 2015. The comments below should be considered as Conditions of Approval to be addressed prior to final signoff unless otherwise noted:

**The Developer shall correct the following markups:**

- Sheet 7 – Signing and Striping Plan
  - Replace note 7 and illustration with the Current (2009) MUTCD edition requirements.
  - Remove the callout note on the plan within lots 6 & 7 regarding yellow stripes.
- Sheet E – City of Santa Fe Residential Street Details – Do not use the COFS Residential Street Details sheet, rather replace it with NMDOT standard drawing 609.
  - For the Valley Gutter Typical section, either provide your own stamped detail sheet or reference the NM APWA standard drawing # 2420, titled Paving/Concrete Valley Gutter. If referenced, include this APWA drawing in the Standard Details section of the plan set.

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

**WYNANT, DONNA J.**

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**From:** ZAXUS, RISANA B.  
**Sent:** Monday, February 08, 2016 4:54 PM  
**To:** WYNANT, DONNA J.  
**Subject:** Case # 2016-03, Vista Serena Final Subdivision Plat

Ms. Wynant,

I have no review comments for the above-referenced project.

Risana B "RB" Zaxus, PE  
City Engineer

# City of Santa Fe, New Mexico

# memo

**DATE:** February 23, 2016  
**TO:** Donna Wynant, Land Use Planner Senior  
**FROM:** Somie Ahmed, Planner Technician Senior  
**SUBJECT:** Comments for Case #2016-03, Vista Serena, Tract 49 Tierra Contenta, Final Subdivision Plat

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Below are staff's final comments for Vista Serena, Tract 49 Tierra Contenta. These comments are based on documentation and plans dated January 15<sup>th</sup>, 2016:

1. Tierra Contenta Corporation is responsible for median landscaping of Plaza Central from the Plaza Central intersection at the eastern portion of Contenta Ridge to the Plaza Central intersection to the western intersection of Contenta Ridge. As per James S. Hicks, this section of median landscaping must be completed when the landscaping for the remaining portion of Plaza Central infrastructure is completed by the Commercial Center at 599, Inc. and Homewise. The median on Plaza Central to the west of the Contenta Ridge intersection must be landscaped according to the approved infrastructure landscape plan for Tierra Contenta Village Plaza Development Plan and Final Subdivision Plat.
2. North side of Plaza Central sidewalk must meet landscaping at time of development of this land.
3. Street trees and landscaping along Plaza Central and Area A and Area B shall be irrigated with an irrigation system and maintained by the HOA.
4. All other street trees shall be irrigated from adjacent on-lot irrigation systems and shall be maintained by the developer for two years from the time of installation. It is the responsibility of the tract developer whose land is adjacent to Local Streets, Residential Lanes and Plaza Streets to plant the street trees and landscaping along these streets. It is the responsibility of the adjacent landowner to maintain the street trees and landscaping in the right-of-way adjacent to that property.
5. For Single Family Residential, the developer/homebuilder is required to landscape the front yard of each unit and is required approval by the Tierra Contenta ARC.

## Vista Serena Irrigation Water Budget

Prepared by Oralynn Guerterortiz 02

	Total #	Mature		Initial Annual Water Use per plant	Total Annual Water Use		Water Use		Native Tree Species; No Watering			
		Canopy Diameter	Mature SF/plant		Annual Water Use	Total Annual Water Use	1st Year		2nd Year		Others	100%
							120%	110%				
Trees	5	10	78	624	3120	3744	3432	3120				
	8	12	113	904	7232	8678	7955	0				
	9	10	78	624	5616	6739	6178	0				
	17	15	177	1680	28555	34266	31411	28555				
	55	15	177	1680	92385	110862	101624	92385				
	20	15	177	1680	33595	40314	36954	33595				
	14	15	177	1680	23516	28219	25868	23516				
	16	15	177	1680	26876	32251	29563	26876				
Shrubs	28	3	7	62	1742	2091	1917	1742				
	22	3	7	62	1369	1643	1506	1369				
	25	3	7	62	1556	1867	1711	1556				
	14	3	7	62	871	1045	958	871				
	14	3	7	62	871	1045	958	871				
	12	3	7	62	747	896	821	747				
	2	5	20	178	356	427	391	356				
Native Grasses												
			12746	SF	48000	48000	48000	0				
Plants of the SW Dryland Blend												
			Sum	gpy	276407	322089	299248	215559				
Assumptions:				AF/yr	0.85	0.99	0.92	0.66				

**Assumptions:**

## Drip Irrigation

**Shade Trees at 9.49 gal/SF**

**Evergreen Trees at 8.00 gal/SF**

Shrubs (2.5' canopy) at 8.89 gal/SF


**Native Grasses at 3.76 gallons/sf Spray Irrigation**

# City of Santa Fe, New Mexico

## memo

**DATE:** February 8, 2016

**TO:** Donna Wynant, Case Manager

**FROM:** Reynaldo Gonzales, Fire Marshal 

**SUBJECT:** Case #2016-03 Vista Serena, Tract 49 Tierra Contenta

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

**Prior to any new construction or remodel shall comply with the current code adopted by the governing body due to a change of use occupancy.**

1. All Fire Department access shall be no greater than a 10% grade throughout.
2. Fire Department Access shall not be less than 20 feet width.
3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.
4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
5. Shall have water supply that meets fire flow requirements as per IFC
6. Must meet all fire protection requirements set forth by IFC 2009 edition for its classified occupancy.



**City of Santa Fe**



# **MEMO**

## **Wastewater Management Division DEVELOPMENT REVIEW COMMENTS**

### **E-MAIL DELIVERY**

Date: January 26, 2016

To: Donna Wynant, Case Manager


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

Subject: Case 2016-03 Vista Serena, Tract 49 Tierra Contenta Final Subdivision Plat

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**The Applicant's engineer is working with the Wastewater Division on the sewer system design to address the concerns over its depth and the number of water line crossings.**

*City of Santa Fe*  
**memo**

**DATE:** February 16, 2016  
**TO:** Donna Wynant, Land Use Senior Planner, Land Use Department  
**FROM:** Dee Beingessner, Water Division Engineer   
**SUBJECT:** Case # 2016-03 Vista Serena, Tract 49 Tierra Contenta, Final Subdivision Plat

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The proposed development requires a water main extension to connect to a water main on Plaza Central. Each dwelling unit must either be separately metered or sub-metered with a master meter.

An agreement to construct and dedicate will be required to connect the existing mains through the subject lot. The water division has received an application for technical evaluation for the water main extension concept from the developer. An approved water plan will be required for the agreement to construct and dedicate the new main.

The engineer has submitted a water plan for review to the Water Division and we have provided comments on the plan.

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

**City of Santa Fe, New Mexico**

**Planning Commission**

**Exhibit C**

**Final Subdivision Plat  
Planning Commission Approvals**

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).

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.

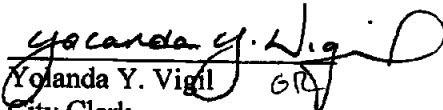
**WHEREFORE, IT IS SO ORDERED ON THE 7TH OF JANUARY 2016 BY THE  
PLANNING COMMISSION OF THE CITY OF SANTA FE**

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 *Vince Kadlubar*

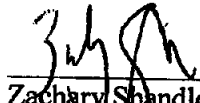
1-7-16  
Date:

FILED:

  
Yolanda Y. Vigil  
City Clerk

1-11-16  
Date:

APPROVED AS TO FORM:

  
Zachary Shandler  
Assistant City Attorney

1-7-16  
Date:

2. **Case #2015-108. Komis Business Park Final Development Plan and Final Subdivision Plat Time Extension.** Report of the Land Use Director's approval of a one-year administrative time extension for a Final Development Plan and Final Subdivision Plat for 18 lots on 59.54± acres located north of the intersection of I-25 and NM 599. The property is zones C-2 (General Commercial). The time extension would extend approvals to November 13, 2016. Santa Fe Planning Group, agent for Komis Land Company, LLC. (Zach Thomas, Case Manager)

Commissioner Propst noted there is lots of material in the packet and it has extended over a decade. At this point, she asked why they would not start fresh.

Ms. Martinez deferred to the case planner, Mr. Zach Thomas.

Mr. Thomas agreed this case has an extensive history, first by the County and now in the City. This is the second and final extension. The applicant stated that additional time is needed to acquire adequate water rights.

Commissioner Gutierrez asked for an update on the water rights issues from the applicant.

Mr. Scott Hoeft was sworn. He said this is complicated because the site was in the County and then it was annexed by the City. Mr. Komis acquired his water rights (45 acre/feet) as County water rights. But the City Attorney said those water rights were useless to the City and they were worth \$7,000 in the County. He hired an attorney and it doesn't have any conclusion after 7 years. They agreed in theory to accept the subdivision plats, etc. but didn't think through the water rights. We satisfied the county water rights so we've been struggling over it for several years. So the question is how to sell these rights and buy rights that are acceptable to the City.

Commissioner Kapin moved to approve Case #2015-108, Komis Business Park Final Development Plan and Final Subdivision Plat Time Extension as requested. Commissioner Propst seconded the motion and it passed by unanimous voice vote.

#### **G. OLD BUSINESS**

There was no old business.

#### **H. NEW BUSINESS**

1. **Case #2015-103. Vista Serena, Tract 49 Tierra Contenta, Preliminary Subdivision Plat.** Oralynn Guerrerortiz of Design Enignuity, LLC, agent for Homewise, Inc., requests Preliminary Subdivision Plat approval for 50 lots on 12.7± acres. The application includes a variance to permit 16 separate disturbances of slopes in excess of 30%. The site is Tract 49 in 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). (Donna Wynant, Case Manager)

### **STAFF REPORT**

Ms. Wynant presented the staff report for this case which is attached to these minutes as Exhibit 1. This report does not include the development plan for tonight which will come later. The report was brief because Ms. Guerrerortiz would go into all the details. There is a lot of history of Tierra Contenta.

She referred to two late communications that deal with the background of Tierra Contenta in response to Commissioner Kapin from Mr. Smith and a letter from Mr. Dave Thomas confirming the Tierra Contenta Corporation approval.

For this case, the Commission will consider whether the preliminary plat demonstrates that the final plat will meet the standards proposed for water, sewer, parks and roads will meet the need and that the houses can be built on these lots as laid out on the plat.

Homewise requests 50 dwelling units in this subdivision and it meets the criteria for development. The disturbance areas are fairly small but absolutely necessary on this development.

She explained that there are two phases and that Plaza Central Road will be part of phase 2 as well as 4.8 acres for open space. Secondary access also part of that phase.

The lots will meet or exceed the minimum lot size. All but two are on a street frontage. Fifteen are for affordable housing lots. This meets all subdivision criteria and the variance criteria for steep slopes. Without the variance this could not get quality development.

Staff recommended approval with conditions and then it will come back for final subdivision plat.

She reported that at the public meeting there were three attendees present.

### **QUESTIONS TO STAFF**

There were no questions to Staff.

### **APPLICANT'S PRESENTATION**

Ms. Oralynn Guerrerortiz was sworn and identified herself as the agent for Homewise. Ms. Guerrerortiz used a power point presentation which is incorporated herewith as Exhibit 2. In 1994, the Tierra Contenta Master Plan was approved for 1,421 acres, 860 of which were owned by the City and the remaining property owned by the New Mexico School for the Deaf. The Master Plan uses a neo-traditional design with houses closer to the street than garages and pedestrian-friendly with wide sidewalks.



She showed the map of Tract 49 which has three tracts and the Village Plaza is across the street. Jaguar extended to 599 and interchange opening soon. To the east is Plaza Central. South is an open space tract to be dedicated to the City. To the north is a town home project that may not get built. Basically, the site is three mesas separated by arroyos. She showed site views.

In 2007, the Planning Commission approved 68 townhomes for this property and since then decided to do single family homes instead. Phase 1 will have 33 homes; Phase 2 will have 17 homes, and overall density will be 7 units per acre. The compound will have one access road and a secondary emergency access with removable bollards.

They place most of the open space in the steeper terrain.

The homes will be built and sold by Homewise. Open space is to be maintained by the Home Owners' Association with a portion dedicated to the City. The affordable homes will be scattered throughout the development as they are chosen by prospective owners.

She showed possible layouts in the smallest lots with a range of setbacks and a range of sizes from 1100 - 1800 square feet houses.

Regarding variances, she presented a slope analysis showing the 16 steeper slopes where 5,408 square feet will be disturbed. They tried to leave them undisturbed but were forced to in order to build homes and have a loop road through the development. If the slope is not stable, they asked for a variance to stabilize them. She showed photos of erosion that has occurred there. She added that they will have lots of retaining walls and most will be under 3' in height.

All roads will be paved with curbs and gutter on both sides and sidewalks on one side. Stucco walls will be 5' high. She briefly described the landscaping details.

Ms. Guerrerortiz explained the use of a homeowners' association was to not add to the City's burden of maintaining frontage on main streets. Some trees won't have a house next to it. For the agreement with Village Plaza on shared development, she would get those contracts in writing and submit them to staff.

One other outstanding issue is the pedestrian connection with Plaza Central. Mr. Keith Wilson at the MPO asked them to try to put in a pedestrian access on the east side but they resisted because there is a large change in elevation. They would have to put in steps on private property and were concerned about liability from it. In general, people would be headed toward the SWAN park or the commercial area. It would be 320 extra feet for them if they go to this development but not for commercial.

Commissioner Abeyta arrived during her presentation.

#### **PUBLIC TESTIMONY**

There was no public testimony and the public portion was closed.

### **QUESTIONS FROM THE COMMISSION**

Commissioner Abeyta had a problem with having sidewalks on only one side only. He told the Commission that he owns a house in Tierra Contenta that has no sidewalk on his side and his children couldn't play outside at all. If he had a sidewalk, they could play on the sidewalk. So he would not support a development with only one sidewalk. He added that his neighbors on the same side feel the same way. So he asked Homewise to consider having sidewalks on both sides of the street.

Ms. Guerrerortiz said she would discuss it with her clients. They are trying to keep costs down.

Commissioner Abeyta offered to speak with anyone at Tierra Contenta about it. It is a big deal and he picked the wrong side for his house. The other issue is with shared driveways. There are lots of problems with neighbors and driveways being blocked.

Ms. Guerrerortiz explained that there is a single-car garage and a pad for parking two cars on each lot.

Commissioner Abeyta said if an owner has to back into the neighbor's property to get out, it is a problem. Another problem is when someone moves out and then rents their house and the tenants don't have the same respect.

Commissioner Greene supported Commissioner Abeyta's issue on driveways and sidewalks. Also, along Plaza Central the plan would have a 4' wide sidewalk to the commercial area. He would encourage a six-foot-wide sidewalk so people can go in both directions and pass each other. On neighborhood streets, 4' is okay.

Ms. Guerrerortiz clarified that the existing sidewalk width is 4' now and they planned for 5' but will look at 6'.

Commissioner Greene asked if there is a chance to lower the wall a little so it is not a canyon effect. A 5' wall is an invitation to graffiti.

Ms. Guerrerortiz said they leaned toward 5' because Plaza Central sits higher than this property and pedestrians can look into back yards. With the others, they could lower the wall.

Commissioner Greene said if it drops down, it would be an 8' wall they would see.

Ms. Guerrerortiz said there is a Tierra Contenta requirement for a wall there or at least fencing. They will take the suggestion into consideration.

Commissioner Propst asked if the open space will be usable for recreation or if it is too much slope.

Ms. Guerrerortiz said they have one place where it is a gentle slope and have a sidewalk there but in

the other places it is too steep.

Commissioner Propst asked if they are building a trail.

Ms. Guerrerortiz said it is probably a dirt path. Rich Silva has done them and they are nice.

Commissioner Propst asked about flood mitigation.

Ms. Guerrerortiz said there is no flooding risk but there is an arroyo down below. They will have a detention pond and a dam on the far east side of the open space.

Commissioner Propst asked what staff conditions Ms. Guerrerortiz was concerned with.

Ms. Guerrerortiz said #1 is the median. There is already a bond submitted. #3 is landscaping on the north side of the street. Neither one of those is their responsibility.

Commissioner Propst asked if she was asking for removal of those two conditions or can prove that it is met.

Ms. Guerrerortiz said it was the second. They will label what is to be built and by whom to clarify that issue.

Commissioner Gutierrez also agreed that sidewalks on both sides are important.

He asked the applicant to address on-street parking.

Ms. Guerrerortiz said the road gets wider in places and those are places for on-street parking. She pointed out the sites in the project. There are pockets for visitors and overflow.

Commissioner Gutierrez asked if she had an estimate on the numbers.

Ms. Guerrerortiz said she wouldn't have the numbers until the final subdivision plat time.

Commissioner Gutierrez said with the 2007 Planning Commission approval they also requested a variance for terrain.

Ms. Guerrerortiz agreed and they requested more than ours.

Commissioner Gutierrez noted that they would not know where they are located and asked how they would determine that.

Ms. Guerrerortiz said the Affordable Housing buyer will choose from available lots. You won't know where they are as a visitor. The intention is to spread them out.

Commissioner Gutierrez asked about the temporary irrigation for grass and what that would consume.

Ms. Guerrerortiz said he could figure it out. They will use SW Landscaping and the species is low level native grass.

Commissioner Gutierrez asked why they were not making the emergency access a general access by residents.

Ms. Guerrerortiz said it was primarily because they wanted a main entrance and the area for emergency access would be a development of the need to be more private. The traffic engineer has tried to minimize an entrance from major roads. It would end up having an offset access with the Village Plaza and would have to change the subdivision plat for 2C. For those reasons, we chose it for emergency only.

Commissioner Kapin asked about the #2 condition which said no landscaping was shown but you did show trees.

Ms. Guerrerortiz said they added the trees after being notified about that requirement.

Commissioner Kapin asked if they could have a graded ramp instead of steps at the grade. Pedestrian access is very important.

Ms. Guerrerortiz explained that it would be at least a 45' ramp which would significantly impact that lot. Plus, it is a private access road/ it is not dedicated. But a very long ramp would be an alternative.

Commissioner Kapin thought it would be an important part of the MP. Having people crossing the street in the middle of roundabout is not good. She asked where a safe crossing would be.

Ms. Guerrerortiz said she would have to look into it. She presumed they put in a sidewalk crossing and if not, they would use the median as a safe harbor. It could be designed to walk straight through it.

Commissioner Kapin noted regarding the wastewater condition, Staff had some serious concerns. She asked if their engineers are prepared to address it.

Ms. Guerrerortiz said she is the engineer and wants to minimize manholes to save costs but will put in the extra manholes. All of the conditions are very reasonable.

Chair Kadlubek said the Village Plaza is across the street and is a heavy commercial area and for foot traffic, it should have a more pedestrian-friendly intersection there.

Regarding the Tierra Contenta Master Plan approved in 1984, he asked how much work goes into taking the user experience into account as other tracts get developed or if that has happened.

Mr. Smith said it is an excellent question. With Tierra Contenta approvals over the past 20 years, there was a substantial amendment made between phase 1A and Phase 2.

Originally, there were no parking lanes on the streets and the first amendment adopted the current

street section. That was in 1997. The development is now at Phase 3 and there is a book for design standards for Phase 1 and one for Phase 2 and now will have a book for Phase 3 and 4.

Chair Kadlubek didn't think the Commission needed to put in conditions before it comes back.

Commissioner Abeyta asked them to please look at the sidewalks. Also, the front yards are all gravel so there is no place for kids to play. But because it is Homewise, he did not want the sidewalks to kill the project.

Ms. Guerrerortiz said they would consider that where houses are located but not put them in where there are no houses.

Commissioner Abeyta asked when the road will be built.

Ms. Guerrerortiz said it is graded out dirt right now. The Village Plaza, as she understood, was the first parcel to go in right in front of us and are they required to connect to Jaguar. We were planning to build our part in Phase 2.

Commissioner Greene asked if the Commission could require at least one parking space per unit on the street.

Ms. Guerrerortiz said it would be impossible to get 50 on-street parking spaces in. They are committed to have 3 parking spaces on each lot and at least an 18' pad in front of each house. In many cases it would be 4 spaces on the lot. That is above the standard and the best I can commit to now.

Commissioner Greene asked about how wide the curb cuts will be and if the drive is 16' wide.

Ms. Guerrerortiz said they are usually 16' to 18' but parking won't be on both sides of the street.

Mr. Smith said the Code allows the Planning Commission to require 0.5 parking space in front of each unit. Specific numbers would be given at the final plat.

Chair Kadlubek recapped the requested changes: put sidewalks on both sides of the street, widen the sidewalks to 6' at entrances; make the walls lower; provide a landscaping buffer; Tierra Contenta responsible and for the roundabout. Clarification is needed on the number of on-street parking spaces; how much water for temporary landscaping and a pedestrian crossing near the roundabout.

#### **ACTION OF THE COMMISSION**

Commissioner Abeyta moved to approve Case #2015-103, Vista Serena, Tract 49 Tierra Contenta, Preliminary Subdivision Plat with staff conditions as summarized by Chair Kadlubek. Commissioner Greene seconded the motion and it passed by unanimous voice vote.

**Chapter V**

**SINGLE FAMILY RESIDENTIAL**

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## Chapter V - SINGLE-FAMILY RESIDENTIAL

### A. GENERAL CHARACTERISTICS

Areas designed under the Single Family Residential portion of the Design Standards reflect "new-urban" or "neo-traditional" design concepts. Basic features include:

- Homes that have their main entry visible and accessible from a public street.
- All lots are 4000 square feet in area or larger.
- Alleys that allow vehicle access from the rear of the lot are encouraged.
- Most homes are single family detached, but two units may be attached with a common wall.
- One main unit and one accessory unit are allowed on a single lot.
- Most houses are placed on the lot with some yard on all sides, but zero lot line setbacks are allowed.
- Private open space is generally at the rear of the lot.

### B. CITY REQUIREMENTS

Summaries of the development provisions for single-family residential homes that are to be enforced as city code requirements are given below. Detailed criteria with explanations of City-enforced standards are found in Section B.2.

#### B.1. CITY SPECIFICATIONS (SUMMARIZED)

<b>Permitted Uses:</b>	As provided in Chapter 14 of City Code for R-1 through R-7 districts except as noted.
<b>Building Configuration and Placement:</b>	Single family detached or attached units with front façades that face the public street.
<b>Attached Units:</b>	Maximum of 2 units attached, joined by a common wall Common wall must be on the property line.
<b>Multi-Family:</b>	Multi-family units on a single lot are not allowed.
<b>Minimum Lot sizes:</b>	4000 sq. ft.
<b>Common open space:</b>	Not required, but may be provided
<b>Private open space:</b>	40% of the gross first floor area of house and garage with a minimum dimension of 15 ft. and must be contiguous.
<b>Lot Coverage:</b>	50% maximum
<b>Setbacks:</b>	
<b>Public Street:</b>	Front facade must face a street with minimum of 10 ft. and a maximum of 20 ft. to the right-of-way line. 10 ft. on a corner lot to side or rear any building. 15 ft. to the rear of the main unit and attached garage The main door of an attached garage must be set back at least 5 ft. from the front façade of main unit, and 20-ft. from the street. 10 ft. from side or rear of attached or detached garage or accessory unit on a corner lot. Detached garages & accessory units must be at the rear of the lot away from the street.

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Alley	Front façade may not face an alley 10 ft. to the side of the main unit. 15 ft. from the rear of main unit Attached or detached garage door may be set back 7 ft. from the alley right-of-way if developer can demonstrate that adequate on-lot parking is provided, otherwise an 18 ft. setback is required 0 for side and rear of garage or accessory unit 3 ft. required if windows or doors open onto alley
Adjacent Private Property Line	Front façade may not face an adjacent private property. Side setbacks are 5 ft. on each side, or 10 ft. on one side with 0 on the other in a 0 setback subdivision. There must be at least 15 ft. between second stories Two units may be joined on the property line with common wall. Rear of unit is set back 15 ft. from the property line. 24 ft. from front of garage 0 setback for side or rear of detached garage and accessory unit 3 ft. required if windows or doors open onto adjacent property. Additional setback distance may be required to maintain solar access
Public or Common Open Space	10 ft. from any side of main unit, garage or accessory unit. Adequate area for maneuvering and parking vehicles must be provided in front of attached or detached garages
Non-motorized Vehicle Easement	5 ft. setback from side and rear of main unit. 24 ft. from front of attached or detached garage. 0 for detached garage and accessory unit, but 3 ft. required if windows or doors open onto adjacent non-motorized vehicle easement
Common Driveway Easement	10 ft. minimum and 20 ft. maximum setback required from front of main unit to common driveway easement. 5 ft. from sides and rear of main unit, and front side and rear of garage and accessory units.
Separations:	6 ft. minimum separation between buildings on the same lot. 10 ft. separation between buildings on adjacent lots on the first floor level and 15 ft. separation on the second floor. 0 separation is allowed if attached.
Height:	24 ft. maximum with flat roof and parapets 26 ft. with pitched roofs
Fences and Walls:	4 ft. maximum height along a public street 6 ft. maximum height side and rear including alley May be higher over pedestrian & vehicle gates
Landscaping:	Street trees, and front yard landscaping of lots required.
Parking:	Minimum of two spaces on premises, If not provided on premises an average of one-half space off premises per unit. One additional on-premises space for each accessory unit used as a guesthouse.



## V. SINGLE FAMILY RESIDENTIAL

### B.2. CITY SPECIFICATIONS (IN DETAIL)

#### B.2.a. Permitted Uses

Permitted uses are those allowed by City Code, Chapter 14, pertaining to R-1 through R-7.

#### B.2.b. Building Configuration and Placement

Predominant building configuration is single-family detached residential unit facing the street. Accessory unit used as a guesthouse, or other use are allowed, but must be detached from the main unit and set back to the rear of the lot. If clustered units are proposed the provisions of Chapter VI, Residential Compounds must be applied. If multi-family buildings are proposed, Chapter VI, VII or VIII must be applied.

#### B.2.c. Attached Units

There can be no more than one main unit and one accessory unit on a single lot. A maximum of two units may be attached with a common wall, but a property line must separate the two units.

#### B.2.d. Lot Sizes

Lots shall have a minimum area of 4000 square feet.

#### B.2.e. Common Open Space

Common open space may be provided, but is not necessary in areas using the single family residential unit standards, and may not be used to reduce the size of the lot below the 4,000 square foot minimum.

#### B.2.f. Private Open Space

A contiguous area of private usable open space as defined in Chapter III, equal to at least forty percent (40%) of the combined gross area of the first floor of the house, accessory unit, and attached or detached garage, must be provided as private open space on the lot. The minimum dimension of the private open space shall be fifteen feet (15 ft.). A patio or covered portal open on at least two (2) sides may be included the allotted open space.

#### B.2.g. Lot Coverage

The maximum lot coverage for a single-family residential lot shall be 50%. Lot coverage is calculated using the combined area of the first floor of the dwelling, accessory unit and garage as a percentage of lot area. Portals, covered patios (attached or detached), trellises, covered walkways, and other open structures shall not be included for the purposes of calculating lot coverage.

#### B.2.h. Setbacks – Main Unit

The goal of setting strict standards for setbacks for single family building types is to create a comfortable street edge for the pedestrian and to reduce the visual impact of the garage and car. Builders are encouraged to vary the setback to create a less ridged street edge. Porches or entry features that bring the social part of the houses closer to the street are required and are defined in Section C.2.b. of this chapter. For the purpose of measuring setbacks the front of the unit is the façade with the required 30% occupied by a porch or portal and must face a street. Minimum building setback requirements for single family homes are:

**Front:** The primary façade is set back between ten feet (10 ft.) and twenty feet (20 ft.) from street right-of-way. Awnings, porches, and portals may extend into this setback; provided that no awning, porch, or portal that extends into the setback shall be closer than seven feet (7 ft.) from the street right-of-way. Corner lots, inside corner lots, or other lots with difficult proportions may exceed the maximum twenty-foot (20 ft.) front setback if approved by the City staff. Fronts of units on lots with

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difficult proportions may face the sides of other units, but may not face the rear of any other unit, a common or public open space, non-motorized vehicle,

**Side:** Five feet (5 ft.) on each side, or for approved zero-lot-line developments, zero (0) on one side and ten feet (10 ft.) on the opposite side. A zero setback is allowed on one side for attached units with a common wall on the property line. The side setback on corner lots is ten feet (10 ft.) from the street or alley right-of-way line. A five-foot (5 ft.) setback is required from a non-motorized vehicle easement or common driveway easement. A ten-foot (10 ft.) setback is required from common or public open space. There must be a separation of at least fifteen feet (15 ft.) between second stories along a side property line unless joined by a common wall. Additional setback distance may be required in order to maintain solar access.

**Rear:** Fifteen feet (15 ft.) from the adjacent private property line, alley or street, ten feet (10 ft.) from public or common open space and five feet (5 ft.) from a non-motorized vehicle easement or common driveway easement.

**Solar Separation:** Buildings on lots with a general east-west orientation must be located such that they do not interfere with the solar access of the adjacent property. The intent is to allow solar access to the heated space of buildings and generally do not apply to yards, garages, other non-heated areas and sides of buildings without windows. It is the responsibility of the property to demonstrate that the solar access to the adjacent properties is not compromised.

**Zero Setbacks:** Zero building setbacks from adjacent property lines are allowed for main units, detached garages and accessory structures only with the concurrence of adjacent property owners and with provisions that allow access on adjacent property for maintenance of the zero setback structure.

The table below contains setback requirements for main units and attached garages.

### Setback Limits in Single Family Residential Areas – Main Unit

	House			Attached Garage		
	Front	Side	Rear	Front	Side	Rear
Public Street	10' to 20'	10'	15'	Note #1	10'	15'
Alley	NA	10'	15'	7' or 18'	10'	15'
Adjacent Property		5' & 5' or 0' & 10'	15'	24'	5' & 5' or 0' & 10'	15'
		Note #2			Note #2	
Public/Common Open Space	NA	10'	10'	24'		10'
Non-Motorized Vehicle Esmt.	NA	5'	5'	Note #3		5'
Common Driveway Easement	NA	5'	5'	Note #3	Note #4	Note #4

Note #1 – Must be 5 ft. behind the front façade of main unit and at least 20 ft. from the street

Note #2 – 10 ft. separation between units on the ground floor and 15 ft. minimum separation between units on the second floor unless joined by a common wall.

Note #3 – Driveway easement and setback limits must be set to allow adequate area for parking and maneuvering passenger cars without encroaching onto adjacent property.

Note #4 – 0 setback is allowed if there are no operable doors or windows on the easement line otherwise 3 ft. is required.

NA is Not Allowed

#### B.2.1. Garages

To de-emphasize the garage it is recessed at least 5 ft. behind the front of the unit, rotated such that the door does not face the street or placed behind the dwelling at the back of the lot. The goal in controlling the placement of the garage, carport or parking pad is to reduce the visual impact of the car and allow the human scale elements of the dwelling to predominate on the street edge. Detached garages must be placed at the rear of the lot or elsewhere on the lot in a manner that allows the dwelling to predominate

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when viewed from the street. For the purpose of measuring setbacks the garage front contains the main vehicle door.

### **B.2.i.i. Attached Garages**

Attached front garages must be placed at least five feet (5 ft.) behind the front façade of the unit (not including porches, portals, and other projections) and at least twenty feet (20 ft.) from the front property line at the street or alley. Attached garages are considered part of the main dwelling for the purpose of side and solar setbacks.

Rotating the garage door away from the street is allowed, but no more than two units in a row may have the same garage orientation if facing away from the street. The garage door may be seven feet (7 ft.) from an alley right-of-way if the main unit faces the street and the garage is served by an alley on the side or rear and if the developer can demonstrate that there is adequate on-lot parking to preclude parking in the alley, otherwise the garage door must be set back at least eighteen feet (18 ft.) from the alley right-of-way. In order to ensure adequate maneuvering of a vehicle into and out of the garage the front of a garage may not be closer than twenty-four feet (24 ft.) from an adjacent property line, non-motorized vehicle easement or public or common open space.

### **B.2.i.ii. Detached Garages**

Detached garages may be of a different architectural style and character than the main house and must be placed at the rear of the lot. A ten-foot (10 ft.) side or rear setback are required from the street right-of-way on a corner lot. Detached garages may have a zero setback from private property, alleys, non-motorized vehicle or driveway easements if there are no operable doors or windows on the property lines; otherwise a three-foot (3 ft.) setback is required. Solar access on adjacent lots must be maintained.

The front of a garage may be set back seven feet (7 ft.) from an alley right-of-way if the developer can demonstrate that there is adequate on-lot parking to preclude parking in the alley; otherwise the garage door must be set back at least eighteen feet (18 ft.) from the alley right-of-way. In order to ensure adequate maneuvering of a vehicle into and out of the garage the front of a garage may not be closer than twenty-four feet (24 ft.) from an adjacent private property line, non-motorized vehicle easement or public or common open space. A ten-foot side and rear setback is required from public open space.

A zero setback on all sides of a detached garage is allowed adjacent to a common driveway easement if the developer can demonstrate that there is adequate on-lot parking and that there is adequate area for maneuvering vehicles on the lot or within the common driveway easement. Additional easement width, setback limits, or other means of assuring adequate accessibility may be required and will be evaluated individually. It is the developer's responsibility to prove adequate accessibility.

### **B.2.j. Driveways**

The use of alleys and shared driveways is encouraged in order to reduce the number of driveway cuts and impermeable surfaces. Driveways (curb cuts) off public streets in front of houses shall not be less than twelve feet (12 ft.) and shall not exceed a width of twenty feet (20 ft.) at the property line. A shared driveway serving four or more units shall not be less than sixteen feet (16 ft.) or more than twenty-four feet (24 ft.) in width.

### **B.2.k. Accessory Units**

Accessory units as defined in the City Development Code must be detached from the main unit on the lot. Accessory units are allowed with this building type, but must be located at the rear of the lot or above a detached garage. Accessory units may be of a different architectural style and character than the main house. Accessory units over garages may be taller than the main house, but may not exceed the overall building height limits set in these Standards.

A twenty-foot (20 ft.) front setback and a ten-foot (10 ft.) side or rear setback is required from the street right-of-way on a corner lot. Accessory units may have a zero setback on adjacent private properties, alleys, or non-motorized vehicle easement if there are no operable doors or windows on the property lines; otherwise a three-foot (3 ft.) setback is required. There must be at least ten feet (10 ft.) separating

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the ground floor of an accessory unit and any building on an adjacent lot and at least fifteen feet (15 ft.) of separation at the second floor level of any building on an adjacent lot. Ten-foot front, side and rear setbacks are required from public open space. A zero setback is allowed on all sides of a detached accessory unit adjacent to a common driveway easement if there are no operable doors or windows along the property or easement line, otherwise a three foot (3 ft.) setback is required.

The table below contains setback requirements for detached garages and accessory units.

### Setback Limits in Single Family Residential Areas – Detached Garage or Accessory Units

	Attached Garage			Accessory Unit		
	Front	Side	Rear	Front	Side	Rear
Public Street	Note #1	10'	10'	Note #1	10'	10'
Alley	7'	Note #3	Note #3	Note #3	Note #3	Note #3
Adjacent Property	24'	Note #2	Note #2	Note #2	Note #2	Note #2
Public/Common Open Space	24'	10'	10'	10'	10'	10'
Non-Motorized Vehicle Esmt.	24'	Note #3	Note #3	5'	Note #3	Note #3
Common Driveway Easement	NA	Note #3	Note #3	Note #3	Note #3	Note #3

Note #1 – Must be at the back of the lot.

Note #2 – 0 setback is allowed with concurrence of the adjacent property owner, if there are no operable doors or windows on the property line and an easement is provided on adjacent property for maintenance otherwise 3 ft. is required.

Note #3 – 0 setback is allowed if there are no operable doors or windows on the easement line otherwise 3 ft. is required.

Note #4 – NA is Not Allowed

All setback limits may be superseded in order to maintain solar access.

#### B.2.l. Building Separations

Detached accessory units and garages may have shared walls with similar structures on adjacent lots. There must be at least ten feet (10 ft.) separating buildings on adjacent lots on the first floor level, and at least fifteen feet (15 ft.) separating buildings on the second floor level. If not attached, a minimum separation of six feet (6 ft.) between the house and the accessory unit or garage on the same lot shall be maintained.

#### B.2.m. Height Limits

All buildings shall be limited in height to a maximum of twenty-four feet (24 ft.) for buildings with parapets and flat roofs or a maximum of twenty-six feet (26 ft.) for buildings with pitched roofs.

#### B.2.n. Fences and Walls

Walls and fences along public streets shall not exceed four feet (4 ft.) in height except over pedestrian or vehicular gates. Side and rear walls may be as high as six feet (6 ft.). Walls may be as high as six feet (6 ft.) along a public street if the only allocated usable private open space is provided in the front of the house and a pedestrian gate is provided in the wall with access to the street. See Chapter III, Section C.3. for acceptable wall materials and construction.

#### B.2.o. Landscaping

Street landscaping is required on all streets within the single-family residential areas. See Chapter III, Section C for specific requirements for street landscaping. The developer/homebuilder is required to landscape the front yard of each unit, however, the review and approval of the front yard landscaping is the responsibility of the TC Architectural Review Committee.

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See Chapter IX, *Landscape Standards and Approved Plants* for specifications of plant materials and planting requirements.

### B.2.p. Parking

In subdivisions with density less than six dwelling units per acre (6 d.u./ac.) each primary dwelling unit shall provide at least two (2) parking spaces on the premises and average one-half (½) space on or off the premises for guest parking. In subdivisions with density greater than six dwelling units per acre (6 d.u./ac.) each dwelling unit must provide two (2) parking spaces on the premises and an average of one (1) space on or off premises for guest parking. One additional space must be provided on the premises for each accessory dwelling unit. Tandem (end to end) parking is permitted only if it is shown that other on-lot parking configurations are impractical.

Parking is not allowed in alleys, public or common open space, non-motorized vehicle or pedestrian easements, shared driveway easements or public sidewalks. The developer must design parking in the subdivision that makes the limits of assigned parking apparent to property owners. Covenants are required that parking be confined to the garages, carports, and parking pads. Covenants area also required that motor homes, camping trailer and other over-sized vehicles may not be stored on the property. Developer/builder may be required to erect "NO PARKING" signs in such areas so that access is maintained for emergency vehicles, residents and guests.

On-street parking as provided for the four types of streets described in Chapter III shall apply to the guest parking requirements, but not the requirements for accessory units. Developer is required to confer with the City Traffic Engineer in locating on-street parking. The builder/developer must demonstrate that all parking requirements will be met in the event that the garages, carport, or parking pad is used for other than parking resident vehicles.

### B.2.q. Double Frontage Lots

Lots where residential units will have front and rear lot lines coincident with streets right-of-way lines are discouraged in the Single Family Residential areas of Tierra Contenta. However, the Planning Commission may allow double frontage lots if certain criteria are satisfied.

Homes designed under the Single Family Residential standards are to have their primary façade and main entries visible and accessible from a public street. Therefore, the following criteria must be met in order for the Planning Commission to allow double frontage lots:

- The applicant must demonstrate that double frontage lots are needed to overcome specific disadvantages in topography and/or orientation of streets and lots and that vehicular access with an alley in rear is impractical.
- One of the adjacent streets is a Parkway or a Local Street and the other is a Local Street or a Residential Lane.
- The main façade of the units must face one of the streets. (The main façade need not be the same as the side having the vehicle access and/or the garage.)
- The opposite side of the unit from the main façade must contain architectural and/or landscape elements that enhance the appearance from the street and give the desired appearance of visibility and accessibility. No fence or wall along either street may exceed six feet (6 ft.) in height as measured from the sidewalk including retaining wall.

One or more of the following elements are required:

- Portals over secondary entrances
- Walls and fences with pedestrian gates
- Increased setbacks containing enhanced landscaping and buffer areas

The following are prohibited:

- Walls with no windows, doors or significant articulation
- Continuous walls or fences
- Walls over six feet (6 ft.) in height as measured from the sidewalk

## V. SINGLE FAMILY RESIDENTIAL

- Cedar fences

### C. TIERRA CONTENTA ARC REQUIREMENTS

In addition to the land development requirements that will be reviewed, approved and enforced by the City, other design considerations are required for development for single family residential building types within Tierra Contenta. A description of these requirements, which are subject to the approval of the Tierra Contenta Architectural Review Committee (ARC) follows.

#### C.1. ARC SPECIFICATIONS (SUMMARIZED)

<b>Configuration:</b>	The ARC wants to see units that relate to the street, streetscapes that de-emphasize cars and have a defensible compact urban feel on a pedestrian scale.
<b>Construction:</b>	No standard mobile homes. Modular & prefabricated units may be acceptable.
<b>Entries:</b>	Main entries must address a public street.
<b>Portales/Porches:</b>	The entry façade must have portal or porch across 30% of its length and be covered.
<b>Facades:</b>	Blank wall may not face a public street
<b>Garages:</b>	Garages may not dominate the streetscape, but must be at the rear of the lot, recessed at least 5 ft. behind the front façade of the unit, or rotated away from the street
<b>Roof Forms:</b>	Flat or sloping roofs behind parapets preferred. Other types are allowed.
<b>Solar Access:</b>	Solar access is encouraged.
<b>Landscaping:</b>	Landscaping the street frontage of each lot is required.

#### C.2. ARC SPECIFICATIONS (IN DETAIL)

##### C.2.a. Configuration

Subdivisions and developments using the Single Family Residential standards should attempt to follow "neo-traditional" or "new urban" criteria. The ARC will be looking for areas with homes close to the street with vehicle access from the rear via alleys, with garages at the rear of the lot or recessed behind the front façade of the house. Drivers and pedestrians should see a tight urban streetscape with front yard and street landscaping, low walls or fences, and portals or porches visible from the street.

##### C.2.b. Construction

Although standard mobile homes are not permitted, modular homes and prefabricated components may be used if approved by the ARC.

##### C.2.c. Entries and Porches

The purpose of providing a porch is to create a human-scale buffer between the, street and the house. A porch or portal is the social edge of the dwelling, where people may choose to observe and be seen along neighborhood streets.

Primary entries shall be accessed directly from a public street and must be visible from the street. All dwellings shall have a porch or portal across a minimum of 30% of the primary façade. The primary façade is defined as the longest non-garage wall facing the street. The porch should provide space for the primary entry and be covered by a roof. Integration with a second floor is possible and can provide

## **V. SINGLE FAMILY RESIDENTIAL**

for balconies and decks. Various types of supports are encouraged and should be proportioned, and detailed to create a sense of permanence and stability.

**City of Santa Fe, New Mexico**

**Planning Commission**

**Exhibit D**

**Final Subdivision Plat  
Applicant Submittals**



# DESIGN ENGINEUITY



1421 Luisa Street Suite E, Santa Fe, New Mexico 87505  
PO Box 2758 Santa Fe, New Mexico 87504  
(505) 989-3557 FAX (505) 989-4740  
E-mail [oralynn@designengineuity.biz](mailto:oralynn@designengineuity.biz)

January 15, 2016

Santa Fe Planning Commissioners

RE: Vista Serena Development Plan and Final Subdivision Plat

Dear Commissioners,

On behalf of our client, Homewise, Inc. we submit the attached application for Development Plan and Final Subdivision Plat for the Vista Serena Subdivision. Vista Serena is located on Tract 49 of Tierra Contenta and is full compliance with the existing Tierra Contenta Master Plan and Phase 2C Design Guidelines. The project is located on 12.7+ acres and will include 50 residential lots developed in 2 phases: Phase 1 - 33 lots and Phase 2 - 17 lots.

The project facts are summarized below.

## REQUEST

On behalf of Homewise, Inc. we request Final Development Plan (Figure 1) and Final Subdivision Plat approval of Vista Serena. The project will be developed in two phases: Phase 1 with 32 lots and Phase 2 with 17 lots.

## GENERAL DESCRIPTION

Vista Serena is a proposed 50 lot residential subdivision. Seven lots will be located within two residential compounds and 43 lots will be developed as single family homes. The houses will typically be 1000 to 1800 square feet, with one or two stories. Each home will have a single or 2-car garage and parking for 2 more cars in the driveway. The homes will be sold and built by Homewise. Paved roads with curb and gutter will serve every lot. Sidewalk meeting ADA requirements will be placed on both sides of the roadway, except will not run along the open space side of the cul-de-sac. City water and gravity sewer will serve the project. A Home Owners Association (HOA) will maintain landscaping in common open space along the Plaza Central roadway and the landscaping along the subdivision roads that are not adjacent to residential lots.

The subdivision plat includes a portion of Plaza Central roadway that will be developed with Phase 2 of the project, and 4.8 acre of public open space that is a part of the Tierra Contenta planned open space. Actual area to be developed for the subdivision is 7.21 acres. The proposed density is 7 lots/acre. The property is currently zoned to allow 6-9 dwelling units per acre. Thirty-two percent of the homes (16 homes) will be sold per the Tierra Contenta affordable housing program requirements. A second access to Plaza Contenta will be developed in Phase 2 that will be usable by emergency vehicles only. This access will have three removable, locking bollards preventing other traffic from using the access.

#### LOCATION

Vista Serena is located on Tract 49 near the western border of Tierra Contenta within Phase 2C, south of Airport Road and west of SR 599. Project access is via the split roadway Plaza Contenta at an existing roundabout. Figure 2 is the current Tierra Contenta Master Plan with the subject parcel indicated. To the east of the project is the Tierra Bonita project owned by Community Housing Trust. This project has all its subdivision infrastructure, but homes have yet to be built. To the south, on the other side of an arroyo greenspace is the Homewise project Los Palomas. Los Palomas is about 75% built out. To the southwest of the project is a planned residential tract with a 6-9 du/acre density. On the east side of Plaza Contenta a commercial and business office park development is planned. To the north is a vacant tract that is to be developed as Contenta Ridge Townhomes. And to the northwest is the existing Pueblo De La Luz development.

#### EXISTING CONDITIONS

The Vista Serena tract was used as a construction staging site and dirt stockpile location for the construction of earlier phases of Tierra Contenta and as a result about 2.5 acres of land near the Plaza Contenta roadway have been cleared of all vegetation. The existing large dirt pile will be used as needed fill in Vista Serena. The steeper areas of the project site have not been disturbed and have a scattering of juniper trees. Three fingers of land extend to the south, and are separated by arroyos. The project site drops towards an arroyo which tranverses the site from northeast to southwest. This arroyo has an existing earth dam and an associated stormwater detention pond to the east of Vista Serena. Water, sewer, gas, electricity, phone and cable mains lie along Plaza Central.

#### LEGAL LOT OF RECORD

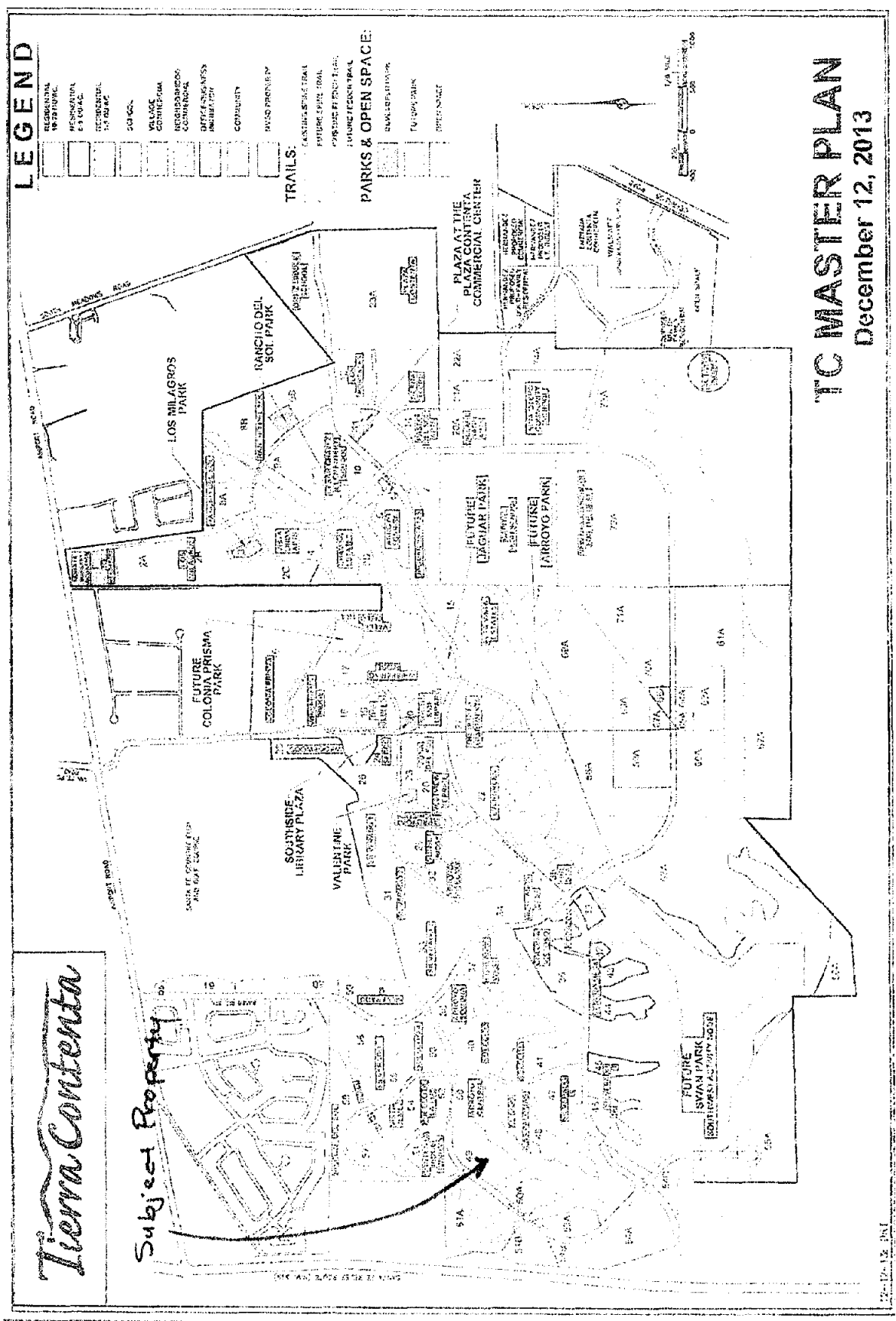
Tract 49 is a part of Phase 2C of Tierra Contenta. The tract is being legally separated from the remainder of Phase 2C through the lot split process that is currently being processed by City staff under a separate application.

#### EXISTING ZONING

Tract 49 is shown in the approved Tierra Contenta Master Plan as a residential tract an allowable density of 6-9 units per acre. The current request is for 7 units per acre for a total of 50 units.

#### DEVELOPMENT PLAN STANDARDS

All Vista Serena lots will be at least 4000 square feet, typically 40 feet wide and 100 feet deep. We propose to have standard front and rear setbacks of 10 feet in the front



and 15 feet in the back. Garages facing the street will be at least setback 20 feet and will be at least 5 feet behind the front of the homes. On wider lots, side facing garages may be developed. Zero lot lines will be permitted which will allow neighboring homes to abut along the property line. All of the single family homes will be designed to have the home close to the street front, except for lots 22 and 23 which because of terrain constraints and lot geometry the front setback will be 60 to 80 feet. Two story homes will be permitted with a maximum height of 24 feet.

#### **LANDSCAPING, LIGHTING AND SIGNAGE CONCEPTS**

Street trees will be placed 40 feet apart along the subdivision roadways. Street trees will be irrigated via drip systems from the adjacent lot installed by the developer. Street trees not adjacent to residential lots will be irrigated via drip systems owned and maintained by the HOA. An articulated five foot tall coyote fence with stuccoed pilasters will be developed along Plaza Central. Shrubs will be planted along the wall and street trees will be placed on both sides of the sidewalk at a spacing of about 20 feet on center.

Six street lights will be installed within the project with LED lighting.

A single project sign will be installed near the entrance on the Plaza Central wall.

#### **TERRAIN MANAGEMENT**

The proposed development will be designed to protect and enhance the natural beauty of the land and vegetation, while minimizing soil erosion and sediment transport during storms. The area to be developed into lots will be mass graded. Retaining walls will be installed in many locations to accommodate the variable terrain. The entire site drains to the south arroyo. A 26,700 cubic foot detention pond will be developed in this arroyo to detain excess runoff generated due to site development. All disturbed areas will be stabilized and revegetated with a native grass seed mixture.

#### **AFFORDABLE HOUSING**

Sixteen affordable homes in compliance with the Tierra Contenta affordable housing requirements will be developed in Vista Serena. This is equivalent to 32% of the homes. We will not identify the affordable homes but will disperse them throughout the project so that one will not be able to tell which homes were sold as part of the affordable housing program.

#### **ARCHAEOLOGY**

An archaeological clearance was previously granted for all of Tierra Contenta Phase 2C.

#### **WATER BUDGET**

The City of Santa Fe has set standards of anticipated water use based on lot size. Lots less than 6000 SF typically use 0.15 Acre-Feet per year. Lots of 6000 to 10,000 SF use 0.17 Acre-Feet per year. Based on these numbers, the Vista Serena project should use 7.52 Acre-Feet per year.

#### **SUBDIVISION APPROVAL CRITERIA**

We provide the following response to the Chapter 14 Subdivision Approval Criteria.

- (1) The Vista Serena Subdivision has been designed to protect much of the site's natural beauty by protecting many of the slopes, arroyo terrain and natural vegetation.
- (2) The project plans are in compliance with the Tierra Contenta Master Plan and the Phase 2C Design Standards. The land is relatively flat with some steeper slopes mostly associated with on going arroyo erosion issues. Development plans will stabilize some of these erosion problems by placing compacted fill which will be seeded with native grasses and covered with erosion protection mats. Temporary irrigation systems will be installed to ensure that the grasses grow. The streets and sidewalks will all have grades of 5 percent or less. Areas that are subject to periodic flooding have been placed in common open space.
- (3) The proposed subdivision plat meets all standards of Chapter 14, Article 9.
- (4) The proposed plat does not create a non-conformity. A variance has been granted to allow disturbance of some steep slopes.
- (5) No exceptions are necessary for plat approval.

#### **DEVELOPMENT PLAN APPROVAL CRITERIA**

We provide the following response to the Chapter 14 Development Plan Approval Criteria.

- (1) Because the proposed Development Plan is in conformance with the adopted Tierra Contenta Master Plan, the Tierra Contenta Phase 2C Design Standards and Chapter 14 regulations, the Planning Commission has the ability to approve the Plan.
- (2) Approving the Development Plan would not adversely affect the public interest.
- (3) The proposed Development Plan is compatible with neighboring development and other properties in the project vicinity.

#### **ISSUES RAISED BY PLANNING COMMISSIONERS AT THE DECEMBER 3, 2015 MEETING**

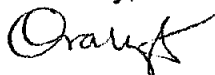
At our preliminary hearing for the project, the Santa Fe Planning Commissioners raised some issues which we have tried to address with our final project plans. These are each addressed below.

1. We placed sidewalk on both sides of the road, except for along northside of the cul-de-sac and the end of the cul-de-sac. Thus every home will now have a sidewalk in front of the house. Sidewalk was left off the cul-de-sac because of the steep grades next to the cul-de-sac. As the code only requires sidewalk on one side of the street, the plans exceed code requirements.
2. Along Plaza Central we replaced the stucco wall with a combination coyote fence with stucco pilaster which will be 5' high. We increase the total planned landscaping. Together we believe this will have a softer look and provide more buffering to the project homes, and reduce the potential for graffiti.
3. Tierra Contenta Corporation has provide a letter stating that they are responsible for landscaping the existing medians in Plaza Contenta, and lot owners are responsible for landscaping the adjacent sides of the street (see attached letter). Thus Homewise is responsible for all the landscaping on Plaza Contenta behind the curb and adjacent to our property. Our plans show the landscaping that we will install.

4. There are a total of 22 street parking spaces. The code requires two parking spaces per single family lot. We are providing 3 spaces on lots with a single car garage, and 4 spaces on the lots with a double garage. Under city code we are required to provide 100 parking spaces total. We are providing approximately 197 parking spaces assuming half the homes have double garages.
5. The steep slopes which will have temporary irrigation systems to encourage native grasses to grow. The slopes will be covered by a coconut mesh erosion blanket that helps to hold water and works like mulch. The grass seed to be used is Plants of the Southwest Dry Land Blend, which under normal conditions thrives with 12" of water per year. Assuming that we have normal or below normal rainfall, we will add a maximum of about 6" of water to these slope per year. The maximum total water anticipated to be used is 48,000 gallons (0.15 AF) per year for 2 years on the 12,746 SF of slopes.
6. We examined the existing approved plans for the roundabout at the entrance to our project, and found that no crosswalks were planned, although curb ramps have been installed. We propose to add crosswalk on all four sides and install signage to warn drivers of the pedestrian crossings. The crosswalks and signs have been added to our plans.
7. One Commissioner requested that we consider changing some sidewalks to 6-feet wide. We have chosen to keep them all at 5 feet, which is consistent with Code requirements and all the other projects within Tierra Contenta built in the last several years.

Thank you for consideration of our request.

Sincerely,



Oralynn Guerrerortiz, PE  
Agent for Homewise, Inc.

# Tierra Contenta

---

1111 Agua Fria, Santa Fe, NM 87501 505-989-3960

January 13, 2016

RB Zaxus, Engineering Supervisor  
Land Use Division  
City of Santa Fe  
P.O. Box 909  
Santa Fe, New Mexico 87504

Re: Plaza Central Median Landscaping

Dear RB:

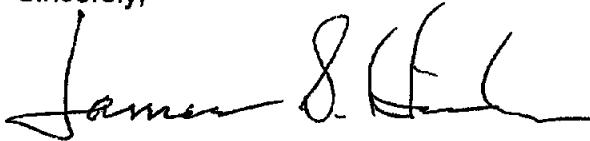
Tierra Contenta Corporation is responsible for the median landscaping of Plaza Central from the Plaza Central intersection with the eastern portion of Contenta Ridge to the Plaza Central intersection to the western intersection of Contenta Ridge.

This section of median landscaping will be completed when the landscaping for the remaining portion of Plaza Central infrastructure is completed by the Commercial Center at 599, Inc. and Homewise.

TCC has sold the property in Phase 2B and 2C along Plaza Central to builders/developers and those organizations are responsible for all landscaping between the curb and sidewalks along Plaza Central in Phase 2B and Phase 2C.

Please give me a call if you have questions about the above median landscaping, and landscaping behind the curb (989-3960).

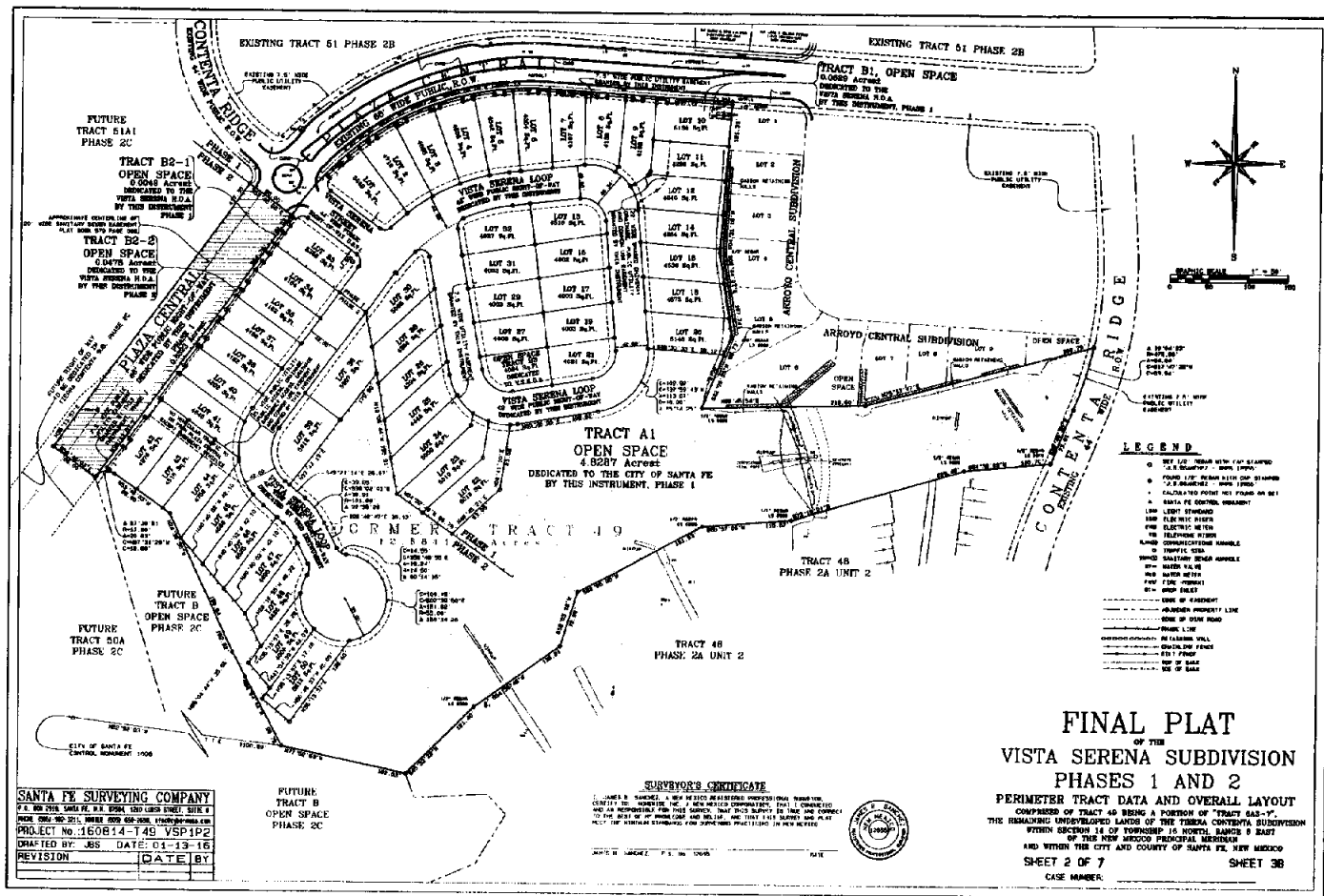
Sincerely,



James S. Hicks  
Executive Director

cc. Lisa D. Martinez, Land Use Department Director

---



SANTA FE SURVEYING COMPANY  
P.O. BOX 100, SANTA FE, N.M. 87501  
PHONE (505) 966-1111  
PROJECT No. 160814-149 VSP1P2  
DRAFTED BY: JBS DATE: 01-13-16  
REVISION DATE BY

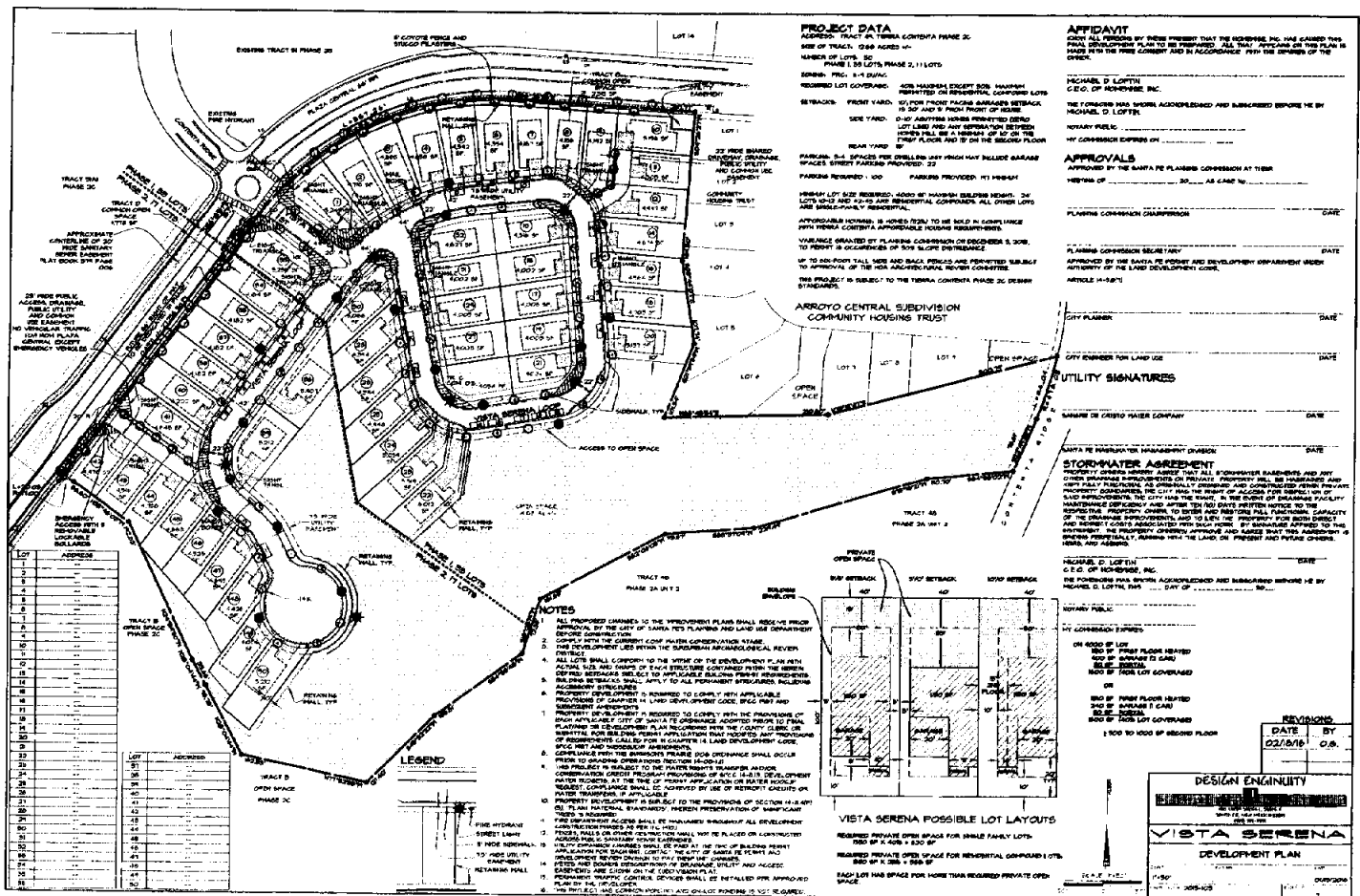
FUTURE  
TRACT B  
OPEN SPACE  
PHASE 2C

SURVEYOR'S CERTIFICATE  
I, JAMES B. SURVEYOR, a duly licensed professional surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land surveyed, and that the same is in accordance with the laws of the State of New Mexico.  
JAMES B. SURVEYOR  
DATE: 01-13-16



**FINAL PLAT**  
OF THE  
**VISTA SERENA SUBDIVISION**  
**PHASES 1 AND 2**  
PERIMETER TRACT DATA AND OVERALL LAYOUT  
COMPRISING OF TRACT A1 BEING A PORTION OF "TRACT 645-1"  
THE REMAINING UNDEVELOPED LANDS OF THE TIBURCA CANYON SUBDIVISION  
WITHIN SECTION 14 OF TOWNSHIP 16 NORTH, RANGE 9 EAST  
AND WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO  
SHEET 2 OF 7 SHEET 38  
CASE NUMBER:





# City of Santa Fe, New Mexico

# memo

**DATE:** February 19, 2015 for the March 3, 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 # 2016-04. Estancias de Las Soleras Unit 1C Final Subdivision Plat.** James W. Siebert & Associates, agent for the Pulte Group requests approval of a Final 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. (Donna Wynant, Case Manager)

## I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** subject to the conditions of approval as outlined in this report.

## II. APPLICATION OVERVIEW

The Preliminary Subdivision Plat was approved by the Planning Commission at its meeting on January 7, 2016. A variance to Subsection 14-8.2(D)(2)(b) to allow 3 separate disturbances of slope in excess of 30% was also approved as part of the preliminary subdivision. The Findings of Fact and Conclusions of Law were adopted at the subsequent meeting on February 4, 2016.

Pursuant to SFCC §14-3.7, subdivisions are subject to both Preliminary and Final approval. The Development Code further states:

*Approval of a preliminary plat does not constitute approval of the final plat; rather, it is an expression of approval of the layout submitted on the preliminary plat as a guide to the preparation of the final plat. The final plat shall be submitted to the planning commission for approval and recorded when the provisions of this article and the conditions of preliminary plat approval are met.*

If the Commission determines that the final plat is consistent with the preliminary plat, including conditions of approval, and meets all applicable code requirements, the subdivider will submit the plat and improvement plans for review by staff. The plat will be recorded, infrastructure improvements will be constructed, and the subdivider will proceed to build a house on each lot. Because this subdivision is within the Las Soleras Master Plan and annexation area, development must also comply with those conditions of approval.

It is not clear whether the private internal trails shown on the final plat fully comply with the intent of the Commission as provided at the preliminary plat and master plan review stages. This issue is reviewed in more detail below. With this exception, staff believes the final plat complies with applicable code requirements and conditions of approval.

The final subdivision plat proposes 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 6 dwelling units per acre. 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. This is the third out of four phases of the Pulte Las Soleras subdivision, and is located within the "Age Targeted" segment of the Pulte product.

#### Access and Traffic

A secondary access is provided to Rail Runner Road from this phase of the development via Lluvia Encantada and Entrada la Lluvia. 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. Also included in the report is a cost-sharing estimate for the traffic impacts created by the development of Las Soleras and an amount that each development within Las Soleras would have to pay to address the cost of the off-site traffic impacts.

#### Utilities

Construction of off-site roads, sewer and water mains serving the various phases of the Pulte subdivision is being coordinated with the Las Soleras developers, as is relocation of the existing PNM overhead electric transmission line along Beckner Road. Financing and construction responsibilities are coordinated by private agreements between the developers, and improvement agreements with the City are reviewed and approved by staff. On-site roads and utilities are constructed by Pulte.

#### Landscape, Open Space and Trails

The subdivision will have public streets and sidewalks, as directed by the City Council when amendments to the Las Soleras Master Plan were approved on February 11, 2009. The Planning Commission also encouraged the subdivider to maximize connectivity within the subdivision when the preliminary plat was approved on January 7<sup>th</sup>.

The preliminary plat identified several trails across open space that will be owned by the homeowners' association, but did not specify whether the trails would be public or private. The

final plat indicates that the trails will be private. Subsection 14-8. The Master Plan Conditions and trail dedication regulations do not specifically require that the trails be public.

The determination by the Commission of whether the internal trails will be public or private should be based on Subsection 14-8.15 Public Trail Dedication Requirements and on the Master Plan.

- Major trails along the north edge of the Pulte subdivision, and along Beckner Road, are shown on the Master Plan, and the subdivider has agreed to dedicate and construct those trails for public uses required by Subsection 14-5-8.15(D)(1)(a).
- Subsection 14-8.15(D)(1)(c) states that the Commission may require dedication "to provide access from new developments to existing or proposed parks, trails, public open spaces and roads."
- The revised Master Plan includes the following note regarding trail dedications:  
*Primary and Secondary Trail Sections shall comply with the AASHTO Design Standards (American Association of State Highway and Transportation Officials- for the Development of Bicycle Facilities).*
- The minutes from the January 7<sup>th</sup> Planning Commission indicated that the developer's agent stated "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 Fe 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."

The minutes from the January 7<sup>th</sup> Planning Commission indicated "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."

Refer to the attached memo from City trails planning staff regarding this topic (Exhibit B-7: Keith Wilson's email)

The Planning Commission's recommendation for a connection to the trail from the cul-de-sac at the end of Lluvia Encantada is shown on the master paving and grading and drainage plan sheets. This connection is also required to be shown on the final subdivision plat and on the landscape plan.

A homeowners association and covenants, conditions and restrictions (CC&Rs) is proposed for the maintenance of commonly owned facilities such as open space, detention ponds, walkways, private road, sidewalks and other facilities that are under the ownership and maintenance responsibility of the homeowners association. Excerpts from the covenants are- provided in the applicant's report with a complete set to be submitted prior to the recordation of Phase 1A and 1B.

### III. DISCUSSION AND ANALYSIS

Analysis regarding the specific components of the subdivision and overall subdivision design

was completed at the time of Preliminary Subdivision Plat approval. The Final Subdivision Plat is in substantial conformance with the Preliminary Subdivision Plat approved by the Planning Commission. The final plat has been reviewed by the Development Review Team (DRT) whose comments are included as Exhibit B. Any necessary corrections or deficiencies that must be corrected prior to recordation of the final plat have been addressed by the proposed Conditions of Approval (See Exhibit A).

#### **IV. CONCLUSION AND CONDITIONS OF APPROVAL**

The Land Use Department is recommending **APPROVAL** of the Final Subdivision Plat subject to the proposed conditions of approval and technical corrections identified in Exhibit A.

#### **V. ATTACHMENTS:**

**EXHIBIT A:** Final Subdivision Plat Conditions of Approval

**EXHIBIT B:** Development Review Team Memoranda

1. Traffic Engineering Memorandum, John Romero and Sandra Kassens
2. Technical Review Division Memorandum, Risana "RB" Zaxus
3. Landscaping Memorandum, Somie Ahmed
4. Fire Department Memorandum, Rey Gonzales
5. Wastewater Management Division Memorandum, Stan Holland
6. Water Division Memorandum, Dee Beingessner
7. SF Metropolitan Planning Organization, Keith Wilson

**EXHIBIT C:** Planning Commission Approvals

1. Findings of Fact and Conclusions of Law, approved February 4, 2016
2. Planning Commission Minutes, January 7, 2016

**EXHIBIT D:** Applicant Submittals

1. Overall View
2. Final Subdivision Plat
3. Subdivision Report

**City of Santa Fe, New Mexico**

**Planning Commission**

**Exhibit A**

**Final Subdivision Plat  
Conditions of Approval**

# Estancias de Las Soleras Unit 1C

Case #2016-04: Final Plat Subdivision Plat

DRT Conditions of Approval:	Dept.	Staff
<p>Review comments are based on submittals received on January 21, 2015. The comments below should be considered as Conditions of Approval to be addressed prior to <u>final signoff</u> unless otherwise noted:</p> <p>The Developer shall make the following corrections to the Final Subdivision Plat and Construction Plans for Estancias de Las Soleras – Unit 1C:</p> <ol style="list-style-type: none"><li><b><u>Sight Visibility Triangles</u></b><ul style="list-style-type: none"><li>On Plat Sheets 1-6 and Landscape <u>Sheet 42</u>: Provide corrected Sight Visibility Areas for the intersection of Rail Runner Road &amp; Entrada La Lluvia per the drawing received by the Public Works Department via email on January 28, 2016 and subsequently approved.</li></ul></li><li><b><u>Master Roadway P&amp;P's</u></b><ul style="list-style-type: none"><li><u>Sheet 19</u><ul style="list-style-type: none"><li><b><u>Eliminate</u></b> the following note "All sidewalks where lots are fronting shall be constructed by home builder during home construction." <i>Explanation of removal of note: (Sidewalks will be built per the City of Santa Fe Infrastructure Completion Ordinance.)</i></li><li>General notes: Correct the sheet numbers referenced in notes 1 &amp; 2.</li></ul></li></ul></li><li><b><u>Signing and Striping Plan</u></b><ul style="list-style-type: none"><li><u>Sheet 26</u> - No parking signs: No Parking signs should be spaced at intervals of approximately 300' and may contain Right, Left or double-ended arrows</li></ul></li><li><b><u>Lighting Plan</u></b><ul style="list-style-type: none"><li><u>Sheet 40</u>: The locations of the streetlights as shown on this sheet are acceptable, however, additional details are required, including but not limited to the following as discussed with John Romero:</li></ul></li></ol>	Traffic Engineering/ Public Works	John Romero (per Sandra Kassens)

# **Estancias de Las Soleras Unit 1C** **Case #2016-04: Final Plat Subdivision Plat**

DRT Conditions of Approval:	Dept.	Staff
<ul style="list-style-type: none"> <li>Details for the Streetlight Standards and Foundations</li> <li>Details for the LED luminaire</li> <li>Details for Wiring and appurtenance</li> </ul> <p><b>5. <u>General Comments on the overall submittal</u></b></p> <ul style="list-style-type: none"> <li>Sheet numbering skips from 24 to 26.</li> </ul>		
<p>The following review comment is to be considered a condition of approval:            *Add a statement to the Plat indicating who is to maintain street trees.</p>	Technical Review	RB Zaxus
<p>1. 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.</p> <p><b><u>Applicant Response:</u></b> <i>Street trees for Las Brisas and Las Plazuelas are shown on plans for Units 1-A and 1-B.</i></p>	Landscape Review	Somie Ahmed,
<p><b>The following notes or changes shall be added to the plat:</b></p> <ol style="list-style-type: none"> <li>Increase the font size for the text that identifies the existing easements shown on sheet two (2) of the plat</li> </ol> <p><b>The following are conditions of approval:</b></p> <ol style="list-style-type: none"> <li>Add the Wastewater Division General Construction Notes to the plan set.</li> <li>A minimum 12 foot wide by 6 inch thick base course road shall be required over the length of the sewer line going thru the 25 foot easement at the end of Lluvia Encantada. Include a typical section for this road in the details.</li> <li>Show all water and storm water line crossings of the sewer lines in the P&amp;P sheets with clearance distances indicated.</li> <li>Show the location and horizontal separation distances of the water, sewer and storm water in the typical street section details.</li> <li>Add note to sewer P&amp;P sheets that PVC pipe shall be run continuous through manholes when pipes of approximate equal slopes are entering and leaving the manholes.</li> <li>There shall be no landscaping within the 25 foot easement at the end of Lluvia Encantada.</li> </ol>	Wastewater Management Division	Stan Holland



**Estancias de Las Soleras Unit 1C**  
**Case #2016-04: Final Plat Subdivision Plat**

DRT Conditions of Approval:		Dept.	Staff
<p>7. Indicate the type manhole (from standard drawings) to be used in P&amp;P sheets.</p> <p>8. Provide plan set for the off-site sewer system that the development is proposing to connect to.</p>			
<p><b>Prior to any new construction or remodel shall comply with the current code adopted by the governing body due to a change of use occupancy.</b></p> <ol style="list-style-type: none"> <li>1. All Fire Department access shall be no greater than a 10% grade throughout.</li> <li>2. Fire Department Access shall not be less than 20 feet width.</li> <li>3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.</li> <li>4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.</li> <li>5. Shall have water supply that meets fire flow requirements as per IFC</li> <li>6. Must meet all fire protection requirements set forth by IFC 2009 edition for its classified occupancy.</li> </ol>		Fire Marshal	Rey Gonzales
<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. Fire service requirements will have to be determined by the Fire Department prior to development.</p> <p><b><u>Applicant Response:</u></b> Engineering plans for the main waterline and relocation of the existing line have been approved by the Water Division and the ACD is in the process for construction of the main waterline.</p>		Water	Dee Beingsner

## **Estancias de Las Soleras Unit 1C**

**Case #2016-04: Final Plat Subdivision Plat**

<b>DRT Conditions of Approval:</b>		<b>Dept.</b>	<b>Staff</b>
<ol style="list-style-type: none"><li>1. Show the trail connecting the north end of Lluvia Encantada to the trail in the open space on the Final Subdivision Plat and Landscape Plan to be consistent the Master Paving Plan and other plan sheets.</li><li>2. Provide a complete set of HOA CC&amp;Rs prior to the recordation of Phase 1A and 1B as stated in the applicant's report.</li></ol>		LUD/Current Planning	Donna Wynant, Case Manager

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

## **Planning Commission**

### **Exhibit B**

**Final Subdivision Plat  
Development Review Team Memoranda**

# City of Santa Fe, New Mexico

## memo

**DATE:** February 10, 2016

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

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

**FROM:** Sandra Kassens, Engineer Assistant *SK*

**SUBJECT:** Estancias de Las Soleras Unit 1C Final Subdivision Plat, Case 2016-004

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**ISSUE:**

James W. Siebert & Associates, agent for the Pulte Group, requests approval of a Final 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.

**RECOMMENDED ACTION:**

Review comments are based on submittals received on January 21, 2015. The comments below should be considered as Conditions of Approval to be addressed prior to final signoff unless otherwise noted:

The Developer shall make the following corrections to the Final Subdivision Plat and Construction Plans for Estancias de Las Soleras – Unit 1C:

1. **Sight Visibility Triangles**

- On Plat Sheets 1-6 and Landscape Sheet 42: Provide corrected Sight Visibility Areas for the intersection of Rail Runner Road & Entrada La Lluvia per the drawing received by the Public Works Department via email on January 28, 2016 and subsequently approved.

2. **Master Roadway P&P's**

- **Sheet 19**
  - **Eliminate** the following note "All sidewalks where lots are fronting shall be constructed by home builder during home construction." *Explanation of removal of note: (Sidewalks will be built per the City of Santa Fe Infrastructure Completion Ordinance.)*
  - General notes: Correct the sheet numbers referenced in notes 1 & 2.

3. **Signing and Striping Plan**

- **Sheet 26** - No parking signs: No Parking signs should be spaced at intervals of approximately 300' and may contain Right, Left or double-ended arrows

4. **Lighting Plan**

**Sheet 40:** The locations of the streetlights as shown on this sheet are acceptable, however, additional details are required, including but not limited to the following as discussed with John Romero:

- Details for the Streetlight Standards and Foundations
- Details for the LED luminaire
- Details for Wiring and appurtenance

5. **General Comments on the overall submittal**

- Sheet numbering skips from 24 to 26.

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:** February 9, 2016  
**TO:** Donna Wynant  
**FROM:** Risana B "RB" Zaxus, City Engineer  
**SUBJECT:** Estancias de Las Soleras Unit 1C Final Subdivision Plat

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

\*Add a statement to the Plat indicating who is to maintain street trees.

# City of Santa Fe, New Mexico

## memo

**DATE:** January 27, 2016  
**TO:** Donna Wynant, Land Use Planner Senior  
**FROM:** Somie Ahmed, Planner Technician Senior  
**SUBJECT:** Comments for Case #2016-04, Estancia de Las Soleras Phase 1C Final Subdivision Plat

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Below are staff's final comments for Estancia de Las Soleras, Phase 1C Final Subdivision Plat. Based on landscaping plans dated January 13<sup>th</sup>, 2016, the following comments are a request for additional submittals before Landscaping can be approved:

1. 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.

# City of Santa Fe, New Mexico

## memo

**DATE:** February 8, 2016  
**TO:** Donna Wynant, Case Manager  
**FROM:** Reynaldo Gonzales, Fire Marshal *RDG*  
**SUBJECT:** Case #2016-04 Estancias de Las Soleras Unit 1C

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

**Prior to any new construction or remodel shall comply with the current code adopted by the governing body due to a change of use occupancy.**

1. All Fire Department access shall be no greater than a 10% grade throughout.
2. Fire Department Access shall not be less than 20 feet width.
3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.
4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
5. Shall have water supply that meets fire flow requirements as per IFC
6. Must meet all fire protection requirements set forth by IFC 2009 edition for its classified occupancy.





# MEMO

## Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

### E-MAIL DELIVERY

Date: January 26, 2016

To: Donna Wynant, Case Manager

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

Subject: Case 2016-04 Estancias de las Soleras Unit 1C Final Subdivision Plat

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**The following notes or changes shall be added to the plat:**

1. Increase the font size for the text that identifies the existing easements shown on sheet two (2) of the plat

**The following are conditions of approval:**

1. Add the Wastewater Division General Construction Notes to the plan set.
2. A minimum 12 foot wide by 6 inch thick base course road shall be required over the length of the sewer line going thru the 25 foot easement at the end of Lluvia Encantada. Include a typical section for this road in the details.
3. Show all water and storm water line crossings of the sewer lines in the P&P sheets with clearance distances indicated.
4. Show the location and horizontal separation distances of the water, sewer and storm water in the typical street section details.
5. Add note to sewer P&P sheets that PVC pipe shall be run continuous through manholes when pipes of approximate equal slopes are entering and leaving the manholes.
6. There shall be no landscaping within the 25 foot easement at the end of Lluvia Encantada.
7. Indicate the type manhole (from standard drawings) to be used in P&P sheets.
8. Provide plan set for the off-site sewer system that the development is proposing to connect to.



## SAS GENERAL NOTES

1. Prior to the Wastewater Management Division approval of the plan set, a letter will be required from the project engineer indicating they are providing the inspection and record drawing services for the project.
2. The Contractor must obtain all sewer hookup permits from the City's Building Permits Section (sewer lines) prior to commencing any sewer line construction. A copy of the permit must be kept at the construction site.
3. All manholes shall be constructed in accordance with the "Standard Manhole Detail Sheet" shown on the City Standard Drawings.
4. A copy of the approved plans shall be available at the construction site at all times during working hours.
5. All modifications to the sanitary sewer plans must be reviewed and approved by the City's Wastewater Management Division prior to construction.
6. Additional general notes are contained in the standard City detail sheets for sanitary sewer construction.
7. All public gravity sewer lines shall be a minimum 8 inch diameter with a minimum Class C bedding (2006 New Mexico American Public Works Association).
8. All 4 inch and 6 inch diameter gravity sewer pipe shall be private. No private sewer system shall use larger than a 6 inch diameter pipe. No public gravity sewer line to be accepted by the City of Santa Fe for permanent maintenance shall be less than 8 inches diameter.
9. No concrete encasement of new or existing public sewer pipe will be allowed unless approved by the City of Santa Fe Wastewater Management Division.
10. Core drilling is required for all new connections to an existing manhole.
11. No public sewer main line or manhole will be allowed under or within a storm water detention/retention pond.
12. Prior to paving over any sanitary sewer lines, submit T.V. tapes and logs, pressure tests, and the engineer's certification to the City's Wastewater Management Division. After the Wastewater Management Division reviews the above listed information, a preliminary manhole inspection will be conducted. When all the items listed above are completed to meet the standards of the Wastewater Management Division, a letter approving paving will be issued in relation to the sanitary sewer. Note: A final manhole inspection will be conducted after the final paving is completed.

*Stan Holland's memo  
(D.L.)*

13. All sewer manholes with sewer lines 12 inches in diameter and larger are required to have approved vented and locking manhole covers.
14. Locate wires shall be installed for all sanitary sewers (gravity/force mains). The locate wire must be visible in the manhole or access structure. This will be verified during the preliminary manhole inspection prior to paving. The locate wire is to be a continuous, 12 gauge, solid strand insulated copper wire.
15. Off-road public sewer access will be provided for all public sewer lines and manholes. Access roads are to be a minimum 12 feet wide with a driving surface of 6 inches of compacted base course. No access road shall have a grade greater than 15%. Manholes are to be aligned with the center line of the access road. Sewer easements are to be a minimum of 20 feet in width.
16. Off road sanitary sewer - Call the Wastewater Management Division at 955-4631 for a field review of the grading of all off road sanitary sewer to ensure that the City's maintenance vehicles can access all manholes. The grades may be required to be adjusted based upon this inspection. Additional bank protection may be required based upon a final inspection by the Wastewater Management Division and the project engineer.
17. For Record Drawings, tie manhole to a City of Santa Fe survey monument as part of the final record drawings. Show corrected as-built bearing and distances, slopes, rim and invert elevations and sewer services along the horizontal alignment of the sanitary sewer. For Records Drawings, a separate summary table added to the existing plan sheets or as an additional sheet shall be required. The summary sheet shall list data for the sewer line segments between manholes showing the upstream and downstream manhole with the design segment lengths, slopes and bearings and the as-built segment lengths, slopes and bearings. The summary sheet shall indicate the total number of new public manholes constructed, the total number of connections to existing public manholes, the tie to a City control monument and the total length of as-built public sewer line constructed by size.
18. The Owner/Developer will be responsible for maintaining, repairing and locating the sewer system until City acceptance for maintenance. Damages resulting from a stoppage in any gravity and/or pressure sewer system will be the sole responsibility of the Owner/Developer until a final acceptance letter for permanent maintenance has been issued by the Wastewater Management Division.
19. Water meters will not be placed until a final acceptance letter has been issued by the Wastewater Division for all on-site sanitary sewer needed in order for the project to connect to the sanitary sewer system.
20. 20 foot wide access gates shall be provided at all fences, walls or other obstructions that cross a public sewer line. Access gates to be located within the sanitary sewer Easement.

*Stan Holland's memo*  
*(p. 2)*


21. The Owner/Developer will be responsible for locating each sewer service at the time each lot is ready to connect to the sewer. It is suggested that the Owner/ Developer retain a copy of the television inspection video along with the video logs. Each service shall be clearly marked for each lot at point of connection. All calls received by this Division regarding the location of service will be forwarded to the Owner/Developer.
22. The Contractor shall call the Wastewater Management Division (Douglas Flores at telephone # 955-4613) for a final manhole inspection. This inspection will be isolated to the manholes. The City's Plumbing and Mechanical Inspector's will conduct all other necessary plumbing inspections. Note: The City's Plumbing and Mechanical Inspectors will inspect the individual sewer service taps and laterals, which connect to the public sanitary sewer.
23. The existing sanitary sewer line must be T.V. taped prior to a new service connection being placed as well as taped after the services have been completed. This is to ensure that the existing sanitary sewer line is not damaged and the new service is installed correctly.
24. All costs associated with the operation, maintenance and replacement of grinder pumps for individual lots shall be the responsibility of the lot owner and/or Owners Association. For grinder pumps that connect to a pressure sewer main, the grinder pump will be a model manufactured by Environment-One or a type approved by the City of Santa Fe Wastewater Management Division. For grinder pumps that connect to a gravity main, the grinder pump shall be of a type approved by the City of Santa Fe Plumbing Code.
25. A minimum 12 inches of vertical clearance shall be provided between the sewer line and any storm drain piping.
26. All pressure sewer systems shall be air or hydrostatically pressure tested @ 120 psi for 2 hours minimum. The test is to be witnessed and certified by the project engineer. Prior to being put into service and acceptance by the City of Santa Fe, all pressure sewer system main lines will be filled with water.
27. No public pressure sewer system piping may be installed in a common trench with other utilities.
28. Sewer backflow check valves will be required for all sewer service lateral connections to sewer mains 12 inches or greater in diameter. The sewer service connection must be made at an existing or new manhole. Sewer service connections to sewer mains with pipe size diameter of 12 inches and greater will not be made without approval from the Wastewater Management Division.

*Stan Holland's memo  
(D.B.)*

29. Sewer backwater check valves shall be required on private sewer service laterals per the City of Santa Fe Plumbing Code.
30. Any 8 inch public sanitary sewer main line placed with a grade of less than 0.60% shall be removed and reconstructed at the Contractor's expense. All public sanitary sewer main lines with slopes of less than 1% require a minimum Class C bedding with select granular material foundation.
31. All as-built sewer line and manhole data shall be obtained and certified by a licensed surveyor or engineer. As-built data supplied by other than a licensed surveyor or engineer shall not be valid for final as-builts.
32. All existing and new public manholes within a project shall have access for City sewer maintenance equipment. All access is subject to field verification and modification as required by the Wastewater Division prior to final project close out with the City of Santa Fe.
33. All sewer line crossings of rivers, streams, arroyos, drainage channels, etc. shall require a basis of design analysis prepared by a licensed engineer.
34. An approved backflow valve and isolation valve are required on all low pressure sewer service lines as per the City of Santa Fe Standard Sewer Specifications.
35. Terminal flushing connections and in-line flushing connections are required on all low pressure sewer systems. The maximum spacing between in-line flushing connections shall be 500 feet. Distances greater the 500 feet between low pressure sewer in-line flushing connections shall be approved by the Wastewater Division.
36. Sewer backflow check valves are required on private sewer service laterals per the City's Plumbing Code. Final determination shall be made by the City of Santa Fe Plumbing Inspection Division

*Stan Holland's memo  
(D.F.)*

*City of Santa Fe*  
**memo**

**DATE:** February 16, 2016  
**TO:** Donna Wynant, Land Use Senior Planner, Land Use Department  
**FROM:** Dee Beingessner, Water Division Engineer   
**SUBJECT:** Case # 2016-04 Estancia de Las Soleras Phase 1C Preliminary Subdivision Plat

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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.



## Santa Fe Metropolitan Planning Organization

*"Promoting Interconnected Transportation Options"*



### MEMORANDUM

Date: February 18, 2016  
From: Keith Wilson, MPO Senior Planner *KW*  
To: Donna Wynant, Planning and Land Use Department  
Cc: Greg Smith, Planning and Land Use Department  
John Romero, Engineering Division Director  
Sandra Kassen, Traffic Engineering  
Richard Thompson, Parks Division Director  
Re: Case #2016-04, Estancia de Las Soleras Unit 1C Final Subdivision Plat

On the Preliminary Subdivision application (Case# 2015-115) the trails were noted as "10' Trail Maintained by Estancias De Las Soleras HOA". (MPO Exhibit 1)

On the Final Subdivision application the trails are noted as "Private Asphalt Trail (By Others)". (MPO Exhibit 2)

MPO and City Staff met with the Applicant on February 17 to get clarification on what their intentions were for the Trails in this subdivision. The Applicant said at the meeting and followed up with an email on February 18 (MPO Exhibit 3) that their intention for the trails is as follows:

*"The trails will be designed as pedestrian walking trails and the surface of the trail will either be asphalt or crusher fines. The trails will be 6-8 feet in width and will not necessarily comply with AASHTO standards. The trails will be private maintained by the Homeowners Association along with the adjoining open space."*

The Applicant also mentioned at the meeting that they are considering placing a gate where the trail connects to Rail Runner Road to limit public access to the trail.

These trails are not specifically identified in the Las Soleras Amended Trails Master Plan approved by City Council on September 9, 2015, but the following condition was approved as part of the Amendment Trails Master Plan as follows (MPO Exhibit 4):

- *Connections from Main Trail Alignments into Lots will be expected as part of Development Plans.*

Chapter 14 Section 8.15 (D) outlines the criteria for Public Trail Dedication Requirements (MPO Exhibit 5). Item 1 (c) of this section states:

*"(c) Dedication may be required to provide access from new developments to existing or proposed parks, trails, public open spaces and roads."*

Staff was not able to come to a resolution with the Applicant regarding the issue of ensuring public access to the trails at our meeting and it was agreed to present the options to Planning Commission.



Subsequent research after the meeting identified an existing condition on the Las Soleras Master Plan related to trails which states (MPO Exhibit 6):

*"25. At the time of development for individual tracts, all trails through privately held open space shall be dedicated as public access easements to ensure permanent public access to the Las Soleras non-motorized transportation network."*

MPO Staffs interpretation of this condition is that the proposed trails within this subdivision are required to be dedicated as public access easements.

Based on the exhibits presented above the MPO Staff believes the Planning Commission has the following approval options for these trails:

1. Approve the trail design as presented by the Applicant in their email dated February 18, 2016  
*"The trails will be designed as pedestrian walking trails and the surface of the trail will either be asphalt or crusher fines. The trails will be 6-8 feet in width and will not necessarily comply with AASHTO standards."*

**With this option the following two conditions should be applied:**

- The applicant shall dedicate to the City a public access easement for non-motorized multi-use trails through the private open space, along the alignment shown on the plat.
  - Maintenance of the trail shall be the responsibility of the Home Owners' Association
2. Approve the trails designed to meet City Standards (i.e. 10 feet in width and paved)

**With this option the following three conditions should be applied:**

- The applicant shall dedicate to the City a public access easement for non-motorized multi-use trails through the private open space, along the alignment shown on the plat.
- Maintenance of the trail shall be the responsibility of the City.
- The final design and construction of the trails shall meet AASHTO, MUTCD and ADA requirements to the approval of the Public Works Director and MPO Staff.

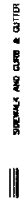


## **GENERAL NOTES**

1. SEE SHEET 32 FOR TYPICAL STREET CROSS SECTIONS.
2. SEE SHEET 29 FOR STOPPING AND GOING.

**ALL SIDEWALKS WHERE  
LOTS ARE FRONTING  
SHALL BE CONSTRUCTED  
BY HOME BUILDER DURING  
HOME CONSTRUCTION**

## LEGEND



**CURIO RAMP**



**PRIVATE ASPHE**

**CASE STUDY: BIRKENHEAD**



STORM DRAG RACE / RACE NUMBER

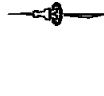


Figure 1 is a line graph showing the variation of the ratio of the maximum to the minimum value of the function  $f(x)$  versus the parameter  $\alpha$ . The x-axis is labeled  $\alpha$  and ranges from 0 to 240. The y-axis is labeled  $f(x)$  and ranges from 0 to 1.0. The graph shows a single curve that starts at (0, 1.0), decreases to a minimum of approximately 0.4 at  $\alpha = 60$ , and then increases to a maximum of approximately 0.8 at  $\alpha = 240$ .

**BOH**

**BECKNER ROAD NIC  
BY SEPARATE CONTRACT**

**RAIL RUNNER ROAD NIC  
BY SEPARATE CONTRACT**

Keith Wilson's memo  
Exhibit 2

## MASTER PAVING PLAN

ESTANCIAS DE LAS SOLERAS, UNIT 1C

**SANTA FE, NM**

## MASTER PAVING PLAN

CITY REVIEW

DATE	TIME	NAME	ROOM	STATUS	REMARKS
10/10/2023	10:00	John Doe	101	Present	
10/10/2023	10:00	Jane Smith	102	Absent	
10/10/2023	10:00	Mike Johnson	103	Present	
10/10/2023	10:00	Sarah Lee	104	Present	
10/10/2023	10:00	David Kim	105	Absent	
10/10/2023	10:00	Emily White	106	Present	
10/10/2023	10:00	Chris Brown	107	Present	
10/10/2023	10:00	Alex Green	108	Absent	
10/10/2023	10:00	Mia Black	109	Present	
10/10/2023	10:00	Noah Grey	110	Present	


[illegible]


## MPO EXHIBIT 3

**WILSON, KEITH P.**

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**From:** Jim Siebert <jim@jwsiebert.com>  
**Sent:** Thursday, February 18, 2016 4:26 PM  
**To:** WYNANT, DONNA J.  
**Cc:** kevin.patton@pultegroup.com; 'Garret Price'; WILSON, KEITH P.  
**Subject:** Estancias de Las Soleras, Unit 1C

Donna

There was some confusion on plan submittals regarding the interior trails shown on the landscape plan. The trails will be designed as pedestrian walking trails and the surface of the trail will either be asphalt or crusher fines. The trails will be 6-8 feet in width and will not necessarily comply with AASHTO standards. The trails will be private maintained by the Homeowners Association along with the adjoining open space.

*James W. Siebert & Associates, Inc.  
915 Mercer Street  
Santa Fe, New Mexico 87505  
(505) 983-5588  
(505) 989-7313 Fax*



## Santa Fe Metropolitan Planning Organization

*"Promoting Interconnected Transportation Options"*



### MPO EXHIBIT 4

### MEMORANDUM

Date: June 18, 2015  
From: Keith Wilson, MPO Senior Planner **KPW**  
To: Zachary Thomas, Planning and Land Use Department  
Cc: John Romero, City Traffic Engineering  
Leroy Pacheco, City Trails and Watershed Engineering  
Greg Smith, Planning and Land Use Department  
Re: **Clarification of Conditions on the Proposed Amendment to the Trails Plan of Las Soleras Master Plan**

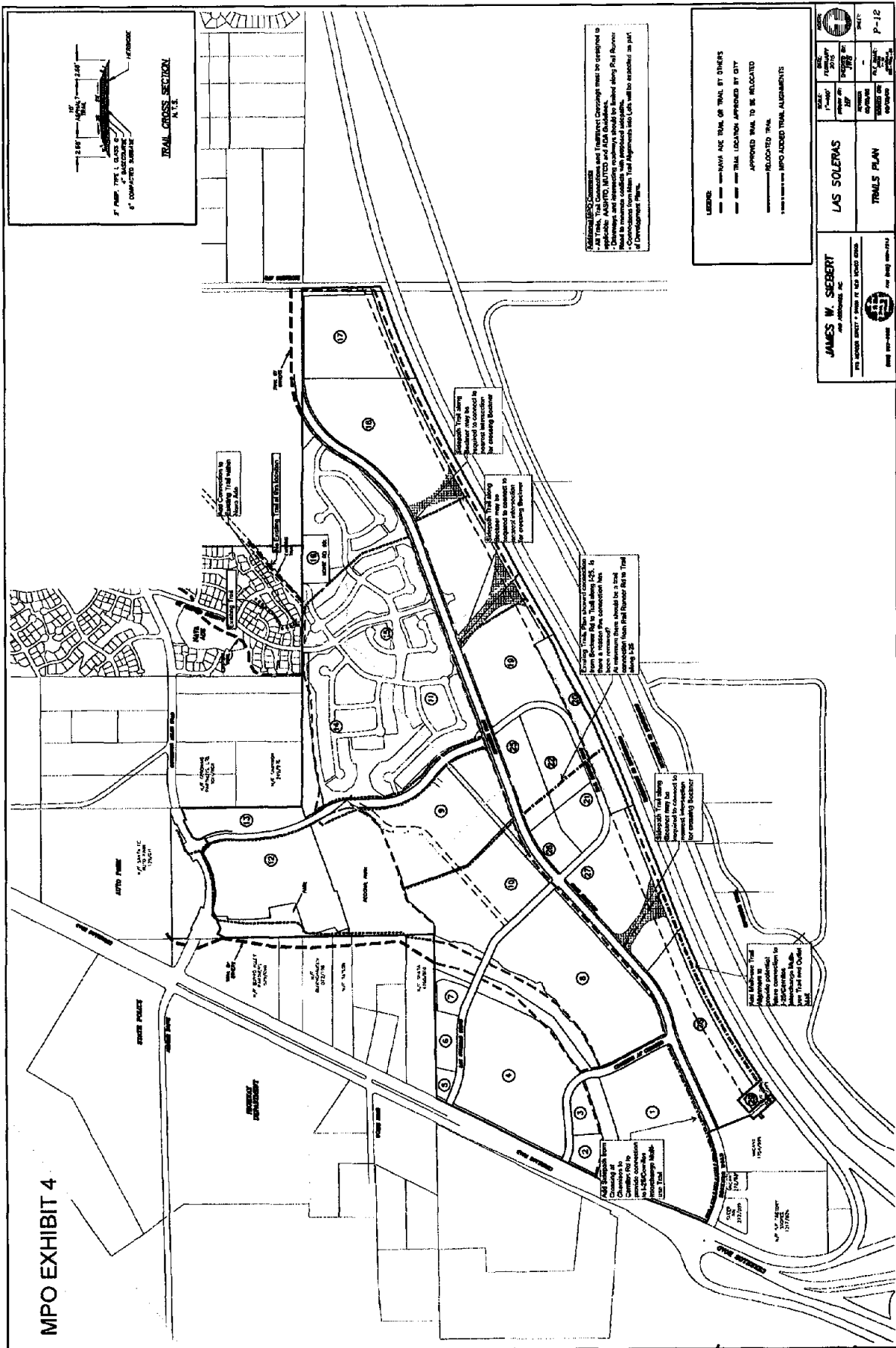
This Memo is to provide clarification of the conditions to be placed on the Proposed Amendment to the Trails Plan of the Las Soleras Master Plan that was submitted and included in Exhibit A of the May 14 Staff Memo.

The following conditions are proposed:

- Add a Multi-use Trail ("Sidepath") on the north side of Beckner Road between the Crossing at Chamiso to Cerrillos Road to provide a connection to the I-25/Cerrillos Rd Interchange Multi-use Trail currently under construction.
- Add a Multi-use Trail parallel to I-25 along the southern side of Lots 27, 28 and 29 to provide a potential future connection to the I-25/Cerrillos Rd Interchange Multi-use Trail currently under construction.
- Add a Multi-use Trail from the Trail along I-25 through lots 22 and 25 to connect to the realigned Trail between Lots 9 and 10.
- The Multi-use Trails that intersect with the south side of Beckner Road may be required to be extended to the nearest intersection for crossing of Beckner Road.
- Add a Multi-use Trail Connection to the Existing Trail located between Howling Wolf Ln and Soaring Eagle Ln in Nava Ade.
- All Trails, Trail Connections and Trail/Street Crossings must be designed to applicable AASHTO, MUTCD and ADA Guidelines.
- Driveways and intersecting roadways should be limited along Rail Runner Road to minimize conflicts with proposed sidepaths.
- Connections from Main Trail Alignments into Lots will be expected as part of Development Plans.

#### Attachments

Original MPO Submittal included in May 14 Staff Memo  
I-25/Cerrillos Rd Multi-Use Trail Graphic



Keith Wilson's memo  
#Exhibit 4(2)

MPO EXHIBIT 4

I-25 / NM 14 (Cerrillos Road) - City of Santa Fe, NM  
DIVERGING DIAMOND INTERCHANGE



Keith Wilson's  
memo  
Exhibit 4(3)

MPO EXHIBIT 5

**14-8.15 DEDICATION AND DEVELOPMENT OF LAND FOR PARKS, OPEN SPACE,  
TRAILS AND RECREATION FACILITIES**  
(Ord. No. 2011-37 § 11)

**D) Public Trail Dedication Requirements**  
(Ord. No. 2014-31 § 43)

- (1) Dedications to the *city* for public trails are required wherever an adopted plan shows a public **trail** within or along the *property* line of a *parcel* to which this Section 14-8.15 applies.
  - (a) Public trails shown on an adopted plan include those indicated on the *General Plan*, the Parks, Open Space, Trails and Recreation Master Plan, the Metropolitan Bicycle Master Plan; trails shown on master plans and *development* plans adopted for specific areas of the *city*, and other plans duly adopted by the *city*.
  - (b) Determination of whether the dedication is by easement or by dedication of fee simple land is made by the *city* at the time of dedication.
  - (c) Dedication may be required to provide access from new *developments* to existing or proposed parks, trails, public *open spaces* and roads.
  - (d) The *city* may, at its discretion, also require **trail** dedication where it can be demonstrated that public **trail** use has occurred continuously for a period of ten years or more, as demonstrated by *city* staff through aerial photography, which may be supplemented by written testimony from affected parties.
- (2) Staff shall determine the width of the required dedication based on the type of **trail**, existing topography and current *city* standards. The alignment of the **trail** may be modified by staff from that shown in an adopted plan to accommodate preservation of natural resources, address drainage and topography, improve public access or accommodate design goals of the *property owner*, as long as the connections between *public rights-of-ways*, *open space* or parks shown on the adopted plan are accomplished.
- (3) The dedication for the **trail** shall be shown on the subdivision *plat* or final *development* plan. If the area dedicated for a **trail** is in partial fulfillment toward the regional park land dedication requirements, the *city* at its discretion may prorate the fee that would ordinarily be required.
- (4) The developer is responsible for the design and construction of the **trail** in accordance with the *city's* non-motorized multiuse **trail** standards or other applicable standards for specialized trails, as determined by the Public Works Director. Inspection and acceptance by the *city* is required for all public **trail** improvements.
- (5) The *city* is responsible for maintenance of public trails located on land dedicated to the *city*. Trails within dedicated easements may be maintained by the *city*, the *property owner* or *owners' association* as determined at the time of dedication.

Source: <http://clerkshq.com/default.ashx?clientsite=SantaFe-nm>

Keith Wilson's  
memo  
Exhibit 5



**CONDITIONS OF APPROVAL**

2016 CASE RECORDS:  
LAS SCHOOLS MASTER PLAN AMENDMENT 2014-124  
LAS SCHOOLS MASTER PLAN AMENDMENT 2014-123  
RETURNING TO R-A 2014-125

Keith Wilson's  
memo

**City of Santa Fe, New Mexico**

**Planning Commission**

**Exhibit C**

**Final Subdivision Plat  
Planning Commission Approvals**

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

Case #2015-115

Estancia de Las Soleras Phase 1C Preliminary Subdivision Plat

Owner's Name- Pulte Group

Agent's Name- James W. Siebert and Associates

THIS MATTER came before the Planning Commission (Commission) for hearing on January 7, 2016 upon the application (Application) of James W. Siebert and Associates as agent for Pulte Group (Applicant).

The Applicant seeks the Commission's approval of the preliminary subdivision plat for 67 lots located on 25.86+/- acres, Tract 11A of the Las Soleras Master Plan. Tract 11A 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 request requires a variance request for the disturbance of slopes over thirty percent.

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 was one member 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 the entire Pulte Application on October 30, 2014 in accordance with the procedures for subdivisions set out in Code § 14-3.1(E)(2)(a) and (c).
7. Code § 14-3.7(B)(2) requires compliance with the early neighborhood notification (ENN) requirements of Code § 14-3.1(F) for preliminary subdivision plats and provides for notice and conduct of public hearings pursuant to the provisions of Code §§ 14-3.1 (H), and (I) respectively.
8. Code §§ 14-3.1(F)(4) and (5) establish procedures for the ENN.
9. The Applicant conducted an ENN meeting on the entire Pulte Application on December 16, 2014 at the Genoveva Chavez Center in accordance with the notice requirement of Code § 14-3.1(F)(3)(a).

10. The ENN meeting was attended by the Applicant and City staff; there were 60-70 members of the public in attendance and concerns were raised.
11. Code § 14-3.7(C) sets out certain findings that must be made by the Commission to approve a preliminary subdivision plat.
12. The Commission finds the following facts:
  - a. *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. The proposed subdivision complies with this standard, subject that the applicable standards for the requested variance is met.*
  - b. *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. The land to be subdivided meets applicable standards and is suited to the residential density proposed.*
  - c. *All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards). The proposed plat complies with applicable standards of Chapter 14, Article 9.*
  - d. *A plat shall be not 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. The proposed plat does not create or increase any nonconformity with the applicable standards of Chapter 14, subject to approval of the requested variance.*
  - e. *A plat shall be not approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the 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. The proposed plat will not create a nonconformity with any other chapter of the Santa Fe City Code.*
13. Code § 14-8.2(D)(2) sets out certain findings that must be made by the Commission to approve a variance criteria.
14. The Commission finds the following facts:
  - (a) special circumstances exist, in that there is a drainage within Unit 1C that traverses the property with steep banks on either side of the drainage and the slopes that exceed thirty percent are located along this drainage; (b) special circumstances make it infeasible to develop the land as there are safety factors associated with the steep slopes on the banks of the drainage that prevent reasonable and safe access from the road and lots to the pedestrian trail in the linear open space area shown on the subdivision plans; (c) the proposed density and lot sizes are consistent with that of nearby Nava Ade and other phases of Las Soleras; will not exceed that is allowed on other properties in the vicinity that are subject to the Ordinance in that the size of the proposed addition and extent of proposed grading are generally consistent with the development of other nearby lots; (d) the variance is the minimum variance that will make possible the reasonable use of the Property as the variance is for seven areas of slopes ranging from 120 square feet and this represents .004 of the total area of Unit 1C; and (e) the variance is not contrary to the public interest, as providing access to open space areas and encouraging people to walk and exercise is an asset to the public interest.

15. 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.

16. The information contained in the Staff Report along with Exhibits B, B1 and B2 is sufficient to establish that the Applicable Requirements have been met.

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

#### CONCLUSIONS OF LAW

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

##### General

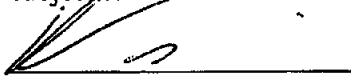
1. The proposed preliminary subdivision plat was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
2. The Applicant has complied with the applicable pre-application conference and ENN procedure requirements of the Code.

##### The Preliminary Subdivision Plat & Variance

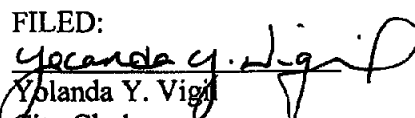
3. The Commission has the authority to review and approve the preliminary plat and variance subject to conditions.
4. The Applicable Requirements have been met.

**WHEREFORE, IT IS SO ORDERED ON THE 4th OF FEBRUARY 2016 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE**

That the Applicant's requests for preliminary subdivision plat and variance request is approved, subject to Staff conditions.

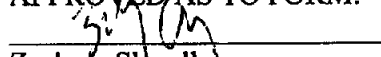
  
Vince Kadlubek  
Chair

2-4-16  
Date:

FILED:  
  
Yolanda Y. Vigil  
City Clerk

2-8-16  
Date:

APPROVED AS TO FORM:

  
Zachary Shandlen  
Assistant City Attorney

2/4/16  
Date:

## **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.

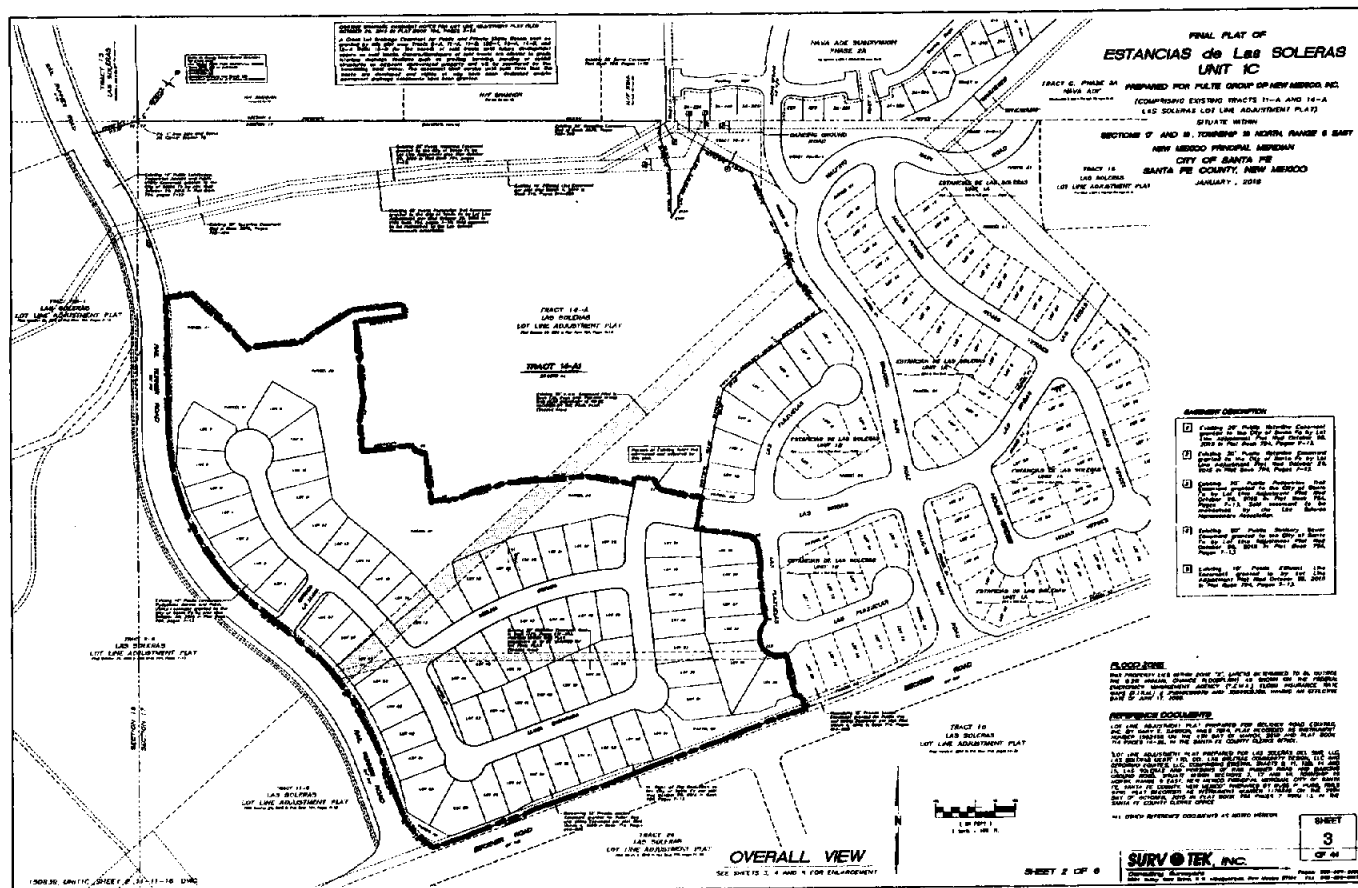
Mr. Smith said the additional conditions were just distributed to the Commissioners. It is perhaps to be labeled in the record as Exhibit B-2.

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

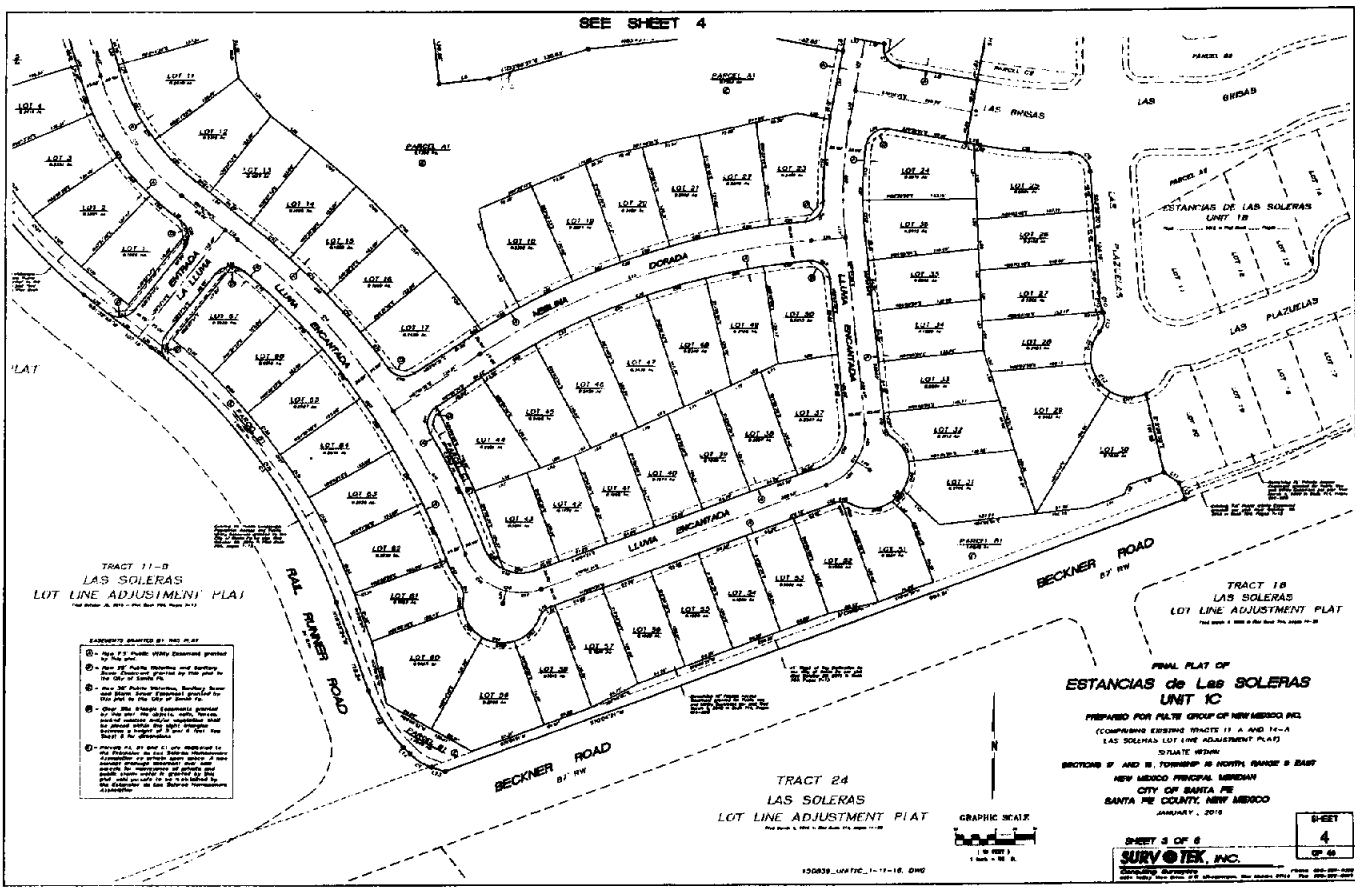
## **Planning Commission**

### **Exhibit D**

**Final Subdivision Plat  
Applicant Submittals**



SEE SHEET 4



- REMARKS:
- 1. The 1/2" scale 1990 Standard plat of the City of Santa Fe, New Mexico, is shown for reference.
  - 2. The 1/2" scale 1990 Standard plat of the City of Santa Fe, New Mexico, is shown for reference.
  - 3. The 1/2" scale 1990 Standard plat of the City of Santa Fe, New Mexico, is shown for reference.
  - 4. The 1/2" scale 1990 Standard plat of the City of Santa Fe, New Mexico, is shown for reference.
  - 5. The 1/2" scale 1990 Standard plat of the City of Santa Fe, New Mexico, is shown for reference.
  - 6. The 1/2" scale 1990 Standard plat of the City of Santa Fe, New Mexico, is shown for reference.
  - 7. The 1/2" scale 1990 Standard plat of the City of Santa Fe, New Mexico, is shown for reference.
  - 8. The 1/2" scale 1990 Standard plat of the City of Santa Fe, New Mexico, is shown for reference.
  - 9. The 1/2" scale 1990 Standard plat of the City of Santa Fe, New Mexico, is shown for reference.
  - 10. The 1/2" scale 1990 Standard plat of the City of Santa Fe, New Mexico, is shown for reference.



**ESTANCIAS de LAS SOLERAS  
FINAL SUBDIVISION,  
UNIT 1C REPORT**

**PREPARED FOR  
THE PULTE GROUP  
OF NEW MEXICO**

**PREPARED BY  
JAMES W. SIEBERT & ASSOC., INC**

**JANUARY 15, 2016**



## ***PROJECT HISTORY***

On September 9, 2015 the City Council approved various requests to allow for Pulte Homes to develop a subdivision consisting of 300 homes. The various approvals are shown below:

- Las Soleras Master Plan Amendment
- Pulte General plan amendment
- Rezoning
- lot line adjustment
- Las Soleras electrical line relocation
- Phase 1 (Units 1-A and 2-A) preliminary plat.

The final plat for Phase 1 (units 1-A and 1-B) was approved by the Planning Commission on November 5<sup>th</sup>, 2015. The preliminary plat for Unit 1-C along with a variance to disturb slopes over 30% was approved by the Planning Commission on January 7<sup>th</sup>, 2016.

## ***OWNERSHIP AND LEGAL LOT OF RECORD***

The properties which are the subject of the preliminary plat are currently under the ownership of Las Soleras Oeste Ltd. Company and Las Soleras Center LLC. Prior to recordation of the plat the land will be purchased and deeded to the Pulte Group of New Mexico. The legal lot of record is created by the Lot Line Adjustment plat, recorded on October 29, 2015, in Book 594, Pages 007-013 of the records of the Santa Fe County Clerk. A reduction of the recorded plat is found in Appendix A.

## ***PROJECT LOCATION***

The 25.8634 acres comprising Unit 1C of the Estancias de Las Soleras subdivision is located north of Beckner Road and east of the realigned Rail Runner Road. Figure 1 is a description of the boundary of Unit 1-C of the project showing its relationship to the realigned Rail Runner Road, Beckner Road and Units 1-A and 1-B of Estancia de Las Soleras.

## ***SUMMARY DESCRIPTION***

This phase of the Estancia de Las Soleras project consists of 25.8634 acres with 67 lots located within the Age Targeted segment of the Pulte product. A secondary access is provided to Rail Runner Road from this phase of the development.

Figure 1

## **EXISTING CONDITIONS**

Existing development on the subject property is limited to major utility lines. There is a City main water line that traverses the property and will be relocated as part of the construction improvements for Units 1-A and 1-B. Located within the open space to the northwest corner of the subject property is a 10 inch sewer line that currently serves Nava Ade. There is also a PNM overhead electric transmission line that currently cuts diagonally through the property. The Pulte Group will relocate this electric transmission line paralleling the alignment of Beckner Road then turning north along the open space corridor connecting to the existing transmission line at the north end of the boundary of Estancia de Las Soleras. A separate utility permit application will be submitted to relocate the water line and electric transmission line.

## **ROAD ALIGNMENT CONSIDERATIONS**

The connection of Lluvia Encantada and Entrada la Lluvia to Rail Runner Road offers the secondary access that is required once a development exceeds 29 dwellings. Rail Runner Road would have to be extended from Beckner Road to Entrada Lluvia to provide the necessary circulation to satisfy the secondary access requirement.

The engineering plans for Rail Runner Road and Beckner Road are submitted under a separate application. Beckner Road must be constructed to Richards Avenue as part of the improvements required for phase 1-A and 1-B.

## **DEVELOPMENT REQUEST**

An application is submitted for final subdivision plat for a 67 lot subdivision on 25.8634 acres. Phase 1-C will commence construction prior to the home build out of Phase 1-A and 1-B. It is estimated that utilities and road construction will begin in the first quarter of 2017.

## **RESPONSE TO SUBDIVISION CRITERIA**

Below is the response to the five criteria set forth in 14-3.7(C) of the Santa Fe City Code.

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.*

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.

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, or for other uses that may increase danger to health, safety or welfare or aggravate erosion or 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.)*

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. City departments have reviewed the preliminary engineering plans for 1-C in conjunction with the application for preliminary plat. Staff comments have been addressed in the application for the final plat. Flooding is not a concern in the area of the Las Soleras Master Plan. It is the opinion of the applicant that there is nothing in the development of the property that would detrimental to public health, safety or welfare or that would produce unsatisfactory living conditions.

3. *All Plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements, and Dedications Standards).*

Every effort has been made to insure that subdivision of land for Tract 15 complies with Chapter 14, Article 9. The variance from the City slope standards was approved by the Planning Commission at the time of preliminary plat review.

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

A variance for the disturbance of slopes greater than 30 percent has been previously approved by the Planning Commission. The disturbance of slopes greater than 30 percent represents .004 of the land area of the subdivision. The approved variance was a minimum easing of the regulatory standards.

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.*

This plat does not create any non-conformity to the subdivision regulations or any other chapters of the City Code.

## **UNIT 1-C PRELIMINARY PLAT RESPONSE TO CONDITIONS OF APPROVAL**

**Fire Marshal:** *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 the Planning Commission:*

1. *Shall comply with International Fire Code (IFC) 2009 Edition.*
2. *Fire Department access shall not be less than 20feet 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. Shall meet all dead end requirements as per IFC or provide emergency turn-around as per IFC.*

**Response:** Conditions are addressed in the final plat

**Water:** *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.*

**Response:** Engineering plans for the main waterline and relocation of the existing line have been approved by the Water Division and the ACD is in the process for construction of the main waterline.

**Landscape:** *Below are staff's final comments for Estancias de Las Soleras < Phase 1C Preliminary Subdivision Plat. Based on landscaping plans dated November 24<sup>th</sup>, 2015, the following comments are requested for additional submittals before landscaping can be approved:*

1. *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.*

**Response:** Street trees for Las Brisas and Las Plazuelas are shown on plans for Units 1-A and 1-B.

2. *Shrubs must be a minimum of 5gallons to count toward landscaping requirements for open space and/or detention pond.*

**Response:** Shrub size is specified as 5 gallons.

3. *As per SFCC 14-8.4 (E)(4)(g) planning beds shall be swaled, sloped or recessed below grade to prevent fugitive water.*

**Response:** Plans have been changed to address this condition

4. *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 tress shall be preserved, relocated or replaced. Preserve, relocate or replace at least 2 of the Pinon Pine trees.*

**Response:** Plans have been changed to address this condition.

5. *On landscape plan, identify what the shaded area signifies at Las Brisas entrance area.*

**Response:** Shaded area is a temporary retention pond for 1B and will not exist when 1-C starts construction.

**Affordable Housing:** *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.*

**Response:** Lots 29 & 38 applies to the previous subdivision 1-A & 1-B, not 1-C.

**Traffic/Public Works:** *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 triangle be drawn per AASHTO guidelines.*
  - *Sight triangles shall have a note that states that no object, building, wall or vegetation shall be place in the sight triangle that would block visibility between 3 to 6' in height.*

**Response:** Sight distance triangles are shown on the plat with visibility restrictions.

2. Landscape 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).*

**Response:** Sight distance triangles are shown on the landscape plan with visibility restrictions.

3. Signing and Striping Plan Sheet C-9A:

- C-9A- Striping and Signing Plan
  - Show locations of 'no parking' signs
  - Sign size: For R8-3 use 24"x24" or use R8-3a 18"x24"
- Street Sign Details-Warning Signs
  - Lluvia Encantada-add locations for horizontal curve warning signs at curves located approximately at Stations 19+50.
  - Add sign detail: Horizontal alignment sign W1-1 (L or R)/size 30"x30" and advisory speed plaques, W13-1P/Size 18" x 18"/15MPH on same post as W1-1.

**Response:** Sign notations have been added to the engineering plans.

○ General Notes:

- First bullet-insert "be 3M brand high-intensity and" after the word shall,
- Second bullet-insert "4 lb./ft.," after the word back

**Response:** Notes have been added to plat.

4. Roadway P&P's (C-9B-E)

- Include the Storm drain design items on the P&P's including D1 type, locations, pipe size and pipe material details and invert elevations.

**Response:** Storm drains are shown on roadway P&P's.

- 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.

**Response:** Ramps have been modified.

5. Sheet C-9 Typical Sections:

- Include a trail typical section including cut and fill slopes.

**Response:** Trail sections with cut and fill slopes will be shown on engineering design for Rail Runner Road and Beckner Road.

6. Standard Details

- 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 sidewalks and curb and gutter.
- Include applicable NMDOT standard drawings that pertain to storm water drainpipes and drop inlets.

**Response:** City standard detail sheets are replaced with NMDOT standard detail sheets.

**7. Lighting Plan (Not Provided)**

- 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.*

**Response:** Locations of streetlights shown on the engineering plans. Peak Power Engineering will prepare electrical plans for streetlights upon approval of streetlight locations.

**TRAFFIC IMPACTS**

Terry Brown PE had prepared 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. The City Traffic Division has reviewed the report and accepted the findings of the report. Also included in the report was a cost sharing estimate for the traffic impacts created by the development of Las Soleras and an amount that each development within Las Soleras would have to pay address the cost of the off-site traffic impacts.

**UTILITIES**

**Water and Fire Protection**

There is a 16 inch water line that is located within the subject property. The line will have to be relocated as part of the Phase 1 improvements for the Estancia de Las Soleras Subdivision. The internal lines for this subdivision will be 8 inch lines. The City Water Division has approved the plans for the installation of an alternate 16 inch water line necessary to feed the southwest area of the City. Fire hydrants will be installed at locations approved by the Fire Marshal. There is adequate water pressure and water supply to accommodate this development as well as the full build-out for the future 300 lot housing development. Water plans will be submitted to the City Water Division by separate application.

**Sewer**

There is an existing sewer line located in the open space area at the north end of the subdivision. This public sewer line was installed to service the Nava Ade Subdivision. A sewer line will connect to this existing line within the Rail Runner right-of-way and will extend up to the cul-de-sac. All sewer lines within the subdivision will connect to the Rail Runner sewer line by gravity flow. Sewer lines within 1-C will be public lines developed to City standards and dedicated to the City for maintenance.



### Electric

The main feeder line serving Pulte and other areas of Las Soleras will have to be extended from the feeder line located on the south side of Beckner Road on the east side of the Veterans' Clinic. A switch gear will be needed to serve Unit 1-C. There is not a problem with electrical capacity in this area of Santa Fe.

### Natural Gas

A high pressure gas main will be installed in the Beckner and Rail Runner Road extension. PNM must complete their engineering design before the engineering can begin on the main gas line extension. As stated previously PNM has not completed their engineering design for the electrical system. It is assumed that gas service to 1-C will be extended from the future line in Rail Runner Road.

### Communication

Communication lines will share the same trench as the gas and electric lines. This project is located within the Century Link service area and the cost, therefore, is paid for by Century Link. Like the natural gas line the design of the communication lines does not occur until PNM has completed their engineering design. Century Link and broadband providers have the capacity to serve this area.

### ***DRAINAGE***

Storm water detention ponds will be constructed in the open space area at the center of Unit 1C. These ponds are designed to link internally with each pond draining into the lower pond. An initial storm water evaluation has been developed by Isaacs & Arfman. Detailed calculations for the drainage system will be submitted to the City Engineer.

### ***WATER BUDGET***

There are 67 lots within Unit 1C. The calculation for water demand for 67 lots is provided below.

56 lots 6,000 square feet to 10,890 square feet:       $56 \times .17 \text{ acre feet/year} = 9.52 \text{ ac.ft./yr}$

11 lots 10,890 sq. ft. & greater:       $11 \times .25 \text{ acre feet/year} = 2.75 \text{ ac.ft./yr}$

Total water offset requirement:      12.27 acre feet/ year

### ***SIGNIFICANT TREE EVALUATION***

A field investigation of the site was conducted to determine the location and number of pinon trees greater than 8 feet in height within the grading area of 1-C. The aerial photograph indicating the number of significant trees can be found in appendix B

### ***COVENANTS***

Subdivision regulations require the review of the covenants by City legal staff. The review is limited to the maintenance provisions in the covenants. Appendix C is an excerpt from the covenants inclusive of the language that provides for the maintenance of such commonly owned facilities such as open space, detention ponds, walkways, private road, sidewalks and other facilities that are under the ownership and maintenance responsibility of the Homeowners Association. Based on the City regulations the Attorney's office will review the covenants to insure that provisions have been included for the maintenance of the ponds by the homeowners association. A complete set of covenants will be submitted prior to the recordation of Phase 1-A and 1-B.

# City of Santa Fe, New Mexico

## memo

**DATE:** February 22, 2016 for the March 3, 2016 Planning Commission Meeting

**TO:** Planning Commission

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

**FROM:** Katherine Mortimer, Land Use Planner Supervisor, Land Use Department 

## 2051 CERROS ALTOS TERRAIN MANAGEMENT VARIANCE

**Case #2016-06. 1503 Cerros Altos Terrain Management Variance.** Sommer, Karnes and Associates, LLP, agent for Julie Silverstein Trust and the Kim M. Colweck Trust, requests a variance to the Terrain Management Regulations (Subsection 14-8.2(D)(3)(b)) to construct a single family residence. The applicant is requesting a variance to have more than one-half of the building footprint in natural slopes of greater than 20%. The property contains both Foothills and Ridgetop Subdistricts of the Escarpment Overlay Zone. The property is 4.337 acres and is zoned R-1 (Residential – 1 unit per acre). (Katherine Mortimer, Case Manager)

## RECOMMENDATION

If the Commission determines that the extent of grading and size of house proposed by the applicant constitute the minimum variance that will permit reasonable use of the property, the requested variance can be supported and the Commission may **APPROVE WITH CONDITIONS**. Appropriate conditions are provided in Exhibit A of this report.

If the Commission approves this variance, an application for building permit must be submitted that incorporates all approved conditions of approval and is consistent with the building and features included in the application for variance before construction can proceed.

## I. APPLICATION SUMMARY

The applicant is proposing to construct a house on Lot 6 of the Cerros Altos Subdivision (Case #S2004-10), which was approved and recorded in 2004. The applicant is requesting a variance to terrain management (grading) regulations that require half of house's footprint to be located on land that is flatter than a 20% slope (50-50

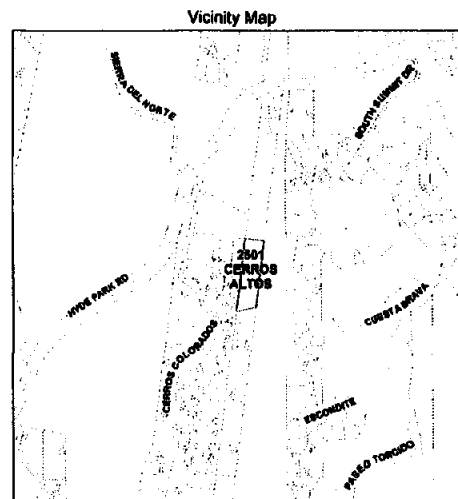


EXHIBIT 5

Rule”). The applicant maintains that reasonable use of the property requires approval of a variance to either terrain management or escarpment overlay district regulations, or both.

The proposed house would have a floor area of 4,356 square feet, and the footprint – the area covered by the house, portals, etc. – would be 6,318 square feet. A development plan sheet recorded with the 2004 subdivision shows a buildable site of 5,853 square feet on the 4.337-acre lot. It also includes a 50 foot building setback and a 30-foot road setback on the west side of the property.

## **II. EXECUTIVE SUMMARY**

Location of the proposed home, including its proposed size and configuration, anywhere on the lot would require either a variance to the “50-50 rule,” or a variance to the prohibition on development within the Ridgetop Subdistrict of the Escarpment Overlay District. The proposed site requires a variance to the 50-50 Rule but does not have significant visual impacts, consistent with the goals of the Escarpment Overlay Zoning District. An alternate site, further up the hill where the slopes are slightly less steep, would reduce the amount of the terrain management variance but would result in more severe visual impacts and would require additional grading of the site. A third site, much further down the hill but on the top of a ridge that comes into the site from the east, would eliminate the need for a terrain management variance but would locate the home entirely within the Ridgetop Subdistrict requiring a variance from the prohibition to developing in that Subdistrict. It would also have greater visual impacts in that location.

As background, the building site noted on the 2004 development plan was not intended to indicate the only buildable area. Such sites are provided when creating a new lot to demonstrate that the lot being created is a buildable lot. In this case, a house of the size and configuration currently proposed could not be built on this site without a variance from either the 50-50 Rule or from the prohibition of building in the Ridgetop Subdistrict of the Escarpment Overlay District. The proposed house would be one of the larger homes in the subdivision and immediate neighborhood, but it would represent the smallest percentage of footprint compared to the size of the site.

A smaller house size or more-compact footprint would likely avoid the need for a variance. However, the size of the footprint of the proposed home is similar to those of other homes in the same subdivision and in the surrounding neighborhood, which supports a determination that the proposed home is a reasonable use of the site. With the Conditions of Approval (Exhibit A), the impacts of the requested variance would be addressed and the site would be less visible than from either of the other two potential sites identified.

Staff recommends approval of the variance with the inclusion of the Conditions of Approval provided in Appendix A of this report and with the inclusion of the mitigating features included in the proposal.

## **III. VARIANCE PROCEDURES**

The variance process balances reasonable use of the applicant’s property against compliance with the letter and intent of adopted regulations. Subsection 14-3.16(C) lists six approval criteria

must be met in order to approve a variance request. Those criteria set up a two-stage review process.

In the first stage of review, the Commission must determine that special circumstances apply to the property that make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14. Special circumstances may include physical characteristics that distinguish the property from others in the vicinity, such as unusual topography. Special circumstances may also include conflicting regulations that prevent development of the property without a variance to one or more of the regulations.

If the Commission determines that there are special circumstances that make it infeasible to develop the property, the second stage involves a determination of the minimum variance that would be needed to permit reasonable use of the property.

Section 14-8.2(D)(3)(b), states that: "At least one-half of the area designated as suitable for building and at least one-half of any building footprint shall have a natural slope of less than twenty percent; the remainder of the area or building footprint may have a natural slope of twenty percent or greater, but less than thirty percent." (The 50-50 Rule). The proposal siting would result in 75 % of the building footprint being located on slopes that are 20% or greater with the remainder on slopes that are less than 20%.

The proposed house consists of 3,469 SF of heated area, an 856 SF garage and 1,933 SF of portals. Of the total 6,318 SF footprint, 24.5% (1,549 SF) is located on slopes of less than 20% and 75.5% (4,770 SF) is located on slopes greater than 20%. None of the proposed footprint is located on slopes greater than 30%.

#### **IV. TERRAIN AND STORMWATER MANAGEMENT**

The purpose of the terrain and stormwater management regulations is "to protect, maintain and enhance the health, safety and general welfare of the citizens and natural environment of Santa Fe." The following considerations shall be used during the design and planning process for all proposed developments (Subsection 14-8.2(A) Purpose):

- (1) ensure sound and orderly development of the natural terrain;
- (2) protect life and property from the dangers of flooding and the hazard of improper cuts and fills;
- (3) minimize erosion and sedimentation;
- (4) minimize destruction of the natural landscape;
- (5) protect the scenic character of Santa Fe from the visual blight of indiscriminate cuts and fills and vegetation removal resulting from extensive grading and utility scars;
- (6) treat stormwater runoff as a valuable natural resource in Santa Fe, a community that is prone to drought, by encouraging water collection and infiltration on site;
- (7) control the adverse impacts associated with accelerated stormwater runoff on natural drainage ways and all structures due to increased development and impervious surfaces;

- (8) minimize erosion and degradation of arroyo channels and improve the condition of the channels where possible;
- (9) respect, protect, maintain and restore natural drainageways, wetlands, bosques, floodplains, steep slopes, riparian vegetation and wildlife habitat areas;
- (10) prevent stormwater runoff from entering or damaging acequias or other irrigation facilities;
- (11) integrate stormwater management measures into the landscape and site planning process as set forth in Section 14-8.4 (Landscape and Site Design);
- (12) provide aesthetically pleasing solutions to stormwater management and erosion control measures by integrating measures into the overall landscape and site design; and
- (13) promote improved water quality through compliance with the EPA NPDES MS4 permit and Construction General Permit (CGP).

## **V. ESCARPMENT OVERLAY ZONE**

The subject property is located entirely within the Escarpment Overlay Zone. Development of the proposed home on the site would require a variance from either the terrain management or the escarpment overlay zone regulations, or a reduction in the building footprint. Therefore, to understand the tradeoff in impacts from granting one or the other of the variances, it is useful to understand the intent of the Escarpment Overlay district per Subsection 14-5.6(A)(3):

- (a) Preservation of the city's aesthetic beauty and natural environment is essential to protect the general welfare of the people of the city, to promote tourism and the economic welfare of the city, and to protect the cultural and historic setting of the city;
- (b) Development is highly visible on or about the ridgetop areas of the foothills for great distances and detracts from the overall beauty of the natural environment and adversely impacts the aesthetics of the mountain and foothill vistas as seen from the city;
- (c) Land within the escarpment overlay district is environmentally sensitive due to the presence of steep slopes, erosion problems, drainage problems and other environmental attributes;
- (d) The interest and welfare of the people of the city is to prohibit development on ridgetop areas of the foothills to the extent possible as allowed by law; and
- (e) The interest and welfare of the people of the city is to restrict development in the escarpment overlay district to preserve the aesthetic beauty and natural environment of the ridgetop areas of the foothills and to protect the mountain views and scenic vistas from the city to the extent possible.

There is one area on the lot with slopes under 20% that would be large enough to accommodate the proposed home without needing a variance to the 50-50 Rule. However, that area is located in the Ridgetop Subdistrict of the Escarpment Overlay Zone. Because Subsection 14-5.6(D)(1) prohibits development in the Ridgetop Subdistrict, development on that location would require a variance to that prohibition.

The Escarpment Regulations direct that "*Structures shall be sited as far from the viewline as possible . . .*" (SFCC §14-5.6(D)). The viewline is defined as ". . . either the boundary between

the ridgetop subdistrict and foothill subdistrict or the delineated portion of the boundary of the ridge top subdistrict if there is no contiguous foothill Subdistrict. . .”

## **VI. APPROVAL CRITERIA**

Criteria in Subsections 14-3.16(C)(1) through (5) are required to grant a variance:

- (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:** The Property on a sloping site, most of which are greater than 20 percent. The Property is entirely within the Ridgetop and Foothill subdistricts of the Escarpment Overlay zone. As addressed below, construction of a single family dwelling on the Property would require either approval of the requested variance to the 50-50 Rule or approval of a variance to allow development within the Ridgetop Subdistrict.*

*The City has approved two different plans showing building areas, both of which are within the Foothills Subdistrict, which is where the proposed building footprint is located.*

*In 2003, the City approved a lot line adjustment plat of a larger area that includes the Property (the “LLA”). The LLA identified the buildable area within the portion of the Property within the Foothills Subdistrict, which is where a portion of the structure is proposed and which requires approval of the requested variance.*

*In conjunction with approval of the Cerros Altos Subdivision, which includes the Property, the City approved a Development Plan (the “Development Plan”), which identifies an “approximate building site” consisting of 5,853 SF located within the Foothills Subdistrict in generally the same location as the proposed structure (see Sheet A-1), as well as a driveway, which was roughed in approximately 10 years ago in conjunction with extension of utilities in to the Property (the “Driveway”).*

*The City’s prior approvals, designation of Escarpment Overlay subdistricts on the entire Property and the natural slopes on the Property all constitute unusual physical characteristics that distinguish the Property from others in the vicinity. There are no other properties in the vicinity that required or would require approval of either a variance to the 50-50 Rule or to the prohibition on development within the Ridgetop Subdistrict. None of the foregoing conditions was created by the applicant, who purchased the Property in reliance on the prior City approvals.*

***Staff Analysis:** As noted, the subject property is entirely within the Escarpment Overlay Zone and is generally a steep site. The locations where slopes flatten correspond, all or in part, with the Ridgetop Subdistrict. The building site shown on the development*

*plan contains most of the area on the site that has slopes of less than 20% and is not within the Ridgetop Subdistrict. The building site designated on the Development Plan would allow for construction of a smaller or more compactly designed footprint of the size proposed without requiring a variance, however, the proposed building design could not.*

- (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:*** *Not applicable.*

***Staff Analysis*** *The parcel is a legally conforming lot.*

- (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(B):

*"In the case of a conflict within Chapter 14, or between Chapter 14 and any other ordinance, resolution or regulation, the more restrictive limitation or requirement shall prevail, unless an exception is specifically stated, and the provision shall govern that requires:*

- (1) the greater width or size of yards, courts or other open spaces;*
- (2) the lower height of structure or lesser number of stories;*
- (3) the greater percentage of lot or land to be left unoccupied; or*
- (4) other higher standards.*

***Applicant Response:*** *There is a conflict in applicable regulations. If the dwelling is located within the Foothills Subdistrict (where the Buildable Sites are located), then a variance to the 50-50 Rule is necessary. If the dwelling is located in the southerly portion of the site, it could be sited in an area that does not require a variance to the 50-50 Rule. However, such a site would require construction to occur within the Ridgetop Subdistrict, which is prohibited:*

*"For all lots subdivided or resubdivided after February 26, 1992, development in the ridgetop subdistrict of the escarpment overlay district, other than driveway access and utilities, is prohibited." (§14-5.6.D.1)*

*As between the two restrictions, neither is "more restrictive" pursuant to the criteria set forth in section 14-7.7.B.*

*"(B) In the case of a conflict within Chapter 14, or between Chapter 14 and any other ordinance, resolution or regulation, the more restrictive limitation or requirement shall prevail, unless an exception is specifically stated, and the provision shall govern that requires:*

- (1) the greater width or size of yards, courts or other open spaces;*
- (2) the lower height of structure or lesser number of stories;*
- (3) the greater percentage of lot or land to be left unoccupied; or*
- (4) other higher standards."*



*As between the 50-50 Rule and the prohibition on development within the Ridgetop Subdistrict, neither would affect the size of yards or open space, lower height of structure, greater percentage of land left unoccupied or other higher standards.*

*It is noted that the Code provides a flat prohibition on development within the Ridgetop Subdistrict, whereas the terrain management regulations provide standards to ensure that adverse impacts relating to development on slopes is minimized and does not contain a flat prohibition regarding development on slopes of greater than 20%.*

*With respect to the Property, the 50-50 Rule allows for up to 2,176 SF of the 4,352 SF building footprint to be on slopes of great than 20%. The application proposed development of 3,256 SF on slopes of greater than 20%.*

*Given the strict prohibition on development in the Ridgetop Subdistrict versus the allowance of up to 50% of the building footprint to be located on slopes greater than 20% and standards for minimization of erosion and runoff, the prohibition on development in the Ridgetop Subdistrict is more restrictive.*

*Consistent with the foregoing, the City has approved two plans indicating that the dwelling should be located within the Foothills Subdistrict in the northerly portion of the Property, which the application proposes. As such, the City has already determined that compliance with the Ridgetop Subdivision development prohibition is a higher priority than the requested variance that is necessitated by the City's approval of the buildable area within the Property.*

***Staff Analysis:** Staff concurs that a house of the size and configuration proposed on this site would require a variance to either the terrain management regulations ("50-50 Rule") or to the escarpment overlay zone regulation. A more-compact house of the same size or a smaller house could avoid the need for a variance but would then not meet the design preferences of the property owners. Neither set of regulations establishes specific upper limits on the floor area or building footprint.*

*The applicant has provided photo renderings comparing the proposed location to an alternate location, as viewed from the two public roadways where the site is visible. (See Exhibit D) The alternate location would shift the footprint onto a flatter part of the site – avoiding the "50-50" variance – but would encroach into the Ridgeline Subdistrict. The renderings show that the home would not visually break the plane of the ridgeline as seen from public roads if located on the proposed location (Foothills). At the Ridgetop Subdistrict location, the home would visually extend above the ridgeline when viewed from Hyde Park Road. The proposed siting of the building is located away from the viewline as directed by SFCC §14-5.6(D).*

*The applicant proposes to reduce the amount of grading on the site by limiting the width of the access driveway and by building retaining walls along the driveway. The narrower driveway also requires installing a water tank and providing fire sprinklers in the home. Those steps would somewhat mitigate the visual impact of construction on either site.*

- (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:*** Not applicable.

***Staff Analysis:*** 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:*** Given the natural slopes present on the Property and the designated Ridgetop and Foothills Subdistricts, which cover the entire Property, development of the Property for its permitted use as a single family dwelling would require approval of either the requested variance to the 50-50 Rule or approval of a variance to the prohibition on development within the Ridgetop Subdistrict. The application is fundamentally consistent with the buildable areas designated on the LLA and Development Plan and would avoid the need for a variance to allow development within the Ridgetop Subdistrict, which the Code flatly prohibits.

***Staff Analysis:*** Staff concurs that it would not be possible to develop a home of the proposed size and configuration without obtaining a variance to Chapter 14.

- (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:*** By approving the LLA, the Cerros Altos subdivision and the Development Plan, the City authorized construction of a single-family dwelling on the Property. The balance of the Cerros Altos subdivision and the area in the vicinity have also been approved and substantially developed for single family homes. The type of development is identical to other properties in the vicinity.

According to information provided by City staff, the footprints of the other homes in the Cerros Altos subdivision range from 4,660 SF to 6,800 SF and houses on properties bordering the Property to the west are up to 6,470 SF in size. The proposed building footprint is less than buildings that the City has approved in the immediate vicinity of the Property and the variance request is therefore consistent with this provision.

***Staff Analysis:*** Approval of the lot line adjustment in 2004 by the city did not authorize construction of a house. Approval of the initial subdivision and the subsequent lot split were based on determinations that there appeared to be a location where a house could be built that would comply with regulations in effect at the time, but did not approve nor require any subsequent application to locate the building on the area identified as "building site" on the subdivision plan.

The proposed house would be one of the larger homes in the subdivision and immediate neighborhood, but it would represent the smallest percentage of footprint compared to the size of the site. The footprints of houses on other lots in the same subdivision range from 4,660 to 6,800 square feet and in the neighborhood immediately to the west range

from 2,700 to 6,470. The proposed footprint is 6,318 square feet. However, the size of the lot is larger than any other lot in the subdivision and immediate neighborhood. As a ratio of building footprint to lot size, the proposed home would be the smallest in the subdivision and immediate neighbors. The percentage of lot area occupied by the building footprint for existing homes in the same subdivision or immediate neighborhood ranges from 5% to 26%, while the proposed footprint would be 3% of the lot size.

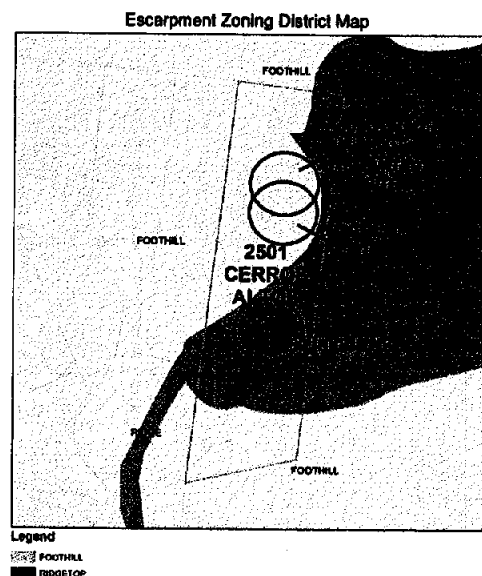
(4) The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered:

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

**Applicant Response:** As addressed above, approval of either the requested variance or a variance to the prohibition on development within the Ridgetop Subdistrict would be necessary for development of the Property for its approved use as a single family dwelling. There is no other location on the Property where the house could be constructed without approval of a variance.

It is possible that a smaller house could be constructed in a different area of the Property (farther up the hill to the north, away from Cerros Altos) that would not require issuance of a variance. However, the 15% limitation on driveway slope would likely render such an alternate site infeasible. The proposed driveway is at the 15% limit and has been approved by the Fire Department. A building site at a higher elevation would likely require a driveway slope of greater than 15% or substantially more grading to achieve the required slope. Furthermore, the applicant is not prepared to construct a smaller house of a different design and it is our understanding that it has not been the City's practice to impose size restrictions on homes that are already smaller than existing homes in the vicinity.

**Staff Analysis:** Moving the building northward would reduce the percentage of slopes over 20% within the building footprint, from 79% to 56%. The average slope of the land under the proposed footprint is 23% compared to 21% if the house was moved northward. The buildable area shown on the development plan includes some slopes less than 20% grade and some between 20% and 30% grade. While the buildable area on the 2004 development plan is 5853 square feet, it is awkwardly configured such that a building of the size and configuration of the one proposed would not be able to be located so as to avoid the need for a terrain management variance entirely.



*Exhibit D includes photo renderings of the proposed home if it were moved northward to reduce the percentage of the footprint located on slopes less than 20%. These demonstrate that development on this site would result in public views of the building where the home would visually extend higher than the plane of the ridgeline, which is contrary to the intent of the Escarpment Overlay District.*

*If the building were moved northwards into the portion of the buildable area with slopes under 20% it would reduce the amount of the building footprint on slopes greater than 20% even if it wouldn't achieve a 50-50 ratio as required by the terrain management regulations. However, it would increase the overall amount of grading on the site and would increase the height of the top of the building and, as noted earlier and demonstrated in Exhibit D, would result in greater visual impacts conflicting with the intent of the Escarpment Overlay Zone.*

*Therefore, while moving the building to the north would technically reduce the amount of variance requested, it may be less in keeping with the full range of intent of the code when considering the escarpment overlay purpose and intent.*

*The project includes retaining walls, a water tank and required fire sprinklers in the house which mitigate the impacts from building on steep slopes and the associated potential for runoff and fire access constraints. Since these impacts can be mitigated and since visual impacts associated with the Escarpment district impacts cannot be, the requested variance would be the least impactful variance needed to construct the proposed home.*

- (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 requested variance is consistent with the buildable areas shown on the LLA and the Development Plan. By issuing those approvals, the City determined that development of a dwelling in this area is consistent with the purpose and intent of Chapter 14 and applicable policies of the General Plan. Placement of the dwelling within the Ridgeline Subdistrict would violate the prohibition on development in that area and would be inconsistent with the LLA and the Development Plan.*

***Staff Analysis:*** *As noted above, it would not be possible to build a home of the size and configuration proposed without obtaining a variance of some kind. A home with the same square footage might be feasible without the need for either variance, but would require a more compact design than the applicant proposes.*

*Staff evaluation finds that the proposed variance request, including the mitigating characteristics of the proposal and the conditions of approval listed in Appendix A, is consistent with the purpose and intent of Chapter 14. In this case it is a balance of two different variances that would need to be granted to approve construction of a home that is similar in size to other homes in the same subdivision and neighborhood. Since the terrain management impacts are proposed to be mitigated by retaining walls, a water tank and by providing fire sprinklers in the home, there would be no remaining*

terrain management impacts. The photo renderings show that were an escarpment variance be granted, the home would not meet the intent of the Escarpment Overlay Zone.

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

**Applicant Response:** The City approved the Escarpment Overlay district in order to promote the economic, cultural, and general welfare of the people of the City, including preservation of the historic ridgetop and foothills area environment as a visual asset for the benefit of the community. (Code §14-5.6.A) The Code prohibits development in the Ridgetop Subdistrict, which occupied the lower portion of the Property, closest to Cerros Altos.

By approving the LLA and the Development Plan for Cerros Altos, the City approved buildable area within the Foothills Subdistrict in the same general area where the dwelling is proposed to be located, which would require approval of the requested variance to the 50-50 Rule. In doing so, the City has already determined that locating the dwelling in the area proposed is not contrary to the public interest. Placing the dwelling within the Ridgetop Subdistrict would be contrary to the purposes of the Escarpment Overlay district and would also be inconsistent with the LLA and Development Plan.

**Staff Analysis:** Staff also believes that the variance is not contrary to the public interest. The development will include several measures which mitigate potential impacts from building on steep slopes. If the home were built on either of the other potential sites identified it would have greater visual impacts. Therefore, the proposed site, with mitigating features, is the site with the greatest protection of the public interest for the proposed home.

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

**Applicant Response:** Not applicable.

**Staff Analysis:** Staff concurs.

#### IV. EXHIBITS

##### Exhibit A – Conditions of Approval

##### Exhibit B – Development Review Team Comments

1. Terrain Management Memorandum, RB Zaxus
2. Technical Review Division Memorandum, Somie Ahmed
3. Fire Department Review Memorandum, Reynaldo Gonzalez
4. Wastewater Division Memorandum, Stan Holland
5. Water Department Memorandum, Dee Beingessner
6. Traffic Engineering Email, Sandra Kassens

7. Metropolitan Planning Organization Email, Keith Wilson

Exhibit C – Maps

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

Exhibit D- Photo Renderings

1. Photo rendering of building on foothills building site from Cerros Colorados
2. Photo rendering of building on ridgetop building site from Cerros Colorados
3. Photo rendering of building on development plan building site from Cerros Colorados
4. Photo rendering of building on foothills building site from Hyde Park Road
5. Photo rendering of building on ridgetop building site from Hyde Park Road
6. Photo rendering of building on development plan building site from Hyde Park Road

Exhibit E – Comments Received

1. Baylor Trapnell

Exhibit F- Applicant Submittals

**City of Santa Fe, New Mexico**

**Planning Commission**

**Exhibit A**

**Preliminary Subdivision Plat Conditions  
of Approval**

Exhibit A  
Conditions of Approval  
**2051 Cerros Altos Terrain Management Variance**  
Case #2016-6

	DRT Conditions of Approval	Department	Staff
1	Driveway and associated turnouts must be located outside of the 30 foot road setback that runs along the western boundary of the site.	Case Planner	Katherine Mortimer
2	The single family residence shall be required to connect to the City's existing public sewer line within Cerros Altos through a private sewer service line extension from the residence to the public sewer line.	Wastewater Management Division	Stan Holland
3	<p>1. All Fire Department access shall be no greater than a 10% grade throughout. <i>Variance has been granted with the installation of automatic sprinkler systems to new and existing construction</i></p> <p>2. Fire Department Access shall not be less than 20 feet width and must be maintained in all weather and to bear the weight of a fire apparatus. <i>A variance will be granted for the 20 feet width access with the installation of automatic sprinkler systems to new and existing construction. The applicant must also provide an access road to the property that will bear the weight of a fire apparatus and provide a legal binding document on maintenance of the private section of the road.</i></p> <p>3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turnaround that meets the IFC requirements shall be provided. <i>Variance has been granted with the installation of automatic sprinkler systems to new and existing construction. The location of the turnout is flexible to meet other city requirement, in conjunction with an emergency turnaround.</i></p> <p>4. Fire Department shall have 150 feet distance to any portion of the building on</p>	Fire Marshal	Reynaldo Gonzales



Exhibit A  
Conditions of Approval  
**2051 Cerros Altos Terrain Management Variance**  
Case #2016-6

	any new construction. 5. Shall have water supply that meets fire flow requirements as per IFC		
4	<p>1. Chimneys may exceed the max height by not more than 3' above the immediately adjacent roof as per Article 14-5.6 (F)(5)(c) "Architectural &amp; Site Standards."</p> <p>2. Height of water tank/cistern being proposed must meet the height requirements of Article 14-5.6(F)(5) "Architectural &amp; Site Standards" in the foothills subdistrict.</p> <p>3. Building color, exterior lighting &amp; exterior glazing shall comply with Article 14-5.6(F) "Architectural &amp; Site Standards."</p> <p>4. Landscaping shall comply with Article 14-5.6(G) "Landscaping."</p>	Escarpment + Landscaping	Somie Ahmed
5	If the project proceeds to the permit phase, additional review will be required	Terrain Management	RB Zaxus
6	The property at 2051 Cerros Altos has access to a water main for service.	Water Division	Dee Beingessner
7	The single family residence shall be required to connect to the City's existing public sewer line within Cerros Altos through a private sewer service line extension from the residence to the public sewer line.	Wastewater Division	Stan Holland
8	No Comments	Traffic Engineering	Sandra Kassens
9	No Comments	Metropolitan Planning Organization	Keith Wilson

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

## **Planning Commission**

### **Exhibit B**

#### **Development Review Team Memoranda**

City of Santa Fe, New Mexico

# memo

**DATE:** February 8, 2016  
**TO:** Katherine Mortimer, Case Manager  
**FROM:** Risana B "RB" Zaxus, PE  
City Engineer  
**RE:** Case # 2016-06  
Cerro Alto terrain management variance

---

I have reviewed the proposed residence placement, and I support the variance, as the proposed location is not in the ridgetop and has less overall impact than alternatives. If the project proceeds to the permit phase, additional review will be required and comments will be provided.

**EXHIBIT B1**

# City of Santa Fe, New Mexico

# memo

**DATE:** February 2, 2016  
**TO:** Katherine Mortimer, Planner Supervisor  
**FROM:** Somie Ahmed, Planner Technician Senior  
**SUBJECT:** Comments for Case #2016-06, 2051 Cerros Altos Terrain Management Variance

---

Below are staff's final comments for 2051 Cerros Altos Terrain Management Variance.  
These comments are based on documentation and plans dated January 29<sup>th</sup>, 2016:

1. Chimneys may exceed the max height by not more than 3' above the immediately adjacent roof as per Article 14-5.6 (F)(5)(c) "Architectural & Site Standards."
2. Height of water tank/cistern being proposed must meet the height requirements of Article 14-5.6(F)(5) "Architectural & Site Standards" in the foothills subdistrict.
3. Building color, exterior lighting & exterior glazing shall comply with Article 14-5.6(F) "Architectural & Site Standards."
4. Landscaping shall comply with Article 14-5.6(G) "Landscaping."

**EXHIBIT B2**

# City of Santa Fe, New Mexico

## memo

**DATE:** January 24, 2016  
**TO:** Noah Berke , Case Manager  
**FROM:** Reynaldo Gonzales, Fire Marshal *RDG*  
**SUBJECT:** Case #2016-06 2051 Cerros Altos Terrain Mangement

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

**Prior to any new construction or remodel shall comply with the current code adopted by the governing body.**

1. All Fire Department access shall be no greater than a 10% grade throughout. *Variance has been granted with the installation of automatic sprinkler systems to new and existing construction*
2. Fire Department Access shall not be less than 20 feet width and must be maintained in all weather and to bear the weight of a fire apparatus. *A variance will be granted for the 20 feet width access with the installation of automatic sprinkler systems to new and existing construction. The applicant must also provide an access road to the property that will bear the weight of a fire apparatus and provide a legal binding document on maintenance of the private section of the road.*
3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. *Variance has been granted with the installation of automatic sprinkler systems to new and existing construction. The location of the turnout is flexible to meet other city requirement, in conjunction with an emergency turn-around.*
4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
5. Shall have water supply that meets fire flow requirements as per IFC

**EXHIBIT B3**

City of Santa Fe



## MEMO

### Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

#### E-MAIL DELIVERY

Date: January 26, 2016

To: Noah Berke, Case Manager

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

Subject: Case 2016-06 2051 Cerros Altos Terrain Management Variance

---

The subject property is accessible to the City public sewer system.

The following shall be required:

1. The single family residence shall be required to connect to the City's existing public sewer line within Cerros Altos through a private sewer service line extension from the residence to the public sewer line.

**EXHIBIT B4**

*City of Santa Fe*  
**memo**

**DATE:** January 27, 2016  
**TO:** Noah Berke, Case Manager, Land Use Department  
**FROM:** Dee Beingessner, Water Division Engineer *DB*  
**SUBJECT:** Case # 2016-06 2051 Cerros Altos Terrain Management

---

The property at 2051 Cerros Altos has access to a water main for service. The Water Division does not have any other comments on this case.

Fire protection requirements are addressed by the Fire Department.

**EXHIBIT B5**

**MORTIMER, KATHERINE E.**

---

**From:** BERKE, NOAH L.  
**Sent:** Wednesday, January 27, 2016 1:29 PM  
**To:** MORTIMER, KATHERINE E.  
**Subject:** FW: 2051 Cerros Altos terrain Management variance  
  
**Categories:** Red Category

**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

---

**From:** KASSENS, SANDRA M.  
**Sent:** Wednesday, January 27, 2016 1:15 PM  
**To:** BERKE, NOAH L.  
**Cc:** ROMERO, JOHN J; WILSON, KEITH P.  
**Subject:** 2051 Cerros Altos terrain Management variance

Noah,  
I have no comments for the terrain management variance at 2051 Cerros Altos, case #2016-006. I have passed the paper copies to Keith Wilson so he can look at trail connectivity.

Give me a call if you have any questions.

*Sandra Kassens*  
Engineer Assistant  
Engineering Division  
Public Works Department  
*City of Santa Fe*  
505-955-6697

**EXHIBIT B6**



**MORTIMER, KATHERINE E.**

---

**From:** BERKE, NOAH L.  
**Sent:** Thursday, January 28, 2016 11:52 AM  
**To:** MORTIMER, KATHERINE E.  
**Subject:** FW: 2051 Cerros Altos terrain Management variance

**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

**From:** WILSON, KEITH P.  
**Sent:** Thursday, January 28, 2016 11:20 AM  
**To:** KASSENS, SANDRA M.; BERKE, NOAH L.  
**Cc:** ROMERO, JOHN J  
**Subject:** RE: 2051 Cerros Altos terrain Management variance

Hi Noah:

I have no comments for the Terrain Management Variance at 2051 Cerros Altos, Case #2016-006.

You may want to consult with Tim Rogers, Santa Fe Conservation Trust ([tim@sfct.org](mailto:tim@sfct.org) or 505-989-7019) on any potential impacts or opportunities for planned connectivity related to the Dale Ball Recreational Trail System.

**Keith P. Wilson**

**MPO Senior Planner**

**Santa Fe Metropolitan Planning Organization**

Mailing: P.O. Box 909  
Santa Fe, NM 87504-0909  
Office: 500 Market St, Suite 200 (Above REI Store)  
Santa Fe, NM  
Map: <http://tinyurl.com/l6keieg>  
Directions & Parking: <http://www.rallyardsantafe.com/north-railyard/>  
Phone: 505-955-6706  
Email: [kwilson@santafenm.gov](mailto:kwilson@santafenm.gov)  
[santafemppo@santafenm.gov](mailto:santafemppo@santafenm.gov)

Please Visit Our Website at: [www.santafemppo.org](http://www.santafemppo.org)



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**City of Santa Fe, New Mexico**

**Planning Commission**

**Exhibit C**

**Maps**

## Future Land Use Map

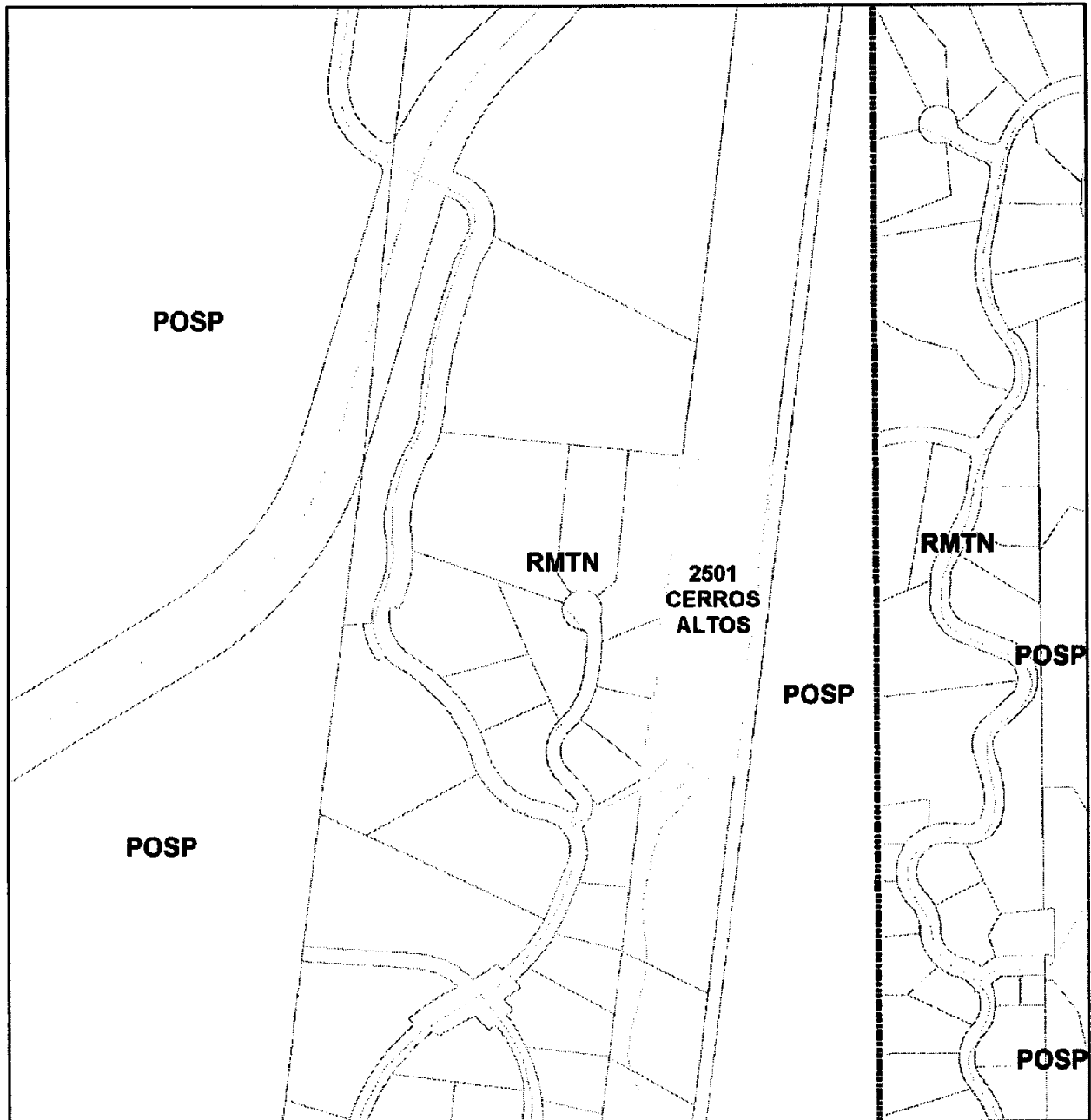


EXHIBIT C1



## Zoning Map

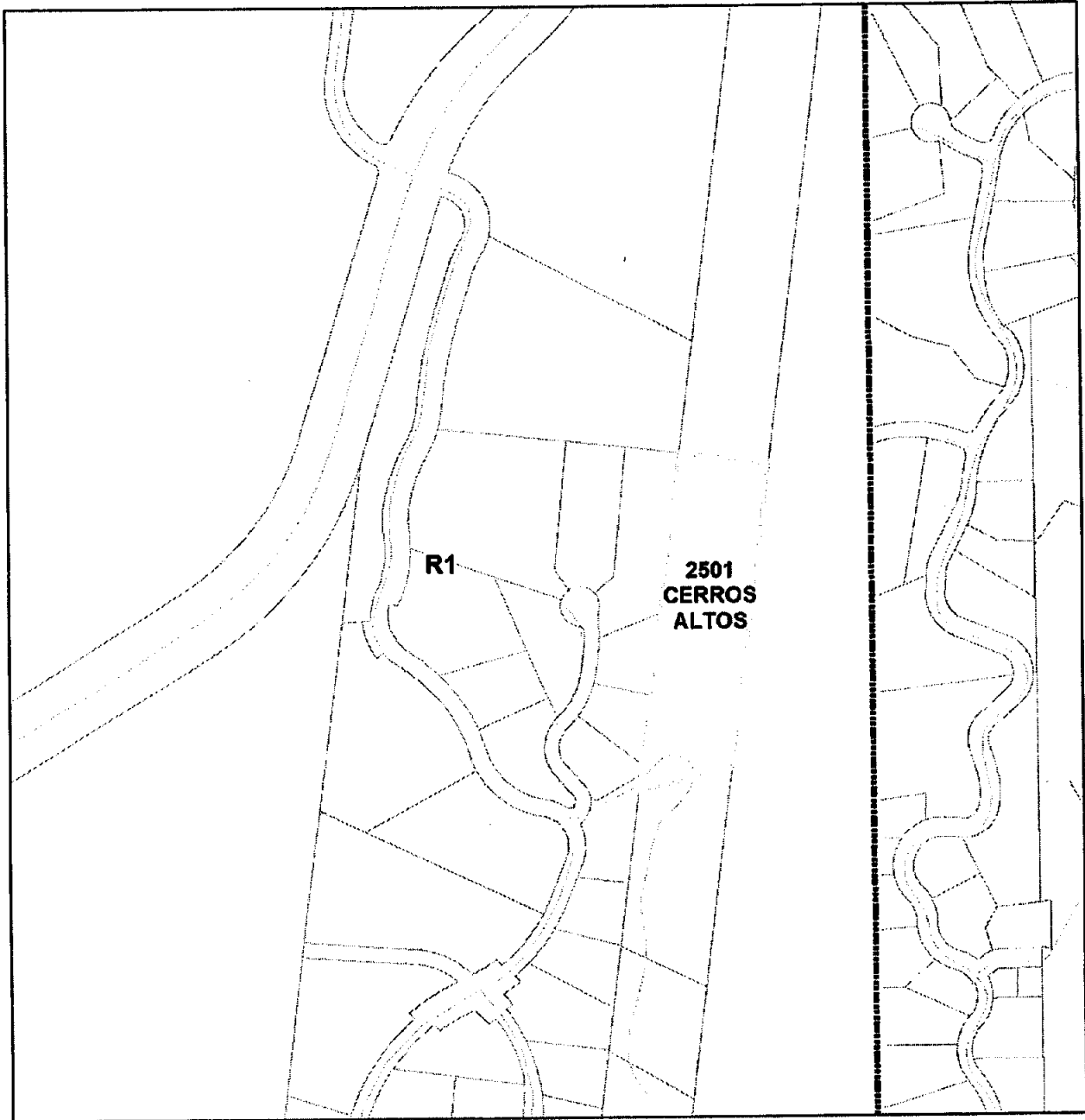


EXHIBIT C2



# Aerial Photo

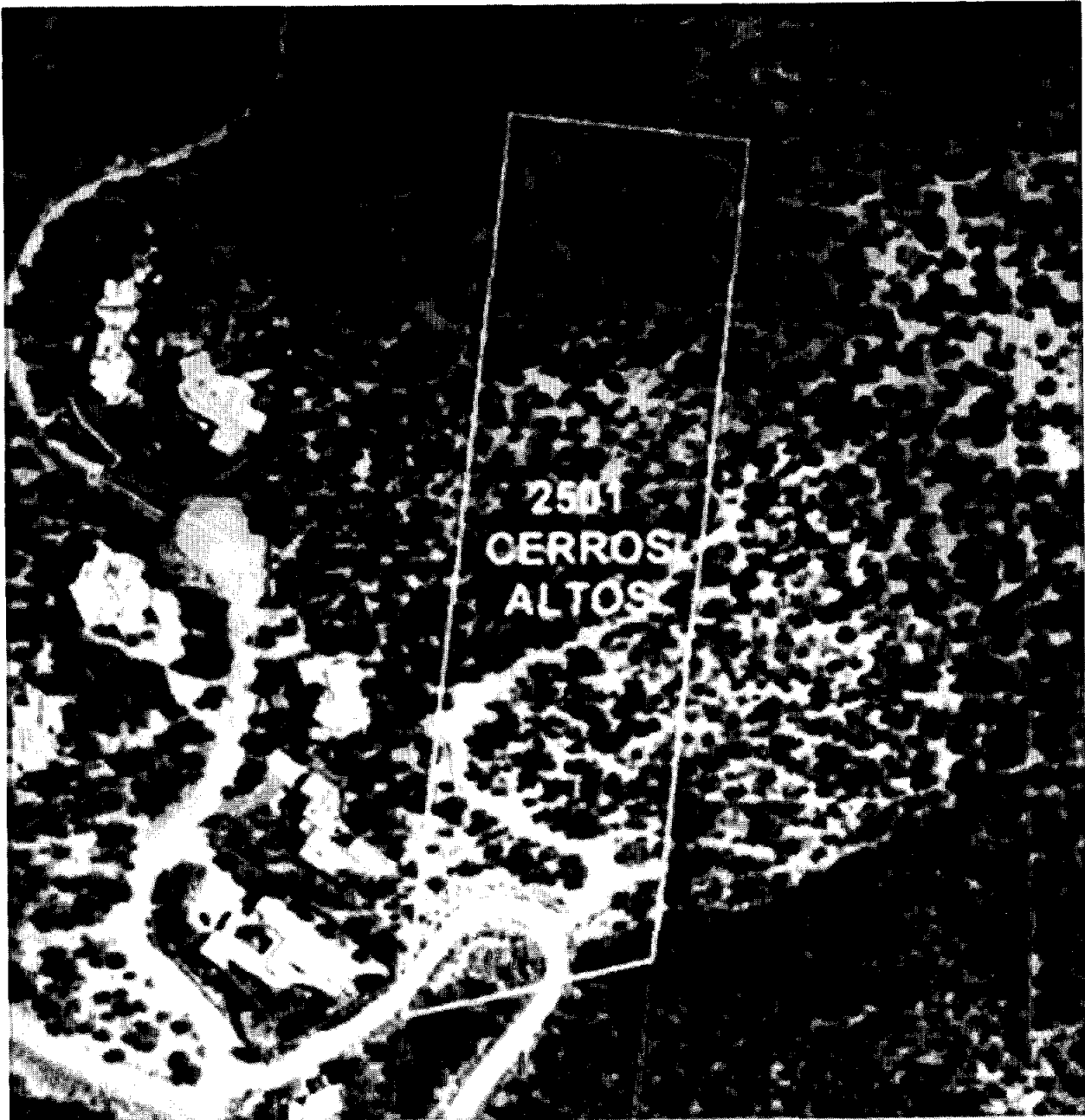


EXHIBIT C3

**City of Santa Fe, New Mexico**

**Planning Commission**

**Exhibit D**  
**Photo Renderings**

PHOTO RENDERING: PROPOSED BUILDING ON FOOTHILLS BUILDING SITE AS SEEN FROM CERROS COLORADOS



EXHIBIT D1

PHOTO RENDERING: PROPOSED BUILDING ON RIDGETOP BUILDING SITE AS SEEN FROM CERROS COLORADOS

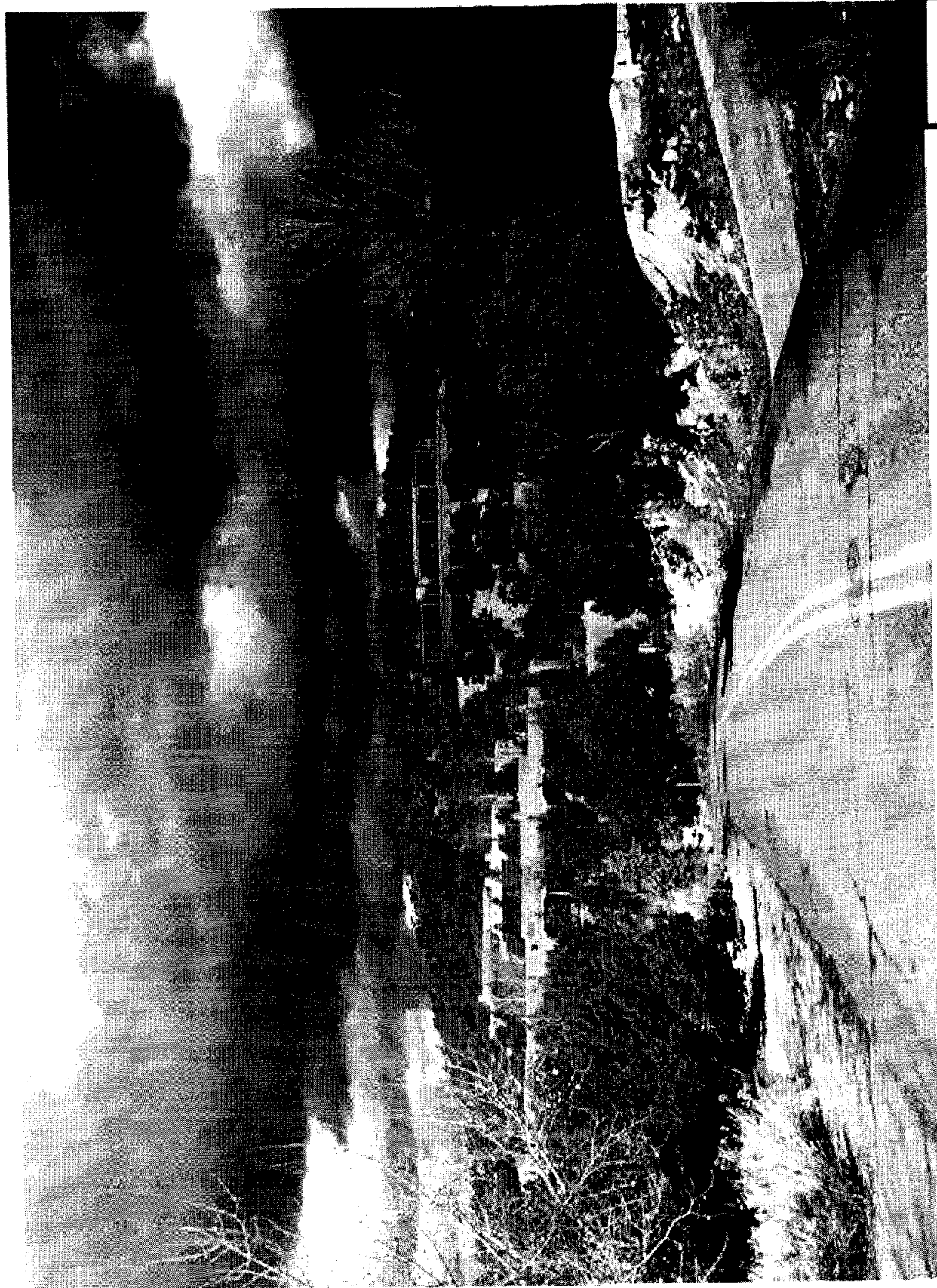


EXHIBIT D2



PHOTO RENDERING: PROPOSED BUILDING ON DEVELOPMENT PLAN BUILDING SITE AS SEEN FROM CERROS COLORADOS



EXHIBIT D3

PHOTO RENDERING: PROPOSED BUILDING ON FOOTHILLS BUILDING SITE AS SEEN FROM HYDE PARK ROAD



EXHIBIT D4

PHOTO RENDERING: PROPOSED BUILDING ON RIDGETOP BUILDING SITE AS SEEN FROM HYDE PARK ROAD



EXHIBIT D5

PHOTO RENDERING: PROPOSED BUILDING ON RIDGETOP BUILDING SITE AS SEEN FROM HYDE PARK ROAD



EXHIBIT D6

**City of Santa Fe, New Mexico**

**Planning Commission**

**Exhibit E**  
**Comments Received**

**MORTIMER, KATHERINE E.**

---

**From:** BAYLOR TRAPNELL <baylortrapnell@yahoo.com>  
**Sent:** Tuesday, February 23, 2016 1:09 PM  
**To:** MORTIMER, KATHERINE E.  
**Subject:** VARIANCE REQUEST-COLWECK/SILVERSTEIN PROP> < LOT 6, CERROS ALTOS  
SUBDIVISION

Greetings Katherine Mortimer, My name is Baylor Trapnell. I own Lot 16 in Cerros Colorados (2101 Senda de Daniel) and Lot 5 in Los Cerros Altos (2055 Cerros Altos) both of which adjoin Lot 6, Cerros Altos on the south & east. Cerros Altos Rd. passes across my Lot 16, Cerros Colorados in an easement.

I have received notice of the VARIANCE REQUEST. I wish you, The Land Use Department, and the City Planning Commission to know that I have NO OBJECTION to the requested variance.

Yours Sincerely, Baylor H. Trapnell, B.Arch., M.A.

**EXHIBIT E1**

**City of Santa Fe, New Mexico**

**Planning Commission**

**Exhibit F**  
**Applicant Submittals**

## **SOMMER, KARNES & ASSOCIATES, LLP**

---

**Mailing Address**

Post Office Box 2476  
Santa Fe, New Mexico 87504-2476

**Street Address**

200 West Marcy Street, Suite 139  
Santa Fe, New Mexico 87501

Telephone: (505) 989.3800

Facsimile: (505) 982.1745

Karl H. Sommer, Attorney at Law

khs@sommer-assoc.com

Joseph M. Karnes, Attorney at Law

jmk@sommer-assoc.com

Mychal L. Delgado, Certified Paralegal

mld@sommer-assoc.com

---

James R. Hawley, Attorney at Law

jrh@sommer-assoc.com

Of Counsel

Licensed in New Mexico and California

January 15, 2016

Noah Berke, Senior Planner  
City of Santa Fe Land Use Department  
200 Lincoln Avenue  
Santa Fe, NM 87501

Re: Cerros Altos Subdivision, Lot 6 (the "Property")

Dear Noah:

On behalf of Property owner, the Julie Silverstein Trust and the Kim M. Colweck Trust (collectively the "Property Owner"), this application requests to Code section 14-8.2.D.3.b to allow for a single family residential dwelling to be developed on the Property, with a building footprint having more than half of its area on slopes of twenty percent or greater (the "Variance").

The 2.534 acre Property is part of the Cerros Altos Subdivision, which the City approved in 2003 and which was replatted in 2007. The Property is located south of Hyde Park Road off of Cerros Colorados and Cerros Altos.

The entirety of the Property is located within the Ridgetop and Foothills Subdistricts of the Escarpment Overlay. Much of the slopes on the Property are greater than 20 percent. In 2003, the City approved a lot line adjustment plat involving a larger area that includes the Property (the "LLA"). The LLA identified the buildable area within the portion of the Property within the Foothills Subdistrict, which is where the structure is proposed and which requires approval of the requested variance.

In 2003, in conjunction with approval of the Cerros Altos Subdivision, which includes the Property, the City approved a Development Plan (the "Development Plan"), which identifies an "approximate building site" consisting of 5,853 SF located within the Foothills Subdistrict in the same location as the proposed structure as well as a driveway, which was roughed in approximately 10 years ago in conjunction with extension of utilities in to the Property (the "Driveway").

The requested variance is consistent with the LLA and the Development Plan and would avoid the need for a variance to allow development within the Ridgetop Subdistrict. The variance would also minimize site disturbance by relying on the Driveway, which was installed in the area designated on the Development Plan.

<b>EXHIBIT F</b>
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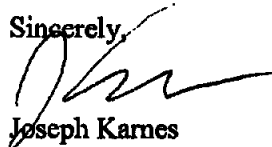


**SOMMER, KARNES & ASSOCIATES, LLP**

**Noah Berke  
January 15, 2016  
Page 2 of 2**

Thank you for your consideration of this request. If you have questions or need additional information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Karnes', is written over the word 'Sincerely,'.

**Joseph Karnes**