



# Agenda

CITY CLERK'S OFFICE

DATE 6/30/16 TIME 4:45

SERVED BY Jessamine Quintero

RECEIVED BY [Signature]

## AMENDED

### PLANNING COMMISSION

Thursday, July 7, 2016 - 6:00pm

City Council Chambers

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

- A. ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS  
MINUTES: June 2, 2016

#### FINDINGS/CONCLUSIONS:

Case #2016-49. Las Soleras Minor Amendment to Road Phasing Plan.

Case #2016-50. Presbyterian Health Services Hospital Development Plan and Terrain Management Variance.

Case #2016-46. 102 Montoya Circle Escarpment Variance.

- E. OLD BUSINESS
- F. NEW BUSINESS

1. An ordinance amending Subsection 14-6.2(H); creating a new Subsection 14-6.2(J) of the Land Use Development Code to establish urban agricultural activities and uses for commercial purposes; and making other such changes as necessary to carry out the purpose of this ordinance. (Mayor Gonzales and Councilor Ives) (John Alejandro)
  - a) A resolution adopting the City of Santa Fe policies, procedures and guidelines for Urban Farms. (Mayor Gonzales and Councilor Ives) (John Alejandro) **(TO BE POSTPONED TO AUGUST 4, 2016)**
2. Case #2016-57. Variance Requests to Sign Standards for Presbyterian Hospital. James W. Siebert & Associates, Inc., agent for Presbyterian Healthcare Services, requests approval of variances to the provisions of Section 14-8.10 SFCC 1987 'Signs', on Tract 8, a 39.03 acre parcel which is zoned HZ, Hospital Zone District. (Noah Berke, Case Manager) ~~Las Soleras Minor Amendment to Master Plan. James W. Siebert & Associates, Inc., agent for Beckner Road Equities Inc., requests approval of a minor amendment to the Las Soleras Master Plan to add a Comprehensive Sign Plan which includes modifications to the provisions of Section 14-8.10 SFCC 1987 'Signs', on Lot 8, a 39.03 acre parcel which is zoned HZ, Hospital Zone District. (POSTPONED FROM JUNE 2, 2016 AND JUNE 16, 2016)~~

3. **Case #2016-64. Las Soleras Minor Amendment to Master Plan – R-6 and R-12 Height and Side Yard Standards.** James W. Siebert & Associates, Inc., agent for Las Soleras Oeste, LTD., Las Soleras Center, and Pulte Homes of NM Inc., requests approval of a ~~minor~~ an amendment to the Las Soleras Master Plan to establish alternative height and setback standards for the R-6, R-12 and R-21 residentially zoned districts of Las Soleras. (Noah Berke, Case Manager) **(POSTPONED FROM JUNE 16, 2016)**
4. **Case #2016-42. The Pavilion Office Complex Development Plan and Final Subdivision Plat Time Extension and Amendment to the Phasing Plan.** Santa Fe Planning Group Inc., agent for Commercial Center at 599, requests development plan and final subdivision plat time extension and amendment to the phasing plan for 32 lots on 371.2± acres located west of NM 599, between Airport Road and I-25, and east of the Santa Fe Municipal Airport. The site is zoned BIP (Business Industrial Park) and C-2 (General Commercial). The time extension would extend approvals to 2031. The applicant is also requesting the phasing plan be increased from the original 4 phases of development to 7 phases to allow smaller increments of development to occur at one time. Scott Hoeft, agent for Commercial Center at NM 599. (Donna Wynant, Case Manager) **(POSTPONED FROM JUNE 2, 2016 AND JUNE 16, 2016) (TO BE POSTPONED TO AUGUST 4, 2016)**
5. **Case #2016-51. Haciendas del Mirasol, 700 Hyde Park Road, Preliminary Subdivision Plat.** Cody North, agent for 700 HRP, LLC, requests preliminary subdivision plat approval for 8 lots on 28 acres to be accessed by a private driveway via a connector road off of Hyde Park Road. The property is zoned PRC (Estancia Primera Planned Residential Community). (Donna Wynant, Case Manager) **(POSTPONED FROM JUNE 16, 2016. TO BE POSTPONED TO AUGUST 4, 2016.)**

## **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.**



# Agenda

CITY CLERK'S OFFICE

DATE 6/20/16 TIME 11:30  
SERVED BY [Signature]  
RECEIVED BY [Signature]

**PLANNING COMMISSION**  
**Thursday, July 7, 2016 - 6:00pm**  
**City Council Chambers**  
**City Hall 1<sup>st</sup> Floor - 200 Lincoln Avenue**

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

**MINUTES: June 2, 2016**

**FINDINGS/CONCLUSIONS:**

**Case #2016-49. Las Soleras Minor Amendment to Road Phasing Plan.**

**Case #2016-50. Presbyterian Health Services Hospital Development Plan and Terrain Management Variance.**

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

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

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**SUMMARY INDEX**  
**PLANNING COMMISSION**

July 7, 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 amended	2
D. Approval of Minutes & Findings and Conclusions		
Minutes: June 2, 2016	Approved as amended	2
Findings of Fact & Conclusions of Law		
• <u>Case #2016-49</u> , Las Soleras Minor Amendment to Road Phasing Plan.	Approved as presented	2
• <u>Case #2016-50</u> , Presbyterian Health Services Hospital Development Plan and Terrain Management Variance.	Approved as presented	2
• <u>Case #2016-46</u> , 102 Montoya Circle Escarpment Variance.	Approved as presented	3
E. Old Business	None	3
F. New Business		
1. Ordinance to establish urban agricultural activities and uses for commercial purposes	Postponed	3
Resolution adopting the City of Santa Fe policies, procedures and guidelines for Urban Farms		
2. <u>Case #2016-57</u> , Variance Requests to Sign Standards for Presbyterian Hospital	Approved with conditions	19-22
3. <u>Case #2016-64</u> , Las Soleras Minor Amendment to Master Plan – R-6 and R-12 Height and Side Yard Standards.	Continued to August 18	3-19
4. <u>Case #2016-42</u> , The Pavilion Office Complex Development Plan and Final Subdivision Plat Time Extension and Amendment to the Phasing Plan.	Postponed	22
5. <u>Case #2016-51</u> , Haciendas del Mirasol, 700 Hyde Park Road, Preliminary Subdivision Plat.	Postponed	22
G. Staff Communications	Discussion	22
H. Matters from the Commission	Discussion	22-25
I. Adjournment	Adjourned at 9:25 p.m.	25

**PLANNING COMMISSION**  
**Thursday, July 7, 2016 - 6:00pm**  
**City Council Chambers**  
**City Hall 1<sup>st</sup> Floor - 200 Lincoln Avenue**

**CALL TO ORDER**

A regular meeting of the City of Santa Fé Planning Commission was called to order by Chair Vince Kadlubek on the above date at approximately 6:00 p.m. in the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fé, New Mexico.

**A. ROLL CALL**

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

**Members Present**

Commissioner Vince Kadlubek, Chair  
Commissioner Brian Patrick Gutierrez, Vice-Chair  
Commissioner John B. Hiatt, Secretary  
Commissioner Justin Greene  
Commissioner Stephen Hochberg  
Commissioner Mark Hogan  
Commissioner Piper Kapin  
Commissioner Sarah Cottrell Propst

**Members Absent**

Commissioner Roman Abeyta [excused]

**OTHERS PRESENT:**

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

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

**B. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

### **C. APPROVAL OF AGENDA**

Ms. Martínez received a request to move the Presbyterian Hospital signage case to the end of the agenda.

Chair Kadlubek said there are two items left with 1, 4 and 5 having been postponed. So that would mean switching items 2 and 3.

Commissioner Propst moved to approve the agenda as amended with item 3 heard before item 2 and items 1, 4, and 5 postponed. Commissioner Hiatt seconded the motion and it passed by unanimous voice vote.

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

#### **1. MINUTES: June 2, 2016**

Commissioner Hiatt had some typos to correct as follows:

Page 3, in the motion, where "findings" should be "Findings."

Page 4, 2<sup>nd</sup> paragraph from the bottom where "Sonya Abbot" should be "Somie Ahmed."

Page 18, 4<sup>th</sup> paragraph from the bottom where "was" should be "were."

Page 22, 2<sup>nd</sup> paragraph, where "Ranch" should be "Rancho."

Page 28, 2<sup>nd</sup> paragraph, where "Commissioner" should be "Commissioner Greene."

Commissioner Propst asked for a correction on page 5, toward the bottom where it should say, "Commissioner Propst, for the record, for the attorneys when they build a record from the Staff memo, it does appear that all the criteria have been met and the Commission heard that through the testimony."

Commissioner Hiatt moved to approve the minutes of June 2, 2016 as amended. Commissioner Hochberg seconded the motion and it passed by unanimous voice vote.

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

##### **a. Case #2016-49, Las Soleras Minor Amendment to Road Phasing Plan.**

Commissioner Hochberg moved to adopt the Findings of Fact and Conclusions of Law for Case #2016-49 as presented. Commissioner Kapin seconded the motion and it passed by unanimous voice vote.

**b. Case #2016-50. Presbyterian Health Services Hospital Development Plan and Terrain Management Variance.**

Commissioner Hochberg said he would abstain since he recused himself from this consideration.

Commissioner Hiatt moved to adopt the Findings of Fact and Conclusions of Law for Case #2016-50 as presented. Commissioner Hogan seconded the motion and it passed by unanimous voice vote except Commissioner Hochberg who abstained.

**c. Case #2016-46. 102 Montoya Circle Escarpment Variance.**

Commissioner Hiatt moved to adopt the Findings of Fact and Conclusions of Law for Case #2016-46 as presented. Commissioner Hogan seconded the motion and it passed by unanimous voice vote.

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

1. An ordinance amending Subsection 14-6.2(H); creating a new Subsection 14-6.2(J) of the Land Use Development Code to establish urban agricultural activities and uses for commercial purposes; and making other such changes as necessary to carry out the purpose of this ordinance. (Mayor Gonzales and Councilor Ives) (John Alejandro)
  - a. An ordinance amending Subsection 14-6.2(H); creating a new Subsection 14-6.2(J) of the Land Use Development Code to establish urban agricultural activities and uses for commercial purposes; and making other such changes as necessary to carry out the purpose of this ordinance. (Mayor Gonzales and Councilor Ives) (John Alejandro)

This matter was postponed under Approval of the Agenda.



- 3. Case #2016-64. Las Soleras Minor Amendment to Master Plan – R-6 and R-12 Height and Side Yard Standards.** James W. Siebert & Associates, Inc., agent for Las Soleras Oeste, LTD., Las Soleras Center, and Pulte Homes of NM Inc., requests approval of ~~a minor~~ an amendment to the Las Soleras Master Plan to establish alternative height and setback standards for the R-6, R-12 and R-21 residentially zoned districts of Las Soleras. (Noah Berke, Case Manager) **(POSTPONED FROM JUNE 16, 2016)**

#### Staff Report

Mr. Berke presented the staff report for this case. For details concerning the staff report for this case, please refer to Exhibit 1, incorporated herewith to these minutes as Exhibit 1.

Mr. Berke handed out photos that were not reproduced adequately. [A copy of these photographs are attached to these minutes as Exhibit 2.]

#### Questions to Staff

There were no questions to Staff.

#### Applicant's presentation

Mr. Jim Siebert, 915 Mercer, was sworn

Mr. Kevin Patton was also sworn.

Mr. Siebert used a Power Point to show the Commission the variety of home styles for the streetscape. Ceiling heights are 9'; the joists for the roof or between floors for the two-story models have all the ducts and equipment. The styles include flat and pitched roofs and most of the buyers prefer a pitched roof. The standardized design reduces cost to buyer. Pulte is a tract builder so they take advantage of bulk buying of materials. [A copy of the presentation is attached to these minutes as Exhibit 2A.]

The proximity of homes to open space and trails is mostly within 300'. He showed the entire plan that shows 1A is age-targeted, 1B is traditional, and 1C is age-targeted. The open space connects to SWAN Park on the left. The typical lot is 50x120 with setbacks of 5' side, 15' in the rear and 20' street-facing. Heights are standard for R-6 and R-12 for these setbacks. Houses above 14' require a 24' set back or the other option under R-12 is to modify if approved by the Planning Commission.

Mr. Siebert listed the age-targeted homes, all of which are one-story. He did not show all of the models because some are only slight modifications. He briefly described each as he showed them. Then he showed the traditional models and the streetscape of mixed one and two story homes. He compared it with

a layout of Villa Sonata and Nava Adé and pointed out that the Commission granted a variance for 5' side setbacks for two-story residences. The modification would have no adverse impacts. [A copy of the designs is attached to these minutes as Exhibit 2B.]

Lastly, Mr. Siebert said they agree with all staff conditions.

#### Public Hearing

There were no speakers from the public regarding this case.

#### Questions to Applicant

Commissioner Hochberg noted that in one slide it indicated that **most** dwellings were no further than 300'. But in the Staff Report, it says all.

Mr. Siebert replied that there are about 5-10 further than 300' out of 390 homes.

Commissioner Hiatt referred to Exhibit C, page 1, from the ENN where it says they are 200' from open spaces.

Mr. Siebert said it is 300' and that was just a mistake on the report.

Commissioner Hochberg asked why the Staff had understood that all were within 300'.

Mr. Berke said it was a Staff oversight. He agreed with the applicant.

Commissioner Hochberg asked, if the variances are approved, when construction would begin.

Mr. Patton said Pulte is ready to start and anticipating starting grading as soon as the Council approves the variance - the very next day.

Commissioner Hochberg asked if the Master Plan and Development Plan are in place.

Mr. Patton agreed.

Commissioner Hochberg asked Staff if that is finalized.

Mr. Berke said there is the Las Soleras Master Plan and development plans and then the individual development plans associated with those lots. So there are two parties involved. Mr. Siebert represents multiple parties.

Commissioner Hochberg asked if all parties have signed off on it.

Ms. Martínez clarified that at this point, the normal steps would be first to record the Master Plan and then when approved, record the development plan. We have not yet recorded the Master Plan because there are three outstanding conditions of approval to be met. They pertain to dedication of land for the regional park; dedication for the school site; and dedication for the fire station.

Commissioner Hochberg asked Mr. Siebert if this application is premature then.

Mr. Siebert didn't think so. He would disagree with two of the conditions. The fire station was never part of any condition imposed on any Master Plan or any development plan in Las Soleras. There is also no condition that requires a specific design or a specific time schedule for improvement at the regional park. It will happen but in most cases, park improvements are not done before people live there to support them.

Regarding the school dedication, there has been a delay. Las Soleras had to enter into agreement with Santa Fe Public Schools (SFPS) and that agreement has gone back and forth for several months now. Las Soleras has submitted the signed agreement to the Schools and they were trying to get it on the agenda hoping for the school board to approve it tomorrow but couldn't get it on their agenda. So it goes to them on August 4.

Commissioner Hochberg asked if the applicant will deal first with the school dedication before any construction begins.

Mr. Siebert agreed. He couldn't recall when it would go to Council.

Mr. Shandler said they talked about the first meeting in August.

Commissioner Hochberg asked if he agreed the park is part of this Master Plan.

Mr. Siebert agreed and asked for a moment to look at his notes. He handed the Stenographer page 23 from the June 18 Planning Commission meeting.

Mr. Smith said Council will eventually consider the request to modify the height limits. In the meantime, if the plat is recorded, the City could issue construction permits immediately for the units that meet the code, even before the Council votes to approve the amendment. But that would not include those that don't meet the standards. And the plat won't be recorded until after the Council votes.

Commissioner Hochberg clarified that he just didn't want these things to slip between the cracks. So they can start grading right after variance is granted but there are major things to be resolved first. We want the housing and want Pulte to proceed but we need the park and the school at least. He didn't know about the fire station.

Mr. Patton said there is a distinction between Pulte Homes and Las Soleras, who is the master developer. Pulte is purchasing a portion in the Las Soleras Master Plan zoned for residential and Pulte has

not requested rezoning. If Pulte had a plat today, they could start building models and homes and would love to start building in July. The commitments the master developer was also made to Pulte. The Regional Park is for the entire Master Plan. The school and roads are responsibilities of the master developer and none of those three conditions impact this development.

Commissioner Hochberg thought that had blinders on. There is a scope and Pulte must work under the Master Plan. The school and park are very important and the fire station would be an important selling point. So the Commission cannot give approval until those things are settled. And if they don't, Pulte has a case against them. He asked if Mr. Siebert had suggestions for the Commission to make it go forward.

Mr. Siebert said the hang-up is the school board. Both the SFPS Counsel and SFPS representative are willing to write a letter to the City stating that the agreement has been finalized except for school board review. He asked if such a letter would satisfy the agreement with SFPS.

Ms. Martinez asked if the fact that Superintendent Boyd is leaving would cause any potential hang-up.

Mr. Siebert said the Superintendent is only part of the process. Their Counsel is the one who says it satisfies their commitment. Dr. Boyd has never been a part of the process.

Chair Kadlubek wanted to stay focused on this, rather than talking about school and park and fire station.

Commissioner Hogan thought it might be helpful to clarify if we are talking about designation of land for those purposes. He asked if those properties had been identified and were not part of any of the Pulte development.

Mr. Siebert said that is correct.

Commissioner Hogan reasoned that Commission approval of this doesn't take away from those conditions.

Mr. Berke explained that Las Soleras is part of the annexation agreement that requires park space dedication. The 10 acres for school dedication location has not been identified. If this contract goes away, the Schools will walk away from it. And the last piece is the Fire Station which doesn't affect any of Pulte area. How the park plays into this development is that it is just more open space. Pulte's justification is that there is more open space for the reduced setbacks (from 10' to 5') with the regional park there.

Regarding the amendments from last year, rezoning amendments and down zoning are part of the Master Plan approved by Council. It is not yet recorded because those conditions have not been met. The park design or financial guarantee have not been met yet. Staff is working with Pulte and the City Attorney to record Estancias 1 A and 1 B. We have identified the park space location but there is not yet any dedication or an approved plan for the park development. Pulte agreed to provide a soccer field and a tot lot as a portion of the park which is just one component of the regional park.

Chair Kadlubek asked Mr. Siebert if he is representing both Pulte and Las Soleras.

Mr. Siebert agreed.

Chair Kadlubek asked where we are with the park dedication,

Mr. Siebert said he handed out the Planning Commission minutes from June 18, 2015. Mr. Thompson, Parks Director, said they would wait until the Parks Master Plan was completed in order to have a better idea how this park fit into the development of all parks in Santa Fe. This reflects that decision. There is a perception that there needs to be a design for the park but Mr. Thompson said he was not ready for that.

There was an issue by one City Councilor asking for proof that the park can even be developed - that 80% of it can be developed for park land. He submitted a plan that accomplished that to the City and even Councilor Dominguez looked at it. Topographically, it shows that 80% of this land is developable. So he thought this is premature and the Parks Director also thought it is premature.

Chair Kadlubek asked if the application could be approved if she knew the dedication was going to having a public park and wait on the design until after the Parks Department comes up with a Parks Master Plan.

Ms. Martinez said the dedication would absolutely be necessary and the code speaks to the development of a plan related to that park.

Mr. Smith said Section 14-8.14 requires the dedication and improvement of a park. The Staff, including Legal Staff, has reviewed that with Pulte and the Las Soleras partners how to implement that code provision. Staff is working with them to resolve that issue so that letter and intent of the law is complied with and so that the contractual obligations of annexation agreement are met.

Ms. Martinez said they have been in discussions as of late this afternoon about the matter and a week ago, discussed the idea of charettes about what the regional park could be. And maybe not just the park but the soccer field and a tot lot. She got a commitment from Mr. Skaarsgard and from Pulte this afternoon to have a design charrette in the first week of August. Hopefully, they will come up with a plan that would then have to be presented to Council for approval.

Chair Kadlubek surmised that a lot of things are going on in early August. Hopefully, that School Board meeting in early August will solve the school site issue. He asked if the commitment to that design meeting would satisfy the issue. They are removing open space because of access to a park will provide it. But the City says the park isn't as secured as the City would like. The City wants a dedication and some design. Even if the Commission approves this tonight, it won't go to the Governing Body until August.

So the design meeting will happen prior to the Council meeting.

He asked what other condition of approval or agreement could happen at this meeting that would solve the park issue and at least look at the setback issue and say it is justified.

Mr. Berke suggested that:

1. Pulte agrees to coordinate all of the stakeholders - Las Soleras, the City, the project development, Las Soleras LLC. Contract purchases and neighborhoods - to arrive at an acceptable design and implementation schedule as well as financing of the regional park, including but not limited to contributions or a financial guarantee up front.
2. Prior to issuance to the first building permit in the Pulte Subdivision, Pulte will post a financial guarantee in a form acceptable to the City in the amount of \$323,400. That would compensate for 294 lots in the Pulte Subdivision at  $\pm$ \$1,100 park impact fees per lot. Some portion would be earmarked for a portion of the cost of the development of the regional park and shall be in lieu of park impact fees collected at the time of building permit.
3. Lastly, if consistent with the regional park, the plan is approved by the City, in lieu of this payment, Pulte will agree to construct a soccer field and tot lot at the regional park location. They already committed to do that.

He recommended imposition of those first two conditions and said the Commission could impose those conditions of approval, moving this forward.

Chair Kadlubek asked if Staff could provide written copies to the Commission. [A copy is attached to these minutes as Exhibit 3.]

Mr. Smith agreed and went to make copies.

Mr. Shandler said he has looked at them and pointed out that they were written by Pulte's lawyer.

Commissioner Hiatt asked Mr. Siebert if that means he agrees with those two conditions.

Mr. Siebert said this is the first time he has heard of those and wasn't sure if there were two conditions.

Commissioner Hiatt summarized them. He asked, if their attorney drafted it, why he wasn't agreeing with it.

Mr. Patton said this resulted from last week's discussion. Pulte has been working with the City. That actually came from Pulte's counsel. To show Pulte's depth of commitment, even though this is the responsibility of the Master Developer, Pulte is willing to post a financial guarantee as Mr. Berke indicated, for Pulte's portion of that park. We also, got an email from Skaarsgard, asked for a meeting or charette to discuss the design. They will follow through too. Pulte is doing everything possible to leverage their relations with the Master Builder. It benefits Pulte's home buyers too.

Chair Kadlubek recalled that the park was a significant piece of that discussion. We also wanted to say specifically what that park should be. He agreed to allowing some time to decide what the park would look like and in accord with City's park plan. If we know the land is dedicated and financial guarantee is there. That would be enough on the setback side. He hoped that would not hold up the development of the homes.

Ms. Martinez agreed the financial guarantee agreement is a huge step forward. While she also appreciated the commitment to work on the design charrette and move forward in the development, she wanted to make sure that it is not the end of the process. The Council gave them 30 days to produce what the park was to look like. The developer did submit one plan but it was for an urban farm, not a regional park. Since then, there has been no follow-up information produced. So there is nothing else to look at or consider. The discussions are progressing again.

Commissioner Hiatt asked Mr. Patton why they could not just dedicate.

Mr. Patton explained that Pulte doesn't own that land, so Pulte does not have a way to dedicate it.

Commissioner Propst said she was uncomfortable because the approval of this is predicated on access to open space and the park is part of that open space. So it is in the scope of what the Commission should be talking about here. That is one matter and the other is that the Commission has not really heard why - since this is a Master Planned community and Pulte knows how big their models are so she asked why this plan wasn't corrected with the right kind of setbacks to begin with.

Mr. Patton said, "To be honest, when we came to Staff, we said, when we first came in, the homes that we have built in Santa Fe in the two that are listed here, Villa Sonata, Cuesta del Sol, all had a variance so the homes we built there already had the opportunity to build as we are building now. In all honesty, it is a mistake on my team's part. We thought this already had that same ability to build it. So when we came in and we presented to you in the last floor design, we didn't think there was an issue with what we call the wedding cake. And so when it came to our attention that it was, I was not really happy with my thinking and when we came before the city and gave our apologies; it is a mistake on our part. We didn't know that. Coming in, we didn't know so it sounded like we came in and said, okay, we are going to do a change and we already thought that what we had been proposing from day one could be built. And when we found out it didn't, we are before you today, asking for this variance. I would say that it is no different - the variance, even though ... or we are asking for an amendment to the Master Plan, I should say... it fits in to Nava Adé. Nava Adé is your field some of these fertiles if you drive out there, how the same concept that we are asking for tonight.

Everyone in Villa Sonata asked the same thing. So the general area of where the homes are being built, it is trying to reflect the same type of setbacks and some of the height requirements. So I do want to make one clarification on the point. We do include the park in our open space. But I would share with you that in the rea that we are developing, the hundred acres, let's just say - that's outside the park; that's next to Railrunner, Beckner, Nava Adé - that area that what we are speaking about more in general, is that we

could have made at the time, if we were thinking and knew that we needed this, we could have made our lots wider to keep that setback.

We still would have had to come before you for the maximum height allowance for our two-stories. But the error of the setback that we are requesting - if we would have made our lots wider, it would reduce the open space that surrounds the terrain so we would have had less buffer - less open space that more people could enjoy. Yes, we would have had the open space between the homes. But only the homes could enjoy that - the people that own that. And so you would have less private open space. We've provided more private open space than we are required to do. And we thought that was a good thing because then everyone gets to enjoy that. We have created buffers from Nava Adé and the others."

Commissioner Kapin said when Pulte came to the Commission for down zoning, their analysis of what the Commission needed was less density, less intensity and now Pulte is increasing the intensity of those lots. She didn't understand the statement he just made that they would eat into the open space if they made the lots bigger. She was surprised to see this. Being five feet away from one's neighbor, the houses don't have windows on the sides. It is dark. It kind of contradicts what Pulte came and told the Commission at the last meeting when they came and asked to be down-zoned for so much space.

Mr. Patton said if members visited the communities in Albuquerque that they referenced, that exact same model that was shared there are these same models. That has not changed from day one. So that is what they thought they could do from day one. They are transferring intensity from right or left. It would push out from the interior of the subdivision so there would be less private open space on the outskirts. It would be the same number of lots.

Commissioner Kapin reasoned that Pulte may have to have fewer lots.

Mr. Patton said there is a certain number of lots that Pulte has to have to make it work.

Commissioner Greene reminded him that when they started it Pulte had the opportunity to make it twice as dense - in fact, four times as dense. They are essentially at R-2 now. This was originally R-12 and down zoned to R-6 and made it a quarter of their potential density. They had the opportunity to do more lots and do it with the current zoning.

Mr. Patton agreed they could have done that if they decided to have narrow lots like in Villa Sonata.

Chair Kadlubek asked if the reason for the design proposed is that Pulte thinks it is more attractive and will sell better - with the pitch to the street and not to the side.

Mr. Patton said it is an option we would like to make available to the buyer so it doesn't all look the same. Most consumers who are older, want less space to maintain. The rear lots are deeper but sides and front is less. They are not trying to deceive anybody. The age-targeted area is in the Pulte tradition. A narrower lot would change the population Pulte wants to service.



Chair Kadlubek went back to the three conditions of approval, that were now copied, and they would just look at a and b and not worry about condition c.  
[See Exhibit 3.]

Mr. Berke agreed. If the Commission chooses to recommend with the conditions of approval to clarify that it is Pulte and the Developer who post the financial guarantee for the development of the park. This is 100% of the residential component of this subdivision and parks are linked to residential subdivisions.

Chair Kadlubek asked Mr. Siebert how he felt about the first two conditions (a and b).

Mr. Siebert said Las Soleras has already begun that process on condition a.

Mr. Smith made one correction. "Las Campanas" should read "Las Soleras."

Chair Kadlubek agreed and thought the Commission would probably have lots of changes here.

Mr. Siebert clarified that in condition b, the \$1,100 would come from the impact fee for the lot. The commitment Staff is requesting is that the impact fee that normally would be paid at time of building permit, those fees would be paid in advance. So he asked if, every time they come in for a building permit, they would be charged again for the park impact fee.

Mr. Berke thought they needed to go into more depth on this. This was submitted about three hours ago from their attorney. The assumption is that at building permit, the park fee would be waived.

Chair Kadlubek agreed. That would make sense.

Ms. Martinez explained that when impact fees are collected, they go into a fund and a city committee decides how that money will be used. But to earmark them, might need to go to the Governing Body for approval. She didn't want the Commission to make a decision on something it has no authority for.

Commissioner Hiatt said he sits on that committee and Ms. Martinez is right. That committee makes recommendations to Council on how it is spent. But if there is an agreement of minds here, then the language can be changed to accomplish this obligation. But he was hesitant to use impact fees in that context.

Chair Kadlubek suggested they change the language so it is strictly a financial guarantee in that amount of \$323,400 and have some language that for every \$1,100 of impact fee that is collected would come out of that financial guarantee.

Mr. Shandler clarified that if this was a standard development, they would pay their park impact fees. But under the City Code, when it is part of a Master Plan they (Pulte) don't have to pay any park impact fees. They will post a financial guarantee. And we should figure out what they would have to pay without this for a park impact fee.

Chair Kadlubek reasoned they are just using this equation then, to get a number that makes sense for the park costs.

Commissioner Hochberg said that means the impact fees language shouldn't even be there.

Chair Kadlubek agreed. So they will rework the language. The calculation of 294 lots times \$1,100 should be deleted and not have the number of lots and amount for each.

Ms. Martinez said it is critical to keep "a portion of the cost of development" because we don't want to make the assumption that this amount is going to cover the cost of the whole park. No one knows what that cost will be.

Chair Kadlubek said all that is being asked for is a financial guarantee in a form acceptable to the City which is \$323,400 for the park as a condition of approval here.

Mr. Berke said they usually get a park design and an engineer's estimate and ask for a guarantee for that part. He was not sure this would cover the development of a 28-acre park in total. The amount for the financial guarantee would probably cover the park portion. And there are others coming forward for Las Soleras later on so this is important to remember.

Chair Kadlubek assumed that they cannot earmark impact fees but we can earmark this guarantee of \$323,400 which is for a portion of the park. It is not an impact fee. He asked if that would suffice.

Mr. Berke agreed that is a portion of the cost.

Commissioner Kapin pointed out that we don't know this is a proper portion.

Chair Kadlubek agreed but the Commission just wants to make sure a park is developed.

Commissioner Kapin asked if it would have to wait until August then.

Chair Kadlubek said we have to wait until August anyway. There is agreement so why do we want to get in the middle of it. This number is just a suggestion to get past this problem.

Commissioner Hochberg considered it a reasonable amount, given in good faith. The Commission is supposed to give Council a recommendation that will work. He asked why there was such a flurry of activity in the last few days. They Commission has to leave the imperative and get the party that is going to do it in here. Often the Commission deals with small things like bike trails but these are big things here. The Park and school and Fire Station didn't just emerge yesterday. Everyone understood those conditions when the Master Plan was approved.

It is not enough for them to say they made a mistake. Pulte is a big company. They have a legal

department and should know what these things are. He also didn't know why Pulte needs these behemoth two-story houses here. But before we get to that, we need the park, the school and the fire house.

Chair Kadlubek reminded him that this site to be dedicated is not for a school but a field for a school that already exists. A lot of these things are adjustments from the last few months. With regard to the park. Our city's own Parks Department is saying to wait for the design. So he was just trying to tip toe forward. He was totally fine with moving this to the next meeting but wanted to ask a few other things here.

Mr. Berke clarified that in the minutes handed out, what Mr. Thompson said in the past. We are in a new fiscal year. There is an RFP out to get a master plan complex designed. The current Master Plan doesn't address the park as it was designed. The park and school and fire house were part of the 2008 annexation agreement and came to more specificity in 2015. This is not something that is new. It is important to implement these things as quality of life issues.

Chair Kadlubek agreed. We all agree with that. We were adamant about the park and the school in approving the Master Plan. A lot of the elements have been in the plan, thanks to the amendments in 2015. Monte del Sol was present during the Development Plan hearing and saw the developer try hard to appease Monte del Sol. He would hate to see Monte del Sol not agree to the land have that halt the process. So if Pulte and Las Soleras are working in good faith with the school, he asked if that would allow it to go forward.

Mr. Shandler pointed out that those are two different schools. Monte del Sol is a Charter High School with a sliver of land for a soccer field. SFPS thought they would have an elementary school out there but never agreed on a location. Mr. Siebert was talking about the public elementary school site.

Mr. Siebert agreed. As part of negotiations with SFPS, he recommended a site within the Pulte development and they rejected it. They offered an alternate site near the Interstate but the School Board rejected that one also.

Chair Kadlubek said if the Commission is going to hold up their development because of their negotiation failure with SFPS, it puts the developer in a bad position and SFPS can keep asking for more, knowing they are holding up the development.

Mr. Berke said the condition requires a dedication of 10 acres. Whether the SFPS builds a school is different.

Commissioner Hochberg agreed that postponement is likely but asked to finish the discussion of the conditions.

Commissioner Hiatt thanked Commissioner Hochberg for expressing some of his own feelings. He appreciated everything Mr. Patton has done to bring a quality product to the City and also Staff's work with Pulte. He said he lives close by and drives Governor Miles every day. He knew what was discussed and was disappointed that we can't live by these agreements. Pulte is a nationwide company and has models

that work everywhere else and now they are going down a rabbit hole. He was trying to embrace the pitched roofs. He didn't see the diversity here and has heard this discussion for 30 years. He was not sure that having homes that look alike is bad.

He was also concerned about how narrow that 5 feet setback is and what it does to the living environment. His neighborhood has a few more feet. He was not sure that he was going to support the variance in the long run but wanted to keep an open mind. If it is not improved, he hoped Pulte had enough other models. There is a need for pitched roofs in Santa Fé.

He told Mr. Siebert that he could now realize what a conflict of interest is. He represents both so he needs to be the mediator and needs to get with the staff to get it worked out. Pulte is put in a really bad spot with the Master Plan. They made a mistake. Those plans will only work if the City grants a variance.

Chair Kadlubek said they have a certain number of models that don't meet the variance. But he asked why hold them up with those that do meet the ordinance.

Mr. Smith said they cannot start building until the recording of the plat happens. The key issue does hinge on the Governing Body approval of the park issue.

Mr. Shandler summarized that in 2015, an amendment to Master Plan was approved but not yet recorded. And subsequent to that, there are lots that are not recorded. Once the plats are recorded, they can sell legal lots. The hold up with the Master Plan means they don't have legal lots of record yet.

Chair Kadlubek asked then, why this is in front of the Commission now.

Commissioner Hogan agreed with the testimony that has taken place. He didn't object to the 8 targeted units. Those exceptions are very reasonable. But he did have a problem with the two-story homes; not so much with the 5' setback on one-story buildings but with the 2-story buildings. He also had a problem with having a pitched roof on two-story models.

He asked if there is any regulation on how the two-story models get allocated around the development.

Mr. Patton said the buyer gets to choose (site and design). Pulte's rule is that it can't be the same design next to each other. 55% of the lots are age-targeted. 134 are in traditional lots. Half are choosing one-story and half are choosing two-story in Pulte developments. So less than one-third would be two-story homes. No more than three two-story homes could be next to each other. Pulte could put some controls in place and work something out.

Chair Kadlubek asked if that could be an additional condition of approval of the variances. That could be critical.

Mr. Berke said the applicant is agreeable to that condition. We will hear about variances in the next case. These are amendments.

Commissioner Kapin asked if he was suggesting no two stories next to each other.

Chair Kadlubek said he was suggesting no two models next to each other.

Mr. Patton said their preference would be not to have two-story homes next to each other. They would like no more than three but could live with two maximum and not the same model.

Commissioner Hochberg said the highest is 28'. He asked if Pulte has a lot at 28' feet.

Mr. Patton clarified that there is only one model that is 28' high. Their experience in every other development is that the height restriction is the mean level of the homes. Santa Fé measures to the very top of the home. If it was the mean, all homes would be in compliance.

Commissioner Hochberg asked if the other developments have 28' high homes.

Mr. Patton agreed and invited him to come see them. It is just a choice - not a row of 28' high homes.

Commissioner Hochberg pointed out that whatever the Commission approves for Pulte means others will point out that the Commission has already allowed it.

Mr. Patton said that was why they didn't ask for a variance but for an amendment because it fits with surrounding developments that all have the same setbacks from other homes. He invited Commissioners to drive around the area and see the surrounding developments.

Chair Kadlubek said having information on the surrounding heights and setbacks would help the Commission.

Mr. Shandler concurred. Asking Staff to do the investigation would be preferred.

Mr. Smith said the study session is on July 21 and the regular meeting on August 4. Commissioners have in the proposed color photographs in the packet. There is more to this case than just the Pulte subdivision. It is also large enough to do a setback design.

Chair Kadlubek suggested that just knowing what was approved in Nava Adé would help.

Mr. Smith didn't think there were any above 26' in Nava Adé.

Commissioner Propst asked which of the three conditions would likely be resolved if this is postponed to August 4<sup>th</sup>.

Mr. Berke said there has been a lot more movement with the City and Pulte in the last few weeks. The Fire Station should be separated. If the Commission wanted to set a deadline for the dedication, we could

accomplish a lot. Hypothetically, we could get the park wrapped up with a solidified design for the regional park.

Ms. Martínez said with a design charette the first week of August and SFPS Board meeting August 4<sup>th</sup>, we could have good information and at the second meeting in August, could get it done.

Commissioner Kapin suggested postponing this to August 18.

Commissioner Greene had an issue with 2-story homes in traditional lots when they are on corner lots at Las Brisas or the open space. He asked if the Commission could address requiring those either to be one-story or have façade fenestration. It is like the wedding cake design and needs some clarification if that should be addressed in the design feature. It casts shadows; many are side lots that are entered from the side streets. Maybe they could preclude sheer two-story façades.

Secondly, he was concerned about fire egress between those houses and asked if this would require sprinklers or no added restrictions on them.

Mr. Berke said both National and local building codes are stringent with the ten-foot separation between structures. With the amendment, the designs would still meet the fire code and those within 500' of a fire hydrant, would not require sprinklers if the driveway is not 150' long. So probably none would need to be sprinklered.

Commissioner Greene observed there may be more stringent landscaping requirements like more street trees to mask the larger volumes.

Commissioner Gutierrez recalled when Mr. Siebert first came in and said he was wearing two hats, he said this would be a place where people could walk to school, walk to a park. The dedication delays have put a kink in that. With the amendment tonight, he could have gone either way. People know what they are getting into with the setbacks. They have the choice to buy in or stay out. Pulte tried to sell the Commission on more private open space within 300'. He would like to see how much is being taken away with 5' setback vs. 10' setback. That would show the Commission who is going to benefit from it.

Lastly, Mr. Siebert said they were about to settle the deal with the School Board. He asked if the deal is money in lieu of dedication of what the deal is.

Mr. Siebert replied that the requirements in city code are that residential subdivisions have no required open space. Pulte has 22-25% of the total land area as open space.

Commissioner Gutierrez asked if they opened up the open space to increase the regional park.

Mr. Siebert said he didn't recall the exact commitment for park area off the top of his head. There are five acres between Monte del Sol and Nava Adé and more along the trails.

Commissioner Gutierrez clarified that he was talking about usable open space, either a trail or what the tradeoff is.

Mr. Siebert asked if he meant compared to the Las Soleras Master Plan.

Commissioner Gutierrez said Pulte gave up something for the park - whatever they agreed to give up or provide in open space. What open space is Pulte giving to the whole neighborhood? Mr. Siebert also said most homes would be within 300' of open space. He asked how many are not that close.

Mr. Siebert thought it was somewhere between five and ten lots.

Chair Kadlubek said regarding the park, that he needed staff confidence that the Commission is where it needs to be on approval of these amendments.

Commissioner Propst recapped that the Commission could expect to see the school board decision and on the park, maybe Staff could make another recommendation. She heard that the Commission is moving in the right direction that apparently, progress has just picked up in the last few weeks. Perhaps by that time, Las Soleras could be approved at the next meeting.

Commissioner Kapin requested that the Parks Director be here for that meeting too.

Chair Kadlubek asked if the applicant had any other questions.

Commissioner Hochberg said Mr. Siebert represents Las Soleras and asked if he had authority to bind or commit Las Soleras.

Mr. Siebert said he didn't.

Commissioner Hochberg reasoned that the Commission also needs someone here who does have the authority.

Mr. Berke asked, in order to keep his notes straight, if the Commission would like a fully developed park plan or just assurance that Staff is in conversation about it. This park affects the whole subdivision.

Commissioner Kapin asked for the park plan, if it is possible to have a plan here. She was in favor of having it as far along as it could be. "We need to see what we can expect from Las Soleras, Pulte and the City."

Chair Kadlubek pointed out that parks don't usually get designed before the houses are there. It seems backward to him.

Commissioner Greene noted that Pulte is building the amenities in their development in Albuquerque. In this one, they asked Mr. Skaarsgard to come up with the amenities. Pulte could take it off the table and

build it themselves if they wanted.

Commissioner Gutierrez added that this was addressed 9-10 months ago and they failed to do that.

Ms. Martínez said that was the Urban Farm.

Commissioner Propst asked Ms. Martínez what kind of benchmark the Commission could use.

Ms. Martínez said her goal would be to use design charettes that lay out the possible options that could be done in a regional park and could result with a plan. It is coming up with a formal plan and as soon as they can get that plan the project can go forward and make a decision on a financial guarantee. We need to have that and possible rough estimates by August 18 so we can have that path moving forward.

Chair Kadlubek said that sounds great.

#### Action of the Commission

**Commissioner Hiatt moved to continue this case to the Planning Commission meeting on August 18, 2016. Commissioner Propst seconded the motion.**

Chair Kadlubek thought the Commission got into a lot of areas that could help the recommendation. They could probably avoid a lot of long discussion to have the recommendation up front. The Commission is recommending approval if it conforms to the Las Soleras Master Plan. There is a lot of ambiguity that could be cleared up ahead of time. He realized it all came down to the last 5-6 days and a rush for a decision. Maybe the case is not ready to be discussed tonight.

Mr. Berke said ultimately, Staff wants the Commission to make the decision. The Commission asked very good questions tonight. If the findings are that it is consistent with the Las Soleras Master Plan, the Commission should approve it. But if not, the Commission probably wouldn't. He will work on it.

Chair Kadlubek said what he saw here are recommendations of approval but tonight we are told it does not meet the standards and recommend denial or don't bring the case forward. It was not clear tonight but at the end of the day we ironed out a lot.

Ms. Martinez respected everything the Commission said, especially the statement of ambiguity. A lot of big picture items were coming together in just the last couple of days.

Out of respect for Pulte, she felt this was an opportunity to have things heard. We were not trying to be vague.

**The motion to continue this case at the August 18 meeting passed by unanimous roll call vote with Commissioners Hogan, Greene, Kapin, Gutierrez, Propst, Hiatt and Hochberg voting in favor**



and none voting against.

The Commission took a short break at 8:37 p.m. and reconvened at 8:44 p.m.

2. **Case #2016-57, Variance Requests to Sign Standards for Presbyterian Hospital.** James W. Siebert & Associates, Inc., agent for Presbyterian Healthcare Services, requests approval of variances to the provisions of Section 14-8.10 SFCC 1987 'Signs', on Tract 8, a 39.03-acre parcel which is zoned HZ, Hospital Zone District. (Noah Berke, Case Manager) ~~Las Soleras Minor Amendment to Master Plan. James W. Siebert & Associates, Inc., agent for Beckner Road Equities Inc., requests approval of a minor amendment to the Las Soleras Master Plan to add a Comprehensive Sign Plan which includes modifications to the provisions of Section 14-8.10 SFCC 1987 'Signs', on Lot 8, a 39.03-acre parcel which is zoned HZ, Hospital Zone District.~~  
**(POSTPONED FROM JUNE 2, 2016 AND JUNE 16, 2016)**

Commissioner Hochberg recused himself from consideration of this case and left the meeting.

Mr. Berke presented the staff report which was postponed from the June 16 meeting for minor modifications and in consultation with City Attorney for the best path. The details of his staff report are attached herewith to these minutes as Exhibit 4.]

Staff recommended approval of the variance requests.

#### Applicant's Presentation.

Mr. Siebert (previously sworn) used a Power Point for the Commission. He stated the purpose of the sign regulations and said why Presbyterian Hospital is in compliance with the purpose and intent. The purpose is for aesthetics, integrating signs with architecture, direction and wayfinding, and identification. Heather Flynt, with his firm, running the computer was introduced. [A copy of the presentation is attached to these minutes as Exhibit 5.]

The sizes were established long ago when Mr. Siebert was with the Planning Department and St. Vincent's Hospital was developed. They are a mirror of C-1 office district standards but not for an actual hospital.

Mr. Siebert went through each type of sign needed at the hospital and described their function and size, comparing them with the maximum sizes in the sign ordinance. Where they exceeded the regulations, he stated the variance requested. [A copy of the listing is attached to these minutes as Exhibit 6.]

#### Public Hearing

There were no speakers from the public regarding this case.

#### Questions to the Applicant.

Commissioner Kapin had no problem with the signage proposed except the big sign seen from I-25 which doesn't say "Hospital." She asked why that was not included.

Mr. Siebert deferred to Mr. Jim Jepsen.

Mr. Jepsen was sworn. He stated that it does say "medical center" on the sign.

Commissioner Kapin understood but that part is very small and she couldn't make that out. She asked how people would know if they couldn't read it.

Mr. Jepsen said they clearly want people to know this is a hospital.

Mr. Berke added that the blue hospital markers will also guide people to the hospital in addition to the larger sign. The blue H signs are at I-25.

Chair Kadlubek asked if the applicant accepts the conditions recommended by Staff.

Mr. Siebert said they do accept the recommendations.

#### Action of the Commission

**Commissioner Hogan moved to approve Case #2016-57 - Variance Requests to Sign Standards for Presbyterian Hospital, subject to all staff proposed conditions. Commissioner Hiatt seconded the motion, identifying the specific criteria: from Section 14-3.16 (c) (1), special circumstances apply; Unusual physical characteristics exist that distinguish the land or structure, including the hospital structure, as unique and distinguishable from others; it requires unique wayfinding criteria for specialty urgent emergency services; there is unusual topography. Also, there are special circumstances, making it infeasible for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14. Intensity of the 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. The variance is the minimum variance that will make possible the reasonable use of the land or structure. The variance is consistent 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 the variance is not contrary to the public interest.**

**Commissioner Hogan accepted that as friendly and the motion passed by unanimous roll call vote with Commissioners Hogan, Greene, Kapin, Gutierrez, Propst and Hiatt voting in favor and**

none voting against. Commissioner Hochberg had recused himself and was not present for the vote.

4. **Case #2016-42. The Pavillon Office Complex Development Plan and Final Subdivision Plat Time Extension and Amendment to the Phasing Plan.** Santa Fe Planning Group Inc., agent for Commercial Center at 599, requests development plan and final subdivision plat time extension and amendment to the phasing plan for 32 lots on 371.2± acres located west of NM 599, between Airport Road and I-25, and east of the Santa Fe Municipal Airport. The site is zoned BIP (Business Industrial Park) and C-2 (General Commercial). The time extension would extend approvals to 2031. The applicant is also requesting the phasing plan be increased from the original 4 phases of development to 7 phases to allow smaller increments of development to occur at one time. Scott Hoeft, agent for Commercial Center at NM 599. (Donna Wynant, Case Manager) **(POSTPONED FROM JUNE 2, 2016 AND JUNE 16, 2016) (TO BE POSTPONED TO AUGUST 4, 2016)**

This matter was postponed under Approval of Agenda.

5. **Case #2016-51. Haciendas del Mirasol, 700 Hyde Park Road, Preliminary Subdivision Plat.** Cody North, agent for 700 HRP, LLC, requests preliminary subdivision plat approval for 8 lots on 28 acres to be accessed by a private driveway via a connector road off of Hyde Park Road. The property is zoned PRC (Estancia Primera Planned Residential Community). (Donna Wynant, Case Manager) **(POSTPONED FROM JUNE 16, 2016. TO BE POSTPONED TO AUGUST 4, 2016.)**

This matter was postponed under Approval of the Agenda.

## **G. STAFF COMMUNICATIONS**

Mr. Smith reminded them that the Commission has a meeting on August 4<sup>th</sup> and August 18<sup>th</sup> in addition to the study session on July 21<sup>st</sup> which discusses the West Santa Fé River Plan.

Chair Kadlubek asked if he referenced cases on August 4<sup>th</sup>.

Mr. Smith said yes and listed them.

Chair Kadlubek asked if they would have new cases for that meeting.

Ms. Martínez said the other two items are a presentation on the urban agriculture ordinance and Matt O'Reilly is prepared to present the St. Michael's Corridor Overlay Plan.

Chair Kadlubek asked if they would have public hearings on the ordinances.

Mr. Smith agreed. The ordinance requires a public hearing at the Planning Commission or HDRB.

Chair Kadlubek asked if that was required for resolutions.

Mr. Smith said any resolutions that affect the General Plan would be required for public hearings.

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

Chair Kadlubek asked if the study session would have an opportunity for the public to speak.

Mr. Smith said that is at the Commission's discretion to accept or not accept public comment.

Commissioner Hiatt asked why they wouldn't accept public comment.

Chair Kadlubek said because the Commission might want to control the discussion itself, knowing that it will come before the Commission again. He said he was open to having public comment.

Mr. Smith agreed it will be required that the plan and ordinance have a public hearing at a future date.

Chair Kadlubek noted that he sent suggestions to Staff on the format of the study session and would take other suggestions. He asked if there is a certain cut-off date for those suggestions.

Ms. Martinez said the City has published an agenda and plans to have a sub-agenda for the items Chair Kadlubek listed as other discussion items. She offered to distribute that to the Commissioners.

Chair Kadlubek asked if he could forward that to everyone.

Ms. Martinez agreed and she would take care of that for him.

Commissioner Greene asked if there is an analysis put together on it. The Commission had asked about that before and he would like time to review the draft.

Ms. Martinez said there is an analysis on process and discussions out of it and recommendations for moving forward. Land Use is identifying potential conflicts with Chapter 14 so they will have that analysis and will provide it in advance of the meeting.

Commissioner Greene recalled in a previous meeting, he asked if the Commission could have a review on how the escarpment ordinance is enforced as a choice to preempt questions at the August meeting. Perhaps they could have Mr. Berke give some review of the current state of the escarpment ordinance, if that could be added to the agenda.

Mr. Berke asked if he would like it in writing or just as an oral presentation.

Commissioner Greene said there is a little bit of history and some investment in future plans of it and how the City should be enforcing it. But it is up to the Staff.

Mr. Berke said okay.

Chair Kadlubek suggested maybe limit it to ten minutes and limit questions from the Commission to 5 minutes. It will help the Commission for the August 4<sup>th</sup> meeting. He heard it at the Summary Committee and sounded pretty tight.

Commissioner Kapin asked if the Commission made a decision regarding public comment at the study session. She would support a time limit on each comment.

Commissioner Propst agreed.

Chair Kadlubek asked if it needs to be noticed for public comment.

Mr. Smith said there is no requirement to be specific on that.

Chair Kadlubek would like to have public comment. If for nothing else just because it is an important discussion and they are up against it with the plan for a lack of public input.

Commissioner Kapin asked if the session is scheduled for two hours.

Ms. Martínez said it could go into two hours. She pointed out that as this draft was worked on, there were 21 public comment meetings held.

Chair Kadlubek understood the public meeting at Frenchy's was not well publicized.

Commissioner Greene said the Commission does have some level of knowledge for what to focus on. There is housing and the other infrastructure matters will be presented by City staff. He asked if they need to have some advocates for areas that might be under-represented.

Chair Kadlubek said he had asked for John Romero from Traffic and Stan from water; Alexandra Ladd from Housing and Kate Noble from Economic Development to attend.

Ms. Martínez said Alexandra Ladd will have an alternate there for Affordable Housing.

Commissioner Hiatt asked if the La Cienega case could be at the end of the next regular meeting because he had to recuse himself.

Commissioner Propst felt public comment needed to be limited in some way.

Chair Kadlubek suggested letting people sit in for the presentation and then a little comment afterward. And comment could also be forwarded to the Commission.

Chair Kadlubek asked if they need to add elections to the August agenda.

Ms. Martinez agreed.

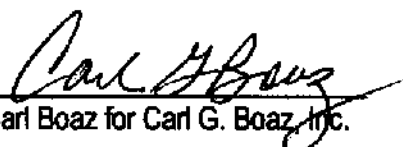
## **I. ADJOURNMENT**

The meeting was adjourned at 9:25 p.m.

Approved by:

  
\_\_\_\_\_  
Vince Kadlubek, Chair

Submitted by:

  
\_\_\_\_\_  
Carl Boaz for Carl G. Boaz, Inc.

Planning Commission  
July 7, 2016

## **EXHIBIT 1**

# City of Santa Fe, New Mexico

# memo

**DATE:** June 30, 2016 for the July 7, 2016 Meeting

**TO:** Planning Commission

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

**FROM:** Noah Berke, Senior Planner, Current Planning Division *NCR*

**Case #2016-64, Las Soleras Amendment to Master Plan – R-6 and R-12 Height and Side Yard Standards.** James W. Siebert & Associates, Inc., agent for Las Soleras Oeste, LTD., Las Soleras Center, and Pulte Homes of NM Inc., requests approval of an amendment to the Las Soleras Master Plan to establish alternative height and setback standards for the R-6 and R-12 residentially zoned districts of Las Soleras. (Noah Berke, Case Manager)

## **I. RECOMMENDATION**

If the Commission determines that the proposed development standards are consistent with the intent of the Las Soleras Master Plan and with the intent of Chapter 14, the Commission should **RECOMMEND APPROVAL** to the Governing Body for the proposed amendment, subject to conditions of approval as outlined in Exhibit B.

## **II. EXECUTIVE SUMMARY**

In 2009, the Governing Body approved annexation of the Las Soleras property to the City of Santa Fe along with a General Plan Amendment and rezoning. Those approvals included a master plan for the zoning of various parcels that were created, and the layout and phasing of roads and infrastructure. The master plan has been amended twice, most recently in 2015.

This application is being processed as an amendment to the master plan [Subsection 14-3.19(D)(3)]. As an amendment to the master plan, the Commission makes a recommendation to the Governing Body, which has final approval authority. The decision to approve is based on a determination of consistency with the intent of the master plan itself; with the master plan approval criteria [Subsection 14-3.8(D)]; and with the intent of Chapter 14 [Subsection 14-1.3]. The decision should be based on an evaluation of whether development in accordance



plan and regulations to a degree that is equal to or better than would occur if the normal standards were followed.

The Las Soleras Master Plan currently includes special development standards for commercial developments, but does not have special standards for residential developments. This application would establish reduced side yard setbacks and increased height limits for the proposed residential structures.

### III. APPLICATION DESCRIPTION

In 2016, Planning Commission approved the Final Subdivision Plat for Tracts 15A, 15B and 15C of the Las Soleras Subdivision. This subdivision is more commonly known as Estancias De Las Soleras, Units 1A and 1B. This subdivision consists of 298 residentially zoned lots. Also approved in 2016 by Planning Commission was the Final Subdivision Plat for Tract 14A of the Las Soleras Subdivision which is a 77 lot age-targeted subdivision.

The tables on the following page compare the current and proposed standards, which are also illustrated in Exhibit D2.

#### Current Development Standards:

11A (Pulte Age Targeted)	R-6	5 feet/10 feet	14 feet (24 feet if setback 10 feet)
14A (Pulte Age Targeted)	R-6	5 feet/10 feet	14 feet (24 feet if setback 10 feet)
15A (Estancias de Las Soleras Pulte Traditional)	R-12	Generally, setbacks are established by a development plan approved by the Planning Commission	24 feet (if setback from side yard is 10 feet)
15B (Estancias de Las Soleras Pulte Traditional)	R-6	5 feet/10 feet	14 feet (24 feet if setback 10 feet)
15C (Pulte Age Targeted)	R-6	5 feet/10 feet	14 feet (24 feet if setback 10 feet)

## Proposed Amendments To Development Standards

Case #	Subdivision	Proposed Height Limit	Proposed Minimum Setback
11A (Pulte Age Targeted)	R-6	5 feet	20 feet 8 inches
14A (Pulte Age Targeted)	R-6	5 feet	20 feet 8 inches
15A (Estancias de Las Soleras Pulte Traditional)	R-12	5 feet	28 feet 10 inches
15B (Estancias de Las Soleras Pulte Traditional)	R-6	5 feet	28 feet 10 inches
15C (Pulte Age Targeted)	R-6	5 feet	20 feet 8 inches

## **IV. EVALUATION**

When the Pulte subdivisions were approved, the application materials indicated that each of the proposed lots could be developed in accordance with applicable development standards, including the height and setback standards provided in Subsection 14-7.2 Building Envelope Standards – Residential Districts. Review of the applications by staff confirmed that each of the lots could be developed.

Pulte subsequently determined that this amendment would be needed for all lots in both subdivisions, in order to accommodate the different home options that they plan to offer.

“Building envelope” standards typically include height limits, maximum lot coverage ratios, and minimum dimensions for setbacks from street, side and rear lot lines. Along with zoning density regulations and road standards, building envelope standards are major determinants of neighborhood character.

Building envelope standards affect the streetscape visual character that differentiates lower-

density residential neighborhoods from higher-density districts in several ways:

- Provision of open spaces (yards) for individual activity and relaxation
- Views from the streets and between houses
- Provision of daylighting and ventilation
- Accommodation of emergency access and the prevention of the spread of fire (although the Santa Fe stepback standards significantly exceed International Residential Code and International Fire Code requirements)
- Protection of privacy
- Provision of solar access

Santa Fe building envelope standards include a setback requirement for single-family detached housing: a side yard setback of five feet is required for portions of the building that are less than 14 feet tall (typical first-story), and a side yard setback of ten feet is required for portions of the building that are between 14 and 24 feet tall. Many communities include requirements to setback the second story for urban design and solar access reasons, and this kind of building form is also consistent with the "Santa Fe Style" which is made up of Pueblo Revival and Territorial Revival styles. Santa Fe regulations have included some form of setback requirement since 1962 in residential districts, and setback requirements also occur in many of the nonresidential districts and in the Historic Overlay Districts.

The applicant has stated that the request for the proposed amendment is as follows:

- The light and air standards for building setbacks, which began as a zoning tool in the 1920's is not as relevant where the residential dwellings are located in close proximity to open space areas. In the case of Estancias de Las Soleras the lots have been designed so that no lot is further than 300 feet from an open space area or city trail.
- Landscaping provided by the developer of the projects is extensive and meant to serve as an amenity throughout the project. The proximity and height of dwellings will be considerably softened with the maturation of the landscape.
- The open space areas and trail locations are designed to connect to the 28 acre regional park. There is less of a need to provide for open areas adjacent to the dwelling units when recreational and open space areas are within walking distance of the dwellings.

The applicant has further indicated that this amendment will accommodate their one- and two-story homes that are available in both flat and pitched roof options. Further details regarding the applicant's argument in support of the proposed amendment, and regarding the proposed structures and their layouts, is shown in Exhibit D2.

Chapter 14 provides for some flexibility in approval of setbacks as part of the approval process for multi-family developments such as condos and apartments, where a development plan is part of the approval process. Although development plans are not generally required for single-family developments, the city has few examples of subdivisions where variances to the setback regulations have been approved for multiple lots.

Drawings that illustrate the applicant's request are included as Exhibit D2. Photographs prepared by staff that illustrates the visual character of neighborhoods built with and without variances or other exceptions to setback and height regulations are attached as Exhibit A.

## V. APPROVAL PROCEDURES AND CRITERIA

Approval or amendment of a master plan requires the Planning Commission to make the following findings (Subsection 14-3.9(D)(1):

- a) the master plan is consistent with the general plan;

*Applicant Response:*

*This is one of the first large scale residential developments to be approved in the last 10 years that is actively under development with infrastructure commencing on the first phase of the Estancias de Las Soleras project. It is also part of the Las Soleras Master Plan where a variety of commercial, office and institutional uses have been established by existing zoning districts within the Master Plan. The human scale is accomplished by the use of various open space areas distributed throughout the development and a consistency in the architectural styles.*

*A density of three dwellings per acre is approximately consistent with the density in the Nava Ade development to the north, which is the largest residential development adjacent to this project. A substantial open space buffer has been provided on the Estancias de Las Soleras development between the south end of the Nava Ade subdivision and the closest residential dwelling on the north side of the Estancias project.*

*Staff Analysis:*

*Provision of additional trail linkages and open space are consistent with the General Plan and the guiding principles for Las Soleras Master Plan, to ensure connectivity and link neighborhoods through trails and roadways. A Guiding Policy of the General Plan also calls for a mix of housing types and this proposal allows for a mix of single story, two story, pitched and non-pitched roofs. It is not clear, however, that the modified setback and height limits are critical to providing the linkages and open space.*

- b) the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;

*Applicant Response:*

*The intent of the single family residential zoning is to allow for a diversity of dwelling styles outside the historic district. It is difficult to comply with the height standards for pitched roofs especially if the height of the interior ceilings is greater than 8 feet. The allowance for additional height is mitigated by the open space areas that are heavily landscaped and within a short distance of the all dwellings within the development.*

*Staff Analysis:*

*Staff concurs that the setback and height regulations makes it more difficult to construct houses with high ceilings and steep roof pitches. However, those*

*standards have been met in the majority of recent residential developments within the city.*

c) development of the master plan area will contribute to the coordinated and efficient development of the community; and;

*Applicant Response:*

*The Pulte development has accomplished several improvements which add to the "coordinated and efficient development of the community" consisting of:*

- *Road connection to Monte del Sol Charter School creating a secondary emergency access for the school and a secondary access for a congested roadway caused by early morning and afternoon school traffic.*
- *Completion of Beckner Road from the present terminus at Las Soleras Drive to Richards Ave.*
- *Construction of a trail from Monte del Sol Charter School to the regional park.*
- *Construction of trail connections to Nava Ade trails, interconnecting the two residential developments.*

*Staff Comment:*

*Coordinated development of the community includes maintaining appropriate standards for the quality of the streetscape within residential neighborhoods. It is not clear that the applicant's comments regarding road connections are relevant to this amendment.*

d) the existing and proposed infrastructure, such as streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.

*Applicant Response:*

*In conjunction with the development the following infrastructure will be installed:*

- *Beckner Road improvements from Las Soleras Drive to a point east of the Walking Rain intersection, including water and sewer in the roadway and a storm drain system serving the road and lands to the south of Beckner Road.*
- *Installation of a loop water line providing for a redundancy in the system serving Las Soleras.*
- *An updated traffic study has been prepared to assess the long range traffic impacts and what is needed to mitigate traffic generated by this residential development.*
- *Trails and landscape in the open space areas will be developed in phase 1 of the development.*
- *The regional park will be developed in conjunction with the construction of residences in Las Soleras.*
- *Existing fire stations are adequate to serve the Estancias de Las Soleras development.*

Staff Comment:

*This approval criterion is not applicable to this amendment.*

## **VI. EARLY NEIGHBORHOOD NOTIFICATION**

An Early Neighborhood Notification (ENN) meeting was held at the Genoveva Chavez Center on May 12, 2016. In attendance were the project planning consultant, one representative from Pulte Homes and one City Staff member. There were approximately 3 members of the public present. The ENN notes are attached as Exhibit D1.

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

The Land Use Department has evaluated and analyzed the required approval criteria of the proposed master plan amendment to the height and setback standards for the tracts zoned R-6 and R-12 of the Las Soleras Master Plan.

If the Commission determines that the proposed development standards are consistent with the intent of the Las Soleras Master Plan and with the intent of Chapter 14, the Commission should **RECOMMEND APPROVAL** to the Governing Body for the proposed amendment, subject to conditions of approval as outlined in Exhibit B

Staff has included a Conditions of Approval Matrix (Exhibit B).

## **VIII. ATTACHMENTS:**

### **EXHIBIT A: Maps and Photos**

1. Current Zoning
2. Future Land Use
3. Aerial Photo
4. Photos of other subdivisions with 5 foot setbacks and height alterations

### **EXHIBIT B: Conditions of Approval**

1. Conditions of Approval Matrix

### **EXHIBIT C: ENN Materials**

1. Meeting sign in sheets May 12, 2016
2. Meeting Notes.

### **EXHIBIT D: Applicant Submittals**

1. Application Materials
2. Proposed Height and Setback Materials
3. Lot Line Adjustment Plat Prepared for Beckner Road Equities, Inc.

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

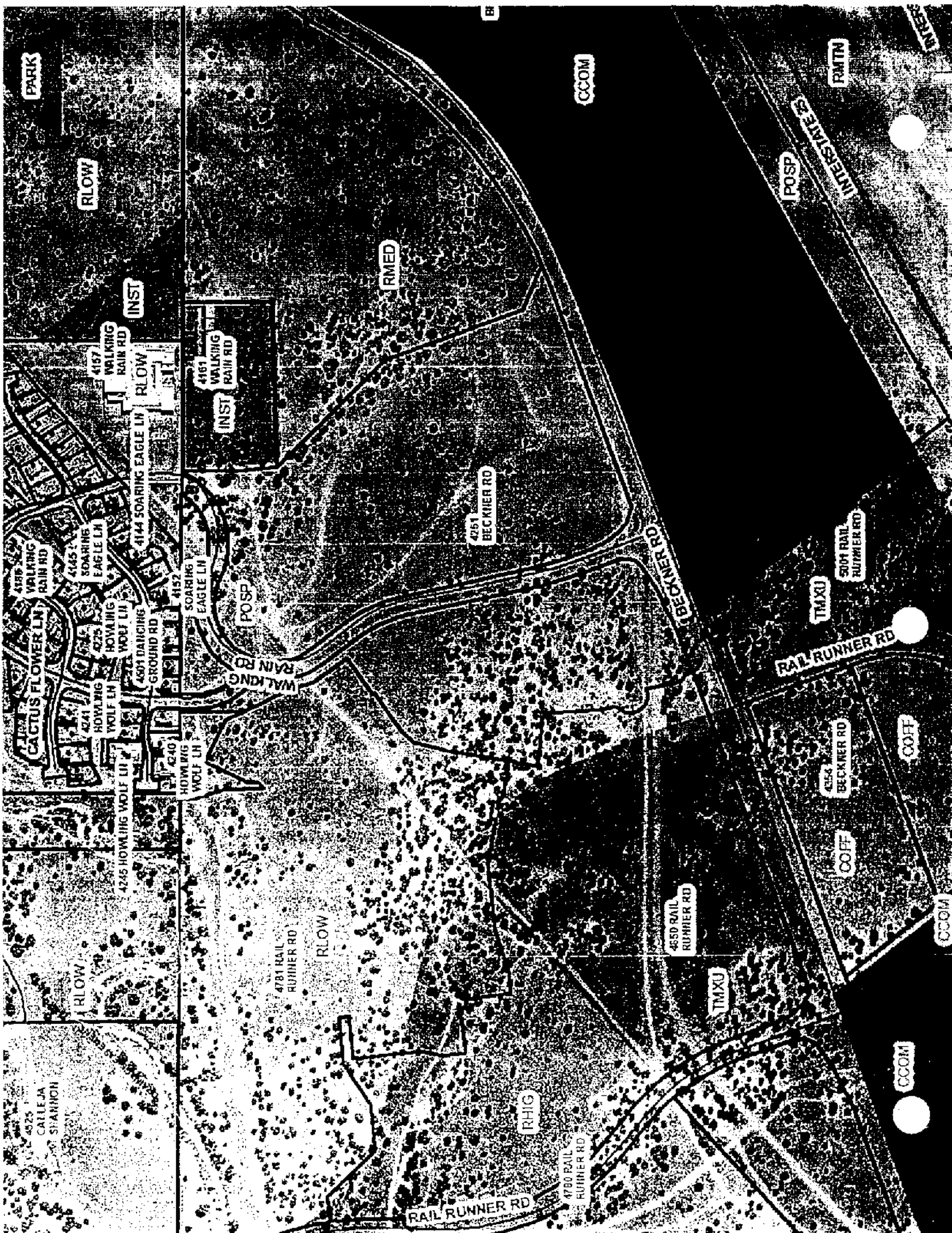
## **Exhibit A**

### **Maps and Photos**

- 1. Current Zoning**
- 2. Future Land Use**
- 3. Aerial Photo**
- 4. Photos of other subdivision with setback and height exceptions**







PARK

RLOW

INST

4157 WALKING RAIN RD

RLOW

4144 SOARING EAGLE LN

INST

4161 WALKING RAIN RD

INST

RMED

CCOM

POSP

CEWISSE LN

PMTN

4251 BECKNER RD

BECKNER RD

TMXU

5004 RAIL RUNNER RD

RAIL RUNNER RD

4254 BECKNER RD

COFF

COFF

4650 RAIL RUNNER RD

TMXU

CCOM

RHIG

RAIL RUNNER RD

4780 RAIL RUNNER RD

4781 RAIL RUNNER RD

RLOW

4325 CATTLE JA STATION

RLOW

4245 HOWLING WOLF LN

4240 HOWLING WOLF LN

4241 HOWLING WOLF LN

4225 HOWLING WOLF LN

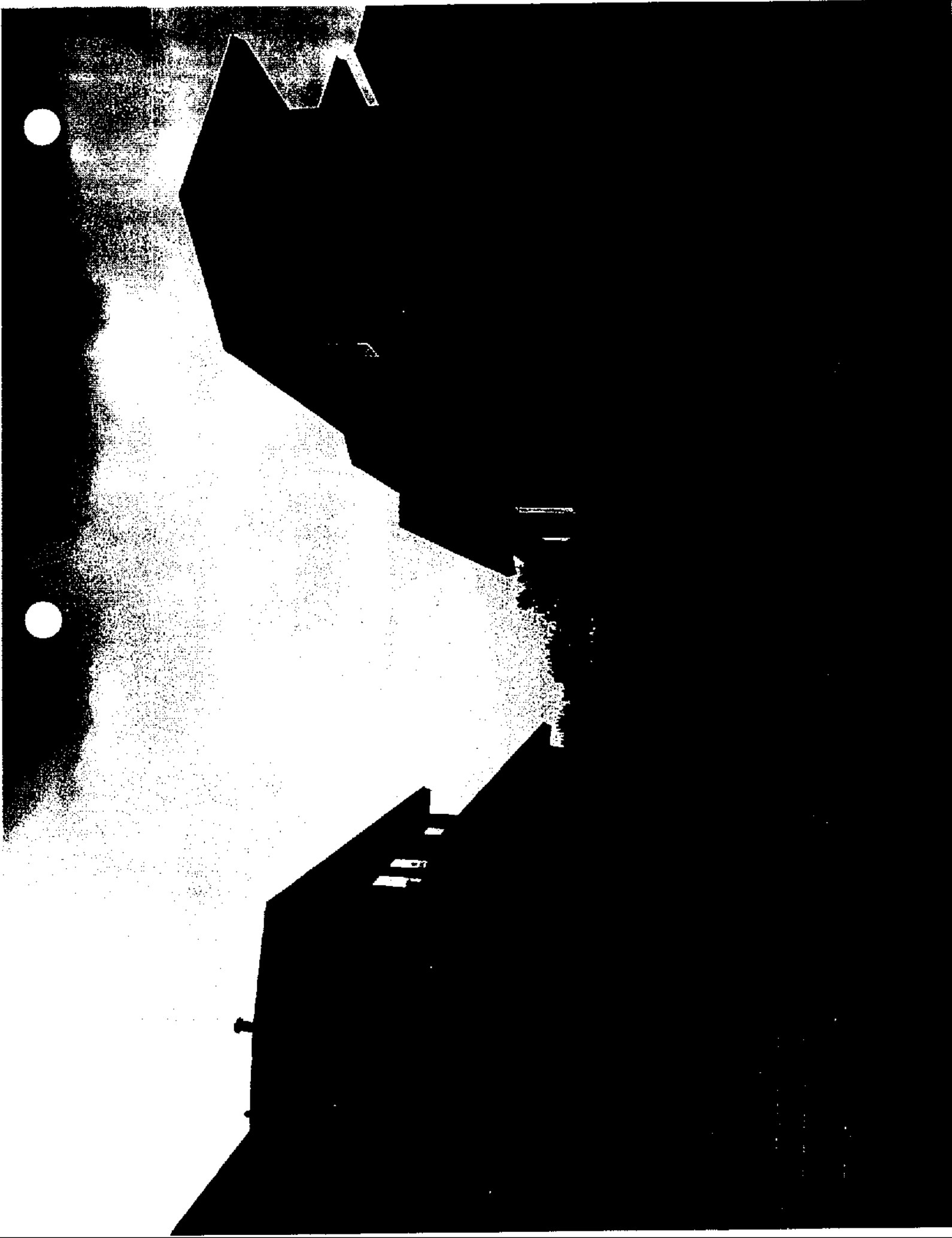
4245 SOARING EAGLE LN

4245 WALKING RAIN RD

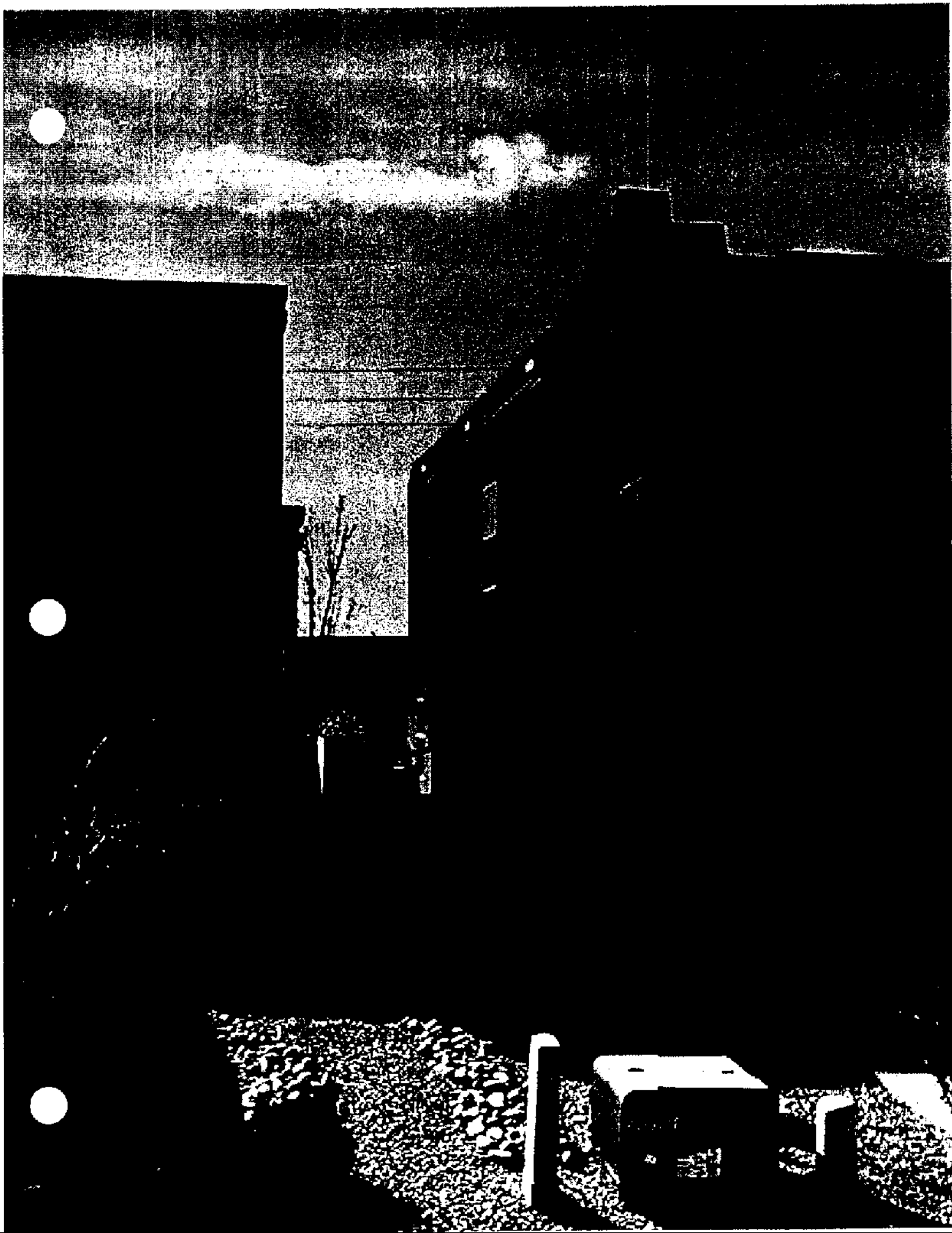
4245 WALKING RAIN RD

435  
CA  
452



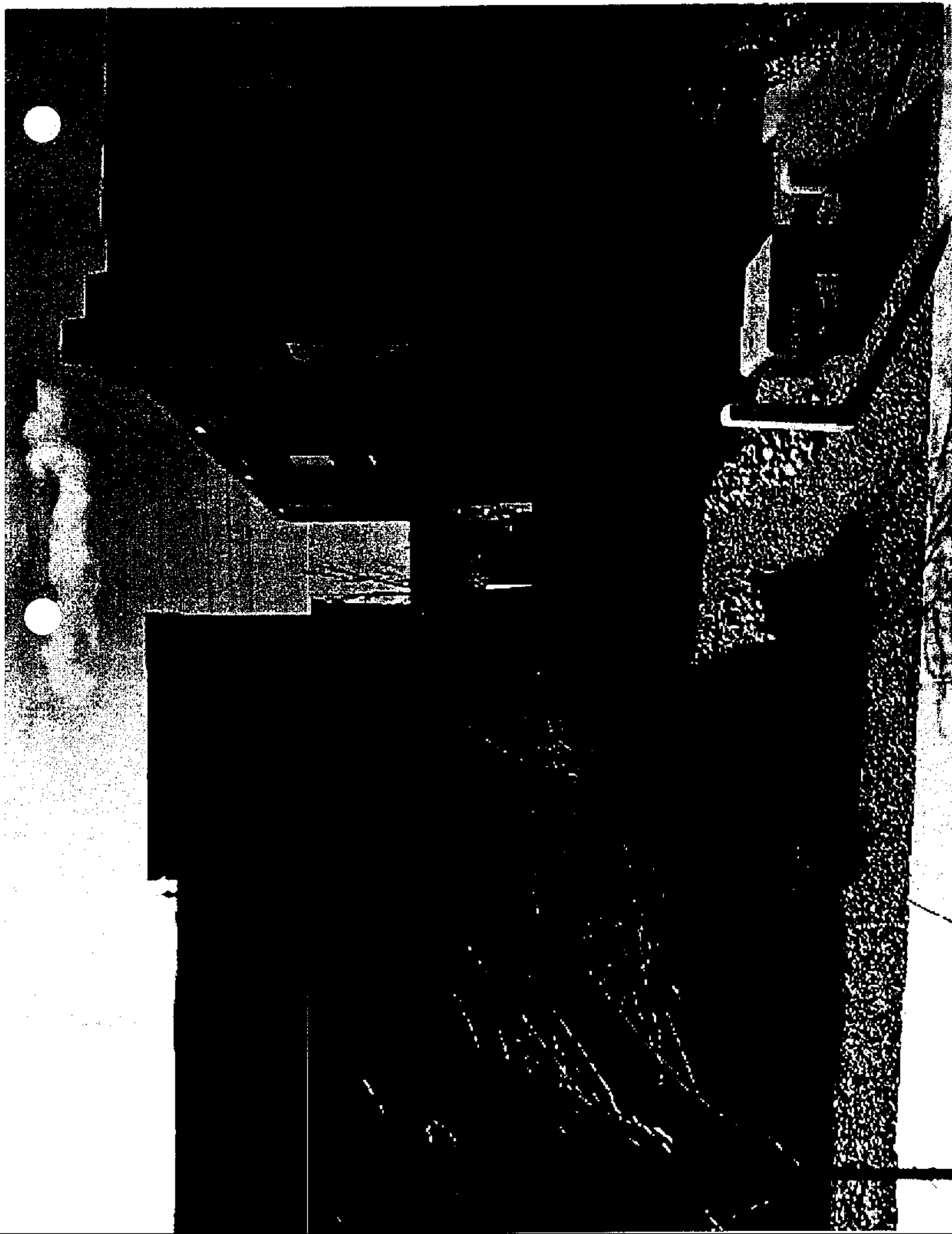




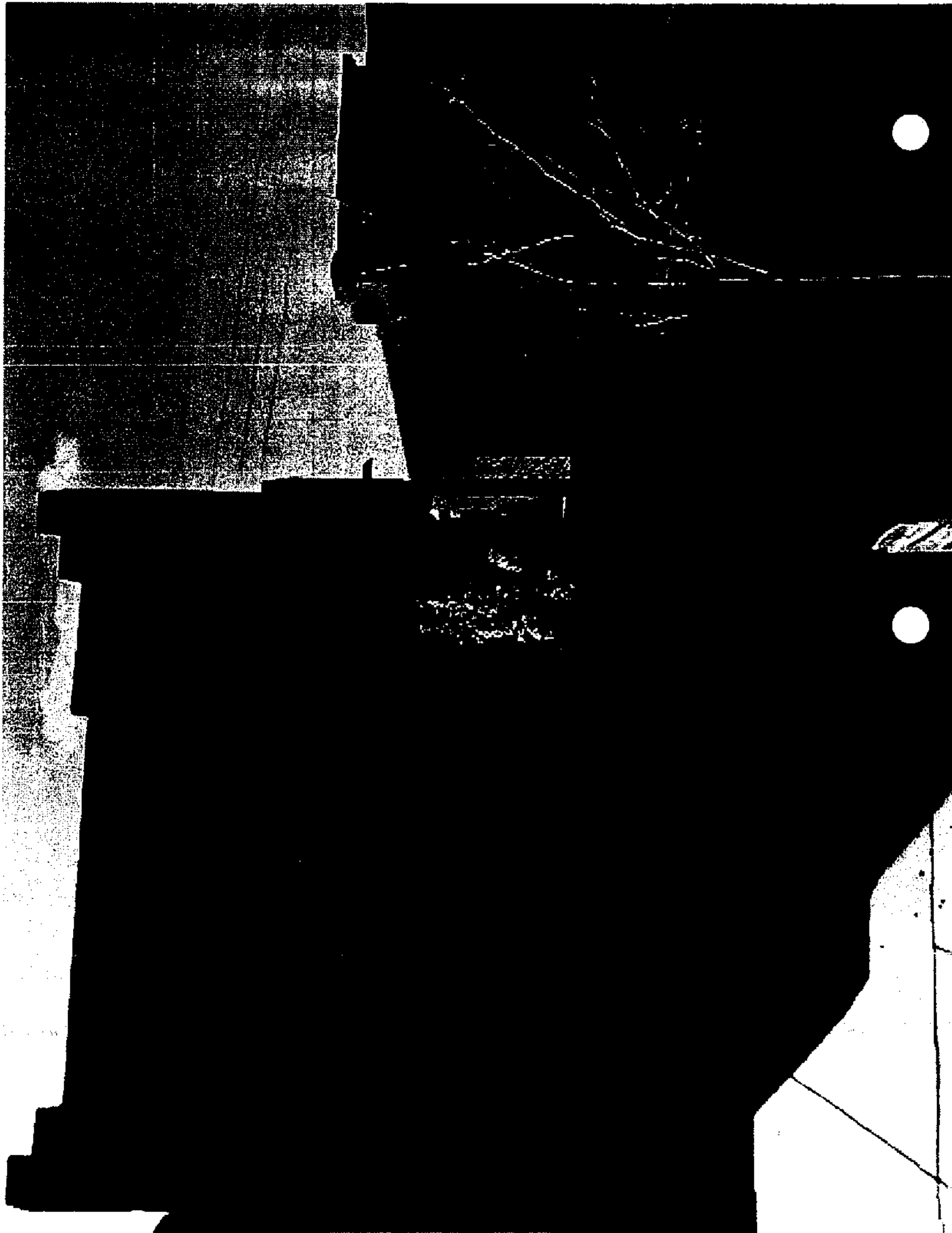












# **City of Santa Fe, New Mexico**

## **Exhibit B**

### **Conditions of Approval**

#### **1. Conditions of Approval Matrix**

**EXHIBIT B**  
**Conditions of Approval**  
 Las Soleras Amendment to Master Plan Height and Setback Standards  
 Case #2016-64

<b>Project Conditions</b>			
	<b>Condition</b>	<b>Department/ Team</b>	<b>Staff Responsible</b>
1.	Side yard setbacks are to be no less than 5 feet for all lots in Las Soleras Tracts 11A, 14A, 15A, 15B and 15C	Current Planning	Noah Berke
2.	Height of structures not to exceed 20'8" within 10 feet of the property line, consistent with approved model designs, for all lots on Las Soleras Tracts 11A, 14A, and 15C	Current Planning	Noah Berke
3.	Height of structures not to exceed 28'10" within 10 feet of the property line, consistent with approved model designs for all lots on Las Soleras Tracts 15A and 15B	Current Planning	Noah Berke

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

## **Exhibit C**

### **ENN Materials**

- 1. Meeting Sign-In Sheet, May 12, 2016**
- 2. Meeting Notes, May 12, 2016**



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

Project Name: Lps. Solaras mp Amador + Echinos de LS Meeting Date: 5/12/16  
Meeting Place: Genoveva Chavez Community Center Meeting Time: 5:30 - 10:30  
Applicant or Representative Check Box below

↓	Name	Address	Email
<input type="checkbox"/>	1 Paul Lewis	4331 STEVEN ST	ALLENWIS901@CABLEMESA.COM
<input type="checkbox"/>	2 Bob Fulex	4131 Big Sky Rd.	okayaker1@yahoo.com
<input checked="" type="checkbox"/>	3 James W. Siebert	915 MIDCO ST	sim@swsiobert.com
<input type="checkbox"/>	4 Noah Berhe		
<input type="checkbox"/>	5		
<input type="checkbox"/>	6		
<input type="checkbox"/>	7		
<input type="checkbox"/>	8		
<input type="checkbox"/>	9		
<input type="checkbox"/>	10		
<input type="checkbox"/>	11		
<input type="checkbox"/>	12		

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

Noah Berhe Noah Berhe 5/12/16  
Printed Name of City Staff in Attendance Signature of City Staff in Attendance Date

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



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

---

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

**MEMORANDUM**

**Date:** June 30, 2016

**To:** Noah Berke

**From:** James Siebert/Victoria Dalton

**Re:** Las Soleras Major Amendment-ENN Meeting Minutes

**Jim Siebert** started meeting by stating reason for major amendment is to modify building heights and setbacks and showed on presentation different section described as Age-Targeted, Traditional within the Estancias de Las Soleras Subdivision and Ross's Peak. He stated that traditional would be a mix of two story and single story homes and explained areas that are in process of construction and explained park land. Jim also explained reasoning of why the building height is needed and described different roof styles (flat and pitched) and explained setbacks and how to accomplish heights and reduction of setbacks.

**Jim Siebert** showed location on the plan of pitched roof and explained the difference in height. He mentioned that the height of a flat roof home would be estimated at 16'5".

**Jim Siebert** continued to discuss slope of property and the height of pitched roofs. Jim stated that Pulte is a possible buyer of Ross's Peak and therefore have included the Ross's Peak Subdivision as part of the amendment. Jim stated that Ross's Peak was approved for duplex and single story homes. The height would be around 24' 10".

**Question:** what is the difference from the current height and setback requirements and the proposed height and setback? Statement was made that two story would require a 10 setback. **Jim Siebert** stated that Pulte would make up for the setback by compensating with providing land to open space and trails.

**Question:** Is the pitched roof style what's been shown on the plan and is the City okay with it?

**Noah Berke:** Architectural design standards need to be met, as long as points are made City is fine. Noah state that flat roofs tend to have more drainage issues and have to be replaced more often.

**Kevin Patton (Pulte):** Pitched roofs are preferred more in northern New Mexico due to snow load.

**Noah Berke** Masterplan amendments are to amend and coincide with the rest of the models.

**Jim Siebert** people seem to prefer pitched roof.

**Noah Berke** asked Jim to discuss the quantity of homes within Estancias de Las Soleras

**Jim Siebert** stated that the subdivision is more spread out and isn't so dense.

**Kevin Patton** pointed out on the plan and stated the pink color on the plan is single story. Other models are consumer driven. Models in age target homes are designed by consumer feedback. Yellow color is designed for families and Ross's Peak will be a different type of consumer and will not be all two story by any means.

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

## **Exhibit D**

### **Applicant Materials**

- 1. Application Materials**
- 2. Proposed Height and Setback Materials**
- 3. Legal Lot of Record**
- 4. Lot Line Adjustment Plat Prepared for Beckner Road  
Equities, Inc.**



8/9

Prima Title, LLC  
file# 13-0951

**SPECIAL WARRANTY DEED**

**LAS SOLERAS CENTER, LLC**, a New Mexico limited liability company, Grantor, for consideration paid, grants to **PULTE HOMES OF NEW MEXICO, INC.**, a Michigan corporation, Grantee, whose address is c/o 7601 Jefferson, NE, Suite 320, Albuquerque, New Mexico, 87109, the following-described real estate in Santa Fe County, New Mexico:

Tract 14-B, Tract 15-B, 15-C and Tract 15-D, as shown and delineated on the plat of survey entitled "Lot Line Adjustment Plat prepared for Las Soleras Del Sur, LLC, Las Soleras Oeste Ltd. Co., Las Soleras Community Design, LLC, Geronimo Equites, LLC, comprising of existing Tracts 9, 11, 12B, 14 and 15, Las Soleras, situate within Sections 7, 17 and 18, Township 16 North, Range 9 East, New Mexico Principal Meridian, City of Santa Fe, Santa Fe County, New Mexico", recorded October 29, 2015, in Plat Book 794, Pages 007-013, #1778342, records of Santa Fe County, New Mexico

**TOGETHER WITH** all appurtenant rights, easements and appurtenances, all water rights, if any, all improvements constructed therein, except that all mineral rights owned by Grantor, if any, shall be reserved by the Grantor.

**SUBJECT TO** the following:

1. Reservations and exceptions contained in Patent from the United States of America to Samuel A. Larson, recorded December 10, 1921, in Patent Book A, Page 180, and Patent recorded November 4, 1943, in Patent Book C, Page 93, records of Santa Fe County, New Mexico;
2. Terms and conditions contained in Annexation Agreement recorded March 4, 2010, as Instrument #1592456, records of Santa Fe County, New Mexico;
3. Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010, as Instrument #1593744, records of Santa Fe County, New Mexico;
4. Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010, as Instrument #1593745, records of Santa Fe County, New Mexico;
5. Easements and rights incident thereto, notes, restrictions and conditions, as shown and delineated on the plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts, recorded March 4, 2010, in Plat Book 714, Pages 014-026, Instrument #1592455, records of Santa Fe County, New Mexico;

SFC CLERK RECORDED 01/11/2016

6. Easements and rights incident thereto, notes, restrictions and conditions, as shown and delineated on plat of survey entitled "Lot Line Adjustment Plan prepared for Las Soleras Del Sur, LLC, Las Soleras Oeste Ltd., Co., Las Soleras Community Design, LLC, Geronimo Equities, LLC, comprising of existing Tracts 9, 11, 12B, 14 and 15, Las Soleras . . . situate within Sections 7, 17 and 18, Township 16 North, Range 9 East, New Mexico Principal Meridian, City of Santa Fe, Santa Fe County, New Mexico.", recorded October 29, 2015, in Plat Book 794, Pages 007-013, Instrument #1778342, records of Santa Fe County, New Mexico;

7. Taxes for the year 2016 and thereafter.

with special warranty covenants.

WITNESS my hand and seal this 8<sup>th</sup> day of January, 2016.

LAS SOLERAS CENTER, LLC, a New Mexico  
limited liability company

By: [Signature]  
John J. Mahoney  
Operations Manager

STATE OF NEW MEXICO       )  
  )ss.  
COUNTY OF BERNALILLO    )

The foregoing instrument was acknowledged before me on January 8, 2016, by John J. Mahoney, Operations Manager of Las Soleras Center, LLC, a New Mexico limited liability company.

[Signature]  
Notary Public

My Commission Expires:  
07-02-16



OFFICIAL SEAL  
GREGG S. ROBINSON  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My commission expires: \_\_\_\_\_

H:\Pulte Homes Inc\Santa Fe\Santa Fe\Las Soleras\Special Warranty Deed Phase I(A) Final 1.7.16.docx



COUNTY OF SANTA FE       )  
STATE OF NEW MEXICO    ) as

SPECIAL WARRANTY DEED  
PAGES: 2

I Hereby Certify That This Instrument Was Filed for  
Record On the 11TH Day Of January, 2016 at 08:35:27 AM  
-2- And Was Duly Recorded as Instrument # 1783629  
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office  
Geraldine Salazar  
Deputy County Clerk, Santa Fe, NM

SFC CLERK RECORDED 01/11/2016

[illegible][illegible][illegible][illegible]

**WILLIAM A. WATSON**

**LOT LINE ADJUSTMENT PLAT 794063**

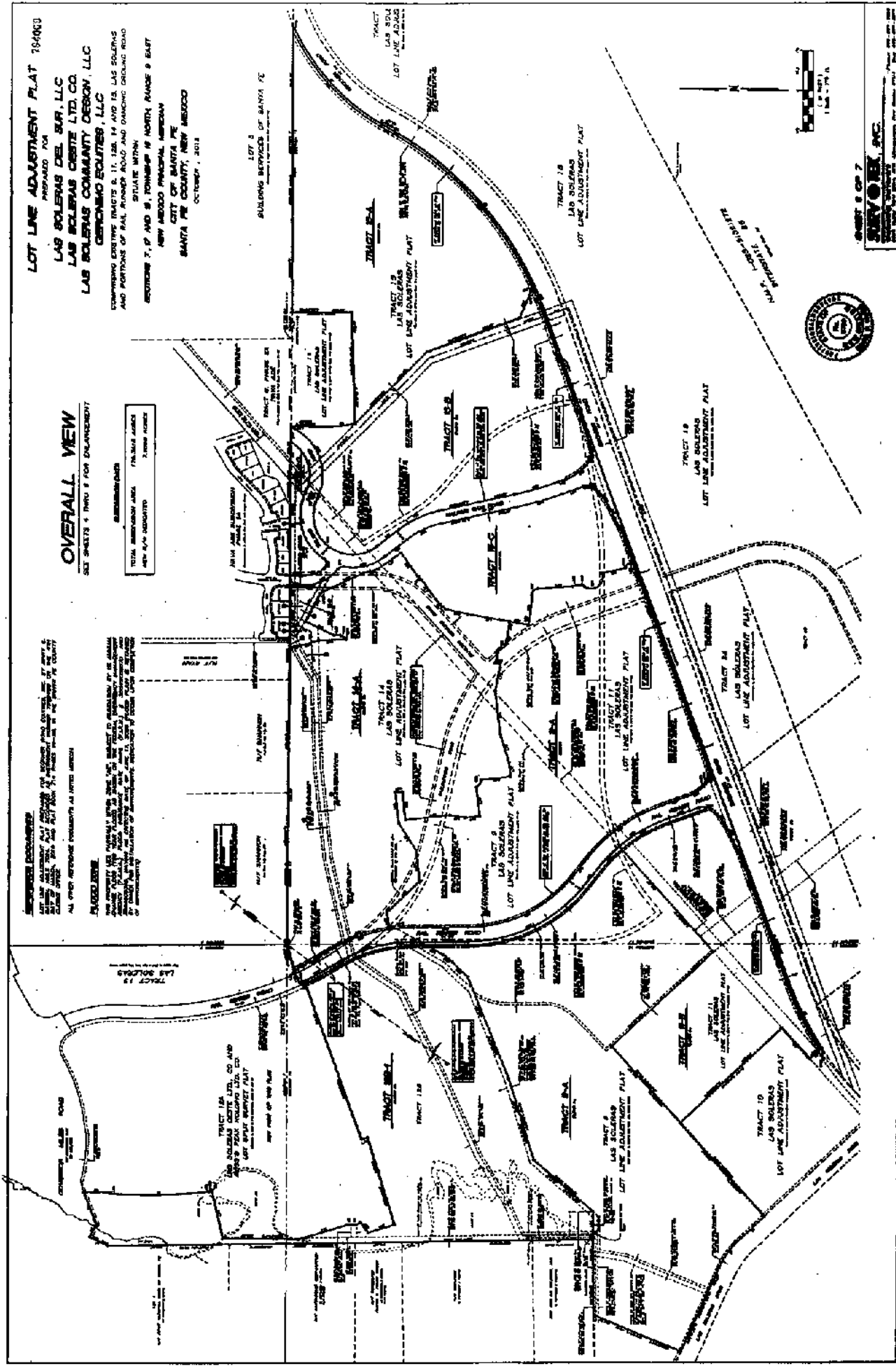
PREPARED FOR  
**LAS SOLERAS DEL SUR, LLC**  
**LAS SOLERAS CREDIT LTD. CO.**  
**LAS SOLERAS COMMUNITY DESIGN, LLC**  
**GENESIMO SOLERAS, LLC**

COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS  
 AND PORTIONS OF RAIL RUNNER ROAD AND DIAMOND CREEK ROAD  
 SITUATE WITHIN  
 SECTIONS 7, 8 AND 9, TOWNSHIP 16 NORTH, RANGE 9 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF SANTA FE  
 SANTA FE COUNTY, NEW MEXICO  
 OCTOBER 1, 2018

**OVERALL VIEW**

SHEET SHEETS 1 THRU 8 FOR ENLARGEMENT

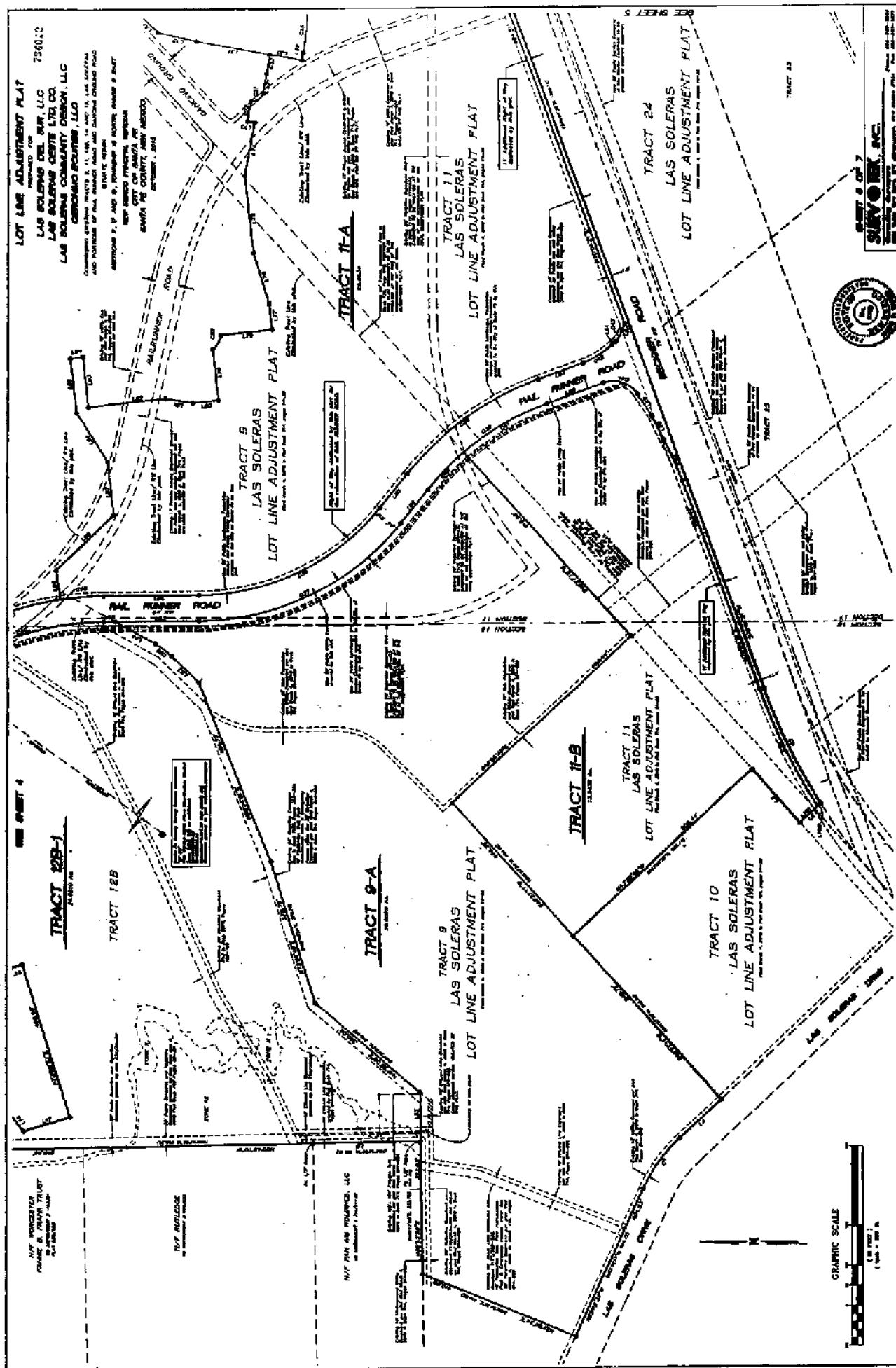
SUMMARY DATA	
TOTAL ADJUSTMENT AREA	75.56 ACRES
ADJ. A/P DEDUCTED	7.56 ACRES



**RYAN J. O'BRIEN, P.E.**  
 15487  
 STATE OF NEW MEXICO  
 PROFESSIONAL ENGINEER









LOT LINE ADJUSTMENT PLAT

FOR ORDERING

LAURENCE DEL SUR, LLC

LAG BOLLEMAN'S QESTRE LTD CO

**LAS SOLINAS COMMUNITY DESIGN, LLC**

077 BELLEVUE COUNTEE, LLC

COMPRISING EXISTING TRACTS 8, 11, 12B, 1d AND 13, L.A.S. 042445

NEGOTIATING WITH THE ENEMY

**БЕЛАЯ ПУШКА**

RECEIVED 7, 12 AND 13, TOWNSHIP OF NORTH MANCHESTER & EAST

**AVIATION TECHNOLOGY CENTER**

NEW HAVEN, CONNECTICUT  
CITY OF SANTA FE

CITY OF SANTA FE  
SANTA FE COUNTY NEW MEXICO

COUNTY, NEW YORK 3519

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**人 事 部**

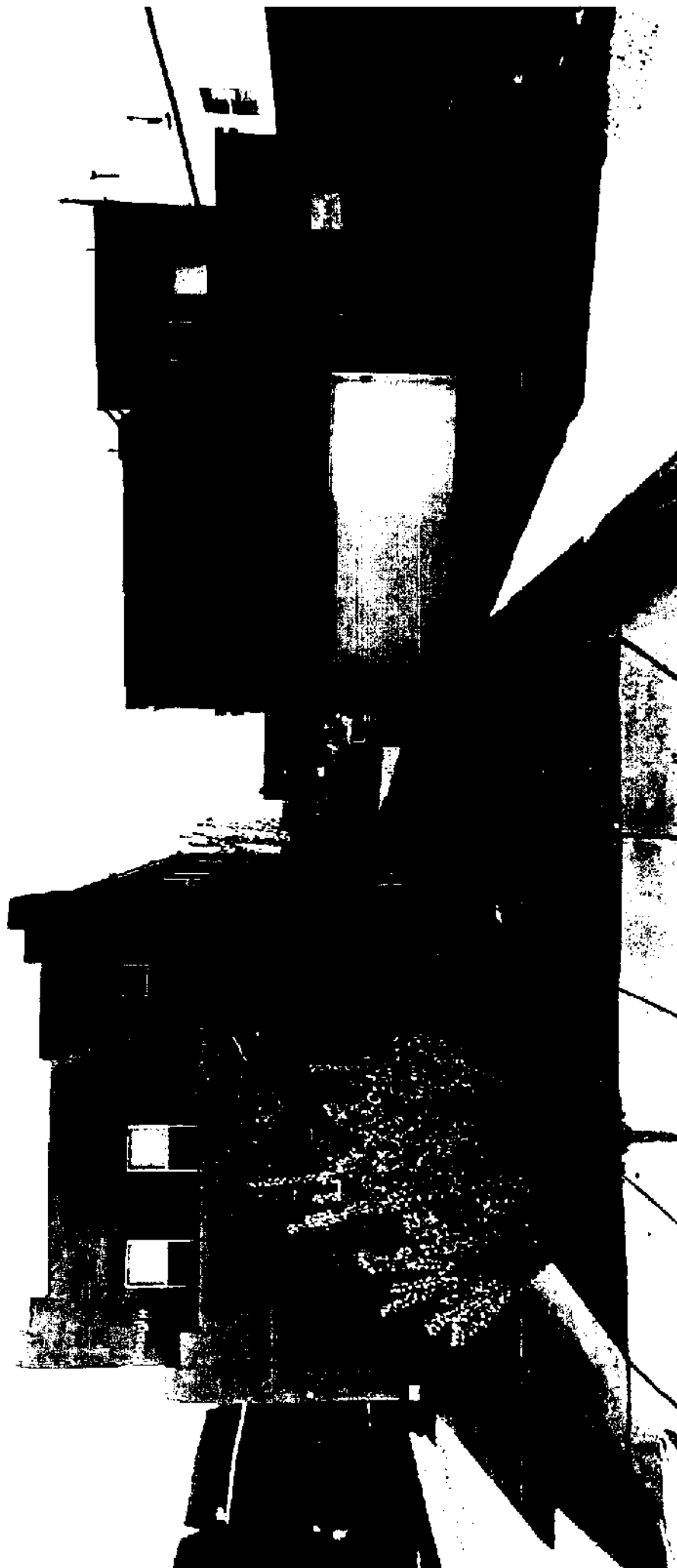
**3000**

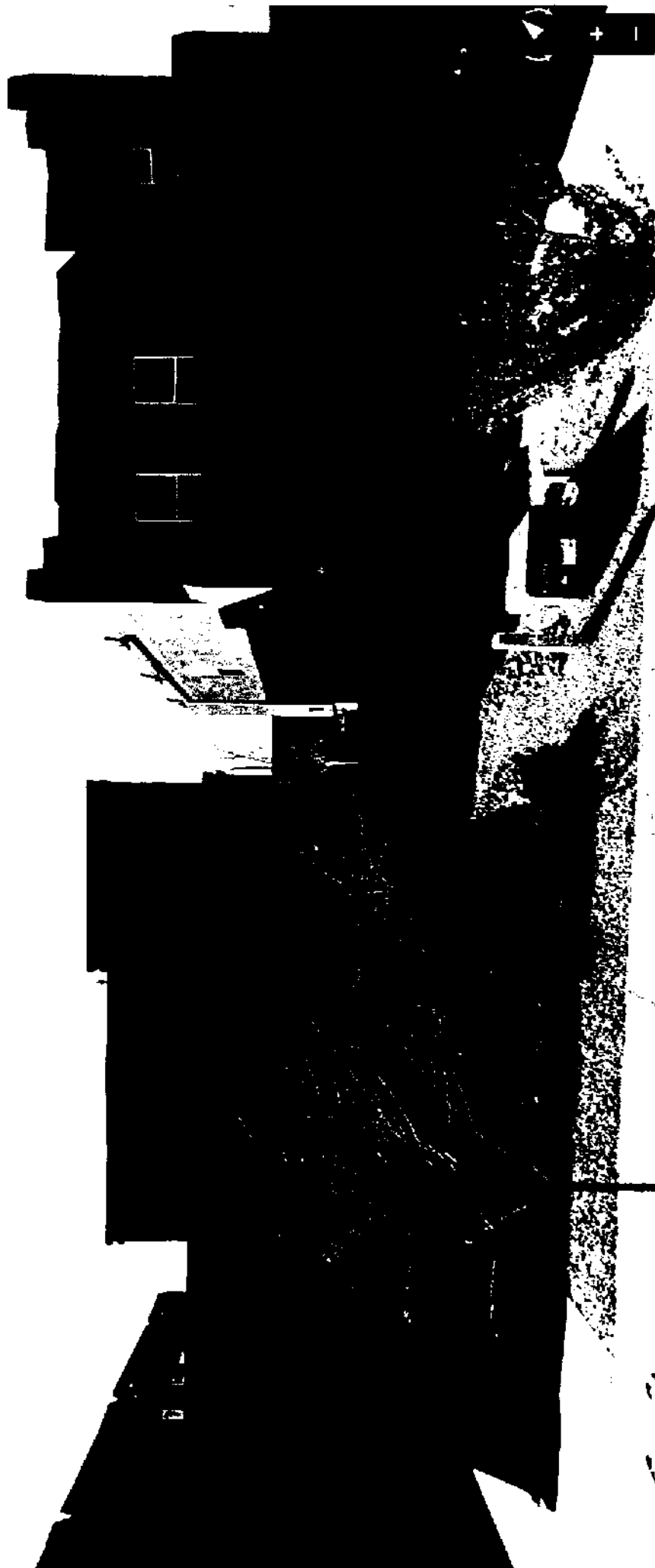
**Phone:** \_\_\_\_\_  
**Fax:** \_\_\_\_\_  
**E-mail:** \_\_\_\_\_

14

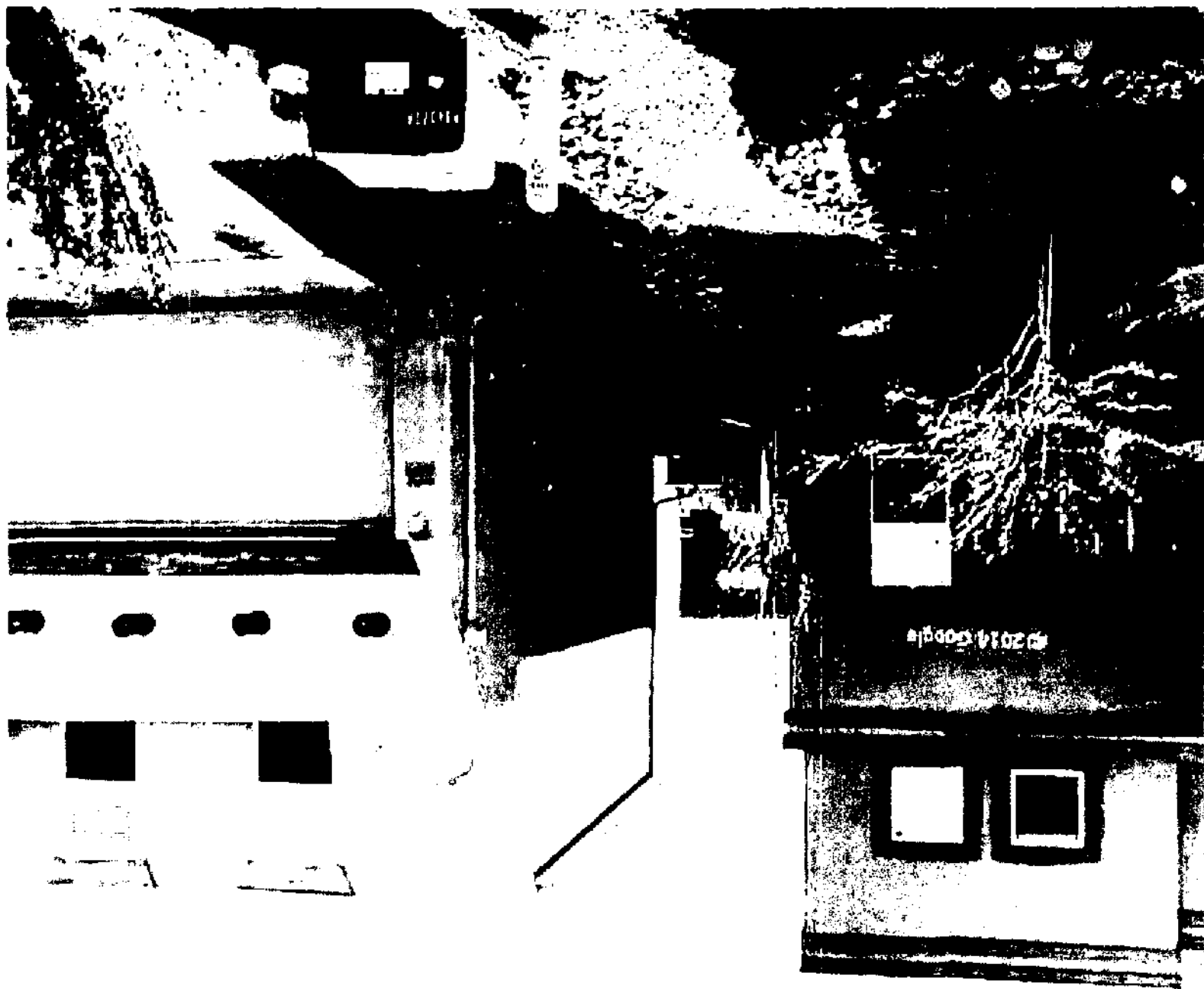
Planning Commission  
July 7, 2016

## **EXHIBIT 2**

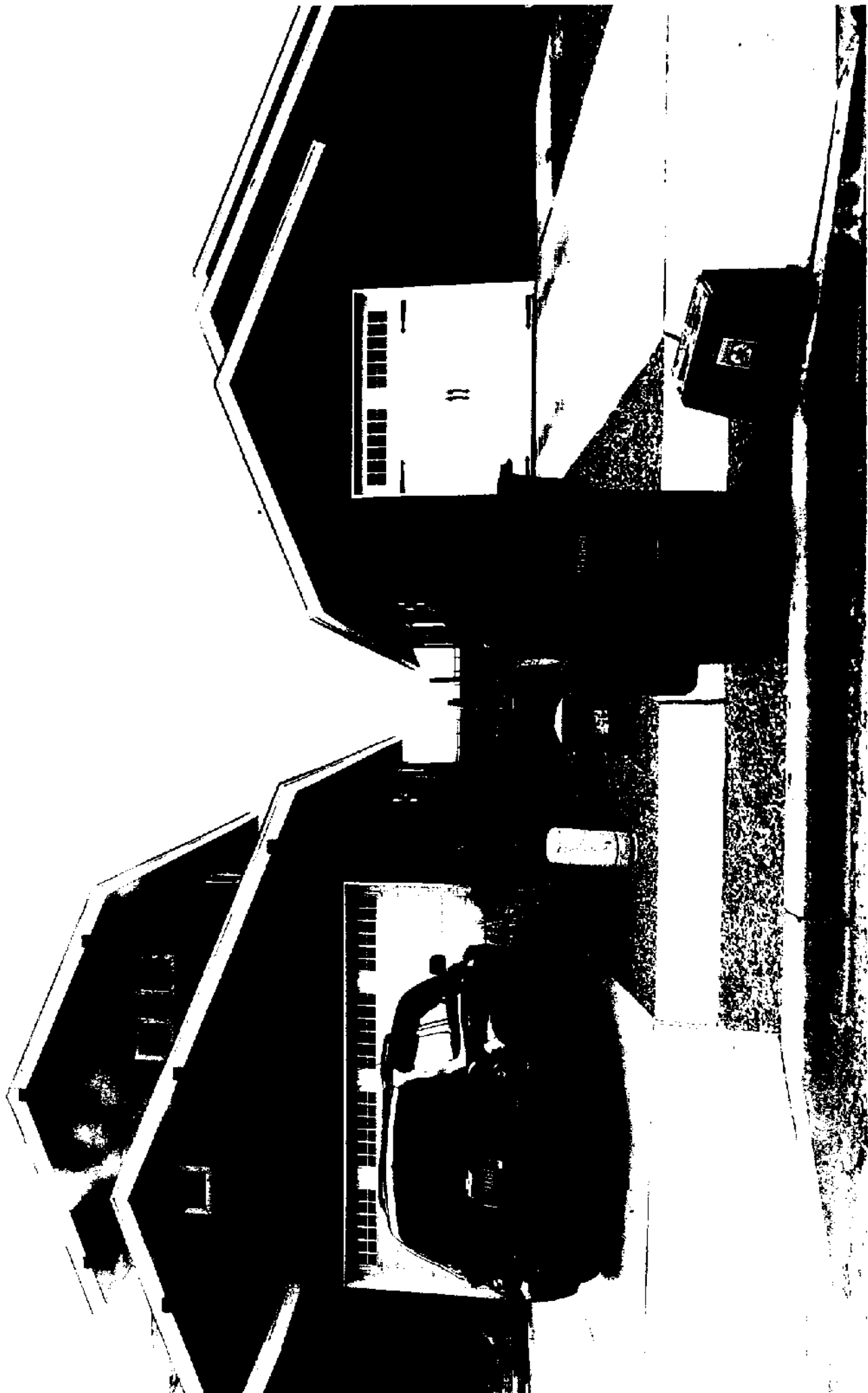




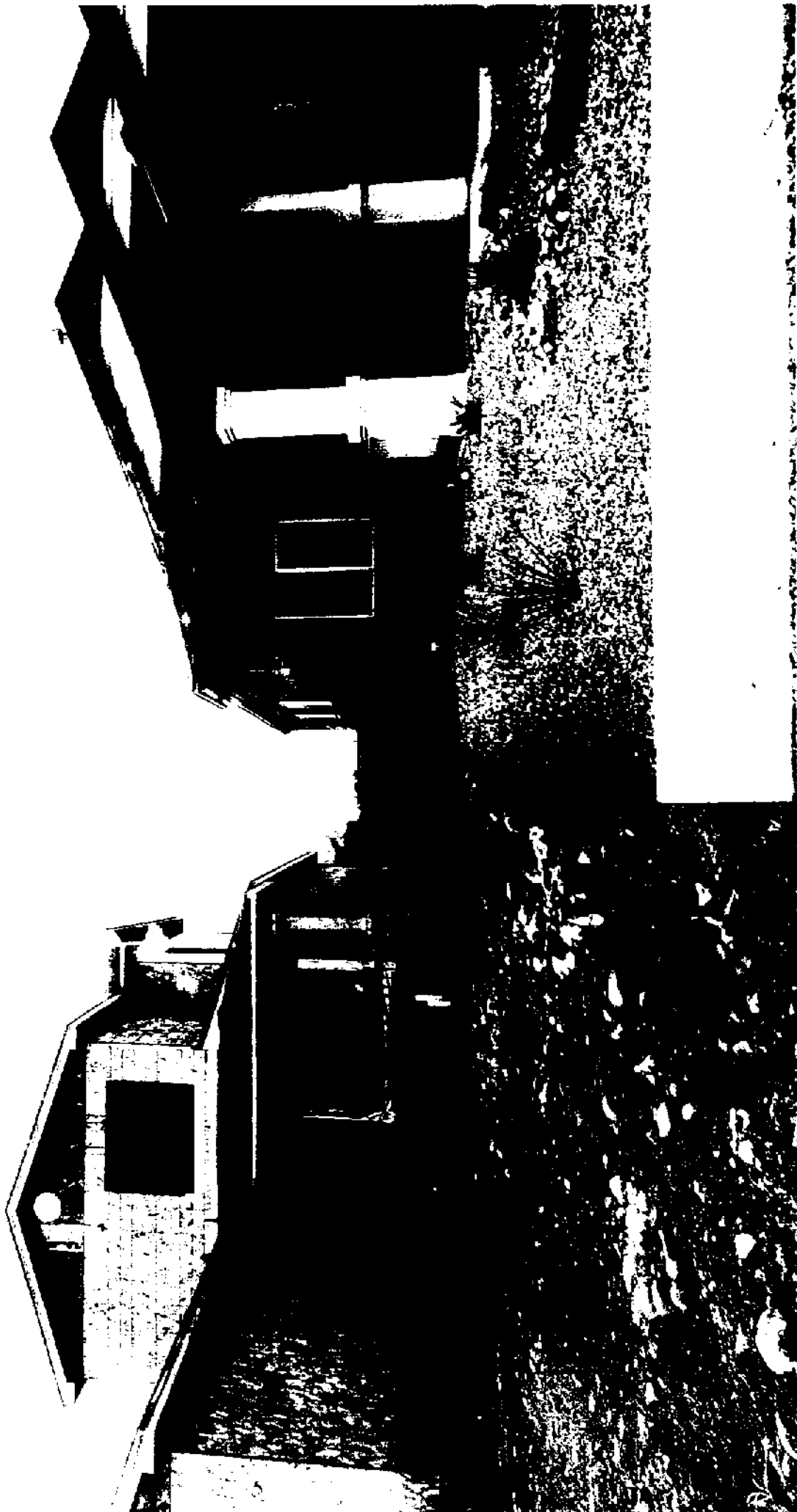


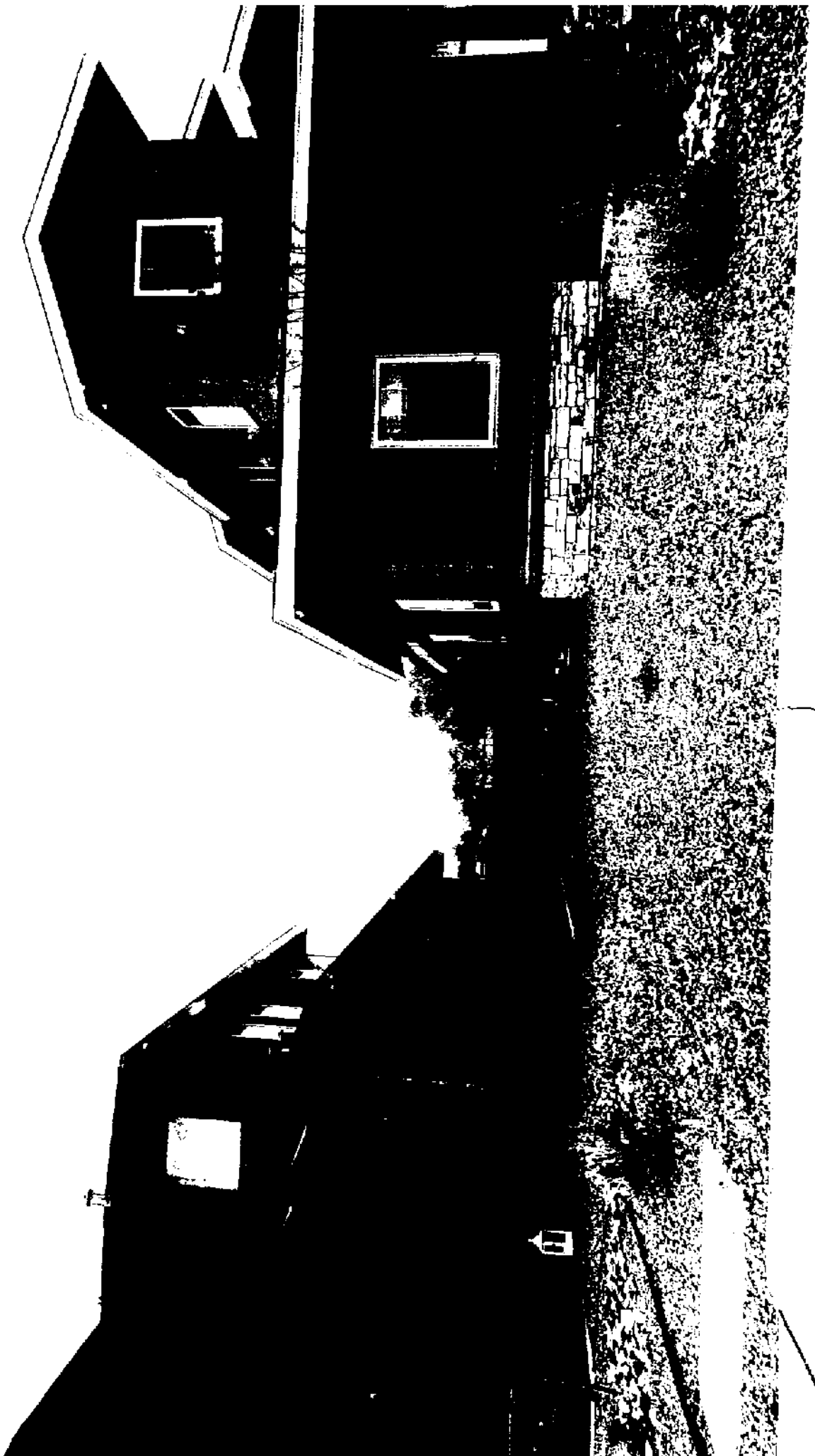






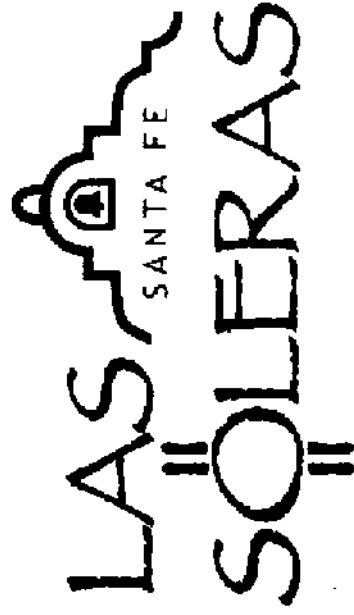






Planning Commission  
July 7, 2016

## **EXHIBIT 2A**



# Las Soleras Planning Commission Meeting

July 7, 2016

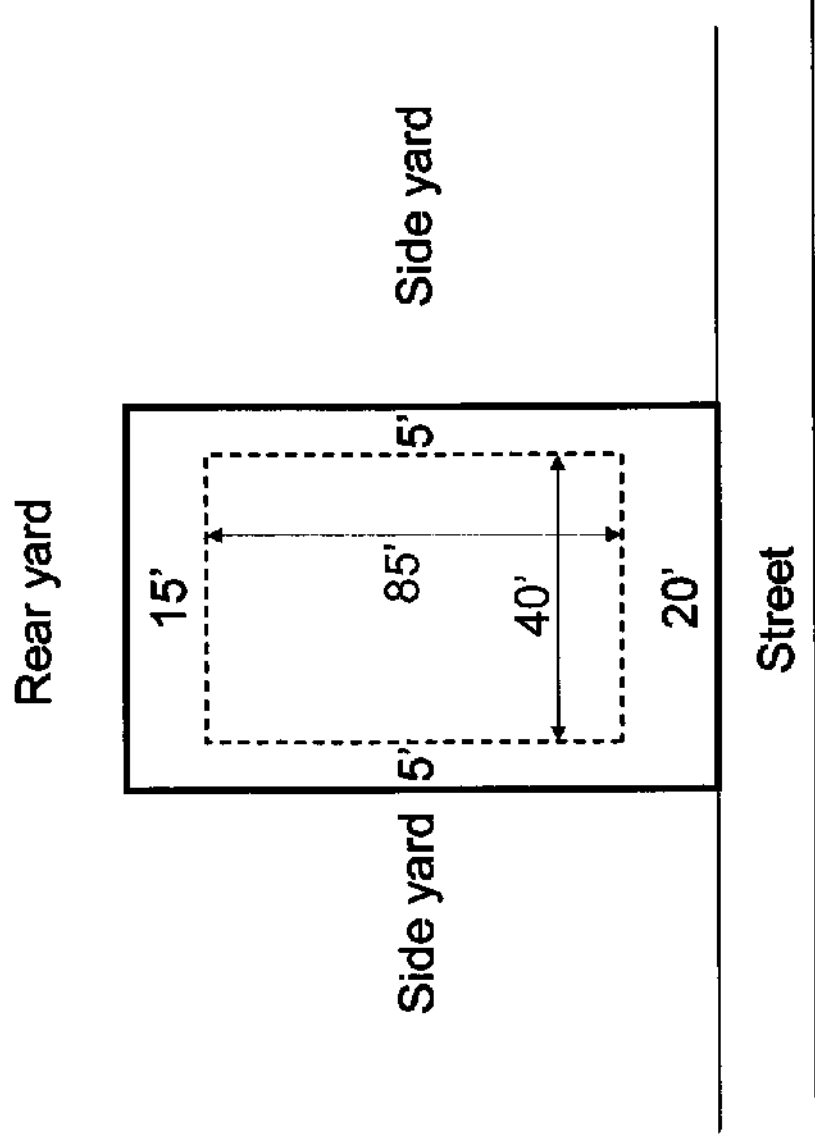
## Why the need for modification from the current code

- Variation in style adds interest to streetscape
- Ceiling heights are 9 feet
- Many buyers prefer pitched roofs
- Standardizing design reduces cost of housing, which is passed on to the buyer
- Proximity to open space and city trails (majority of homes are within 300 feet of open space or city trail)

# Estancias de Las Soleras

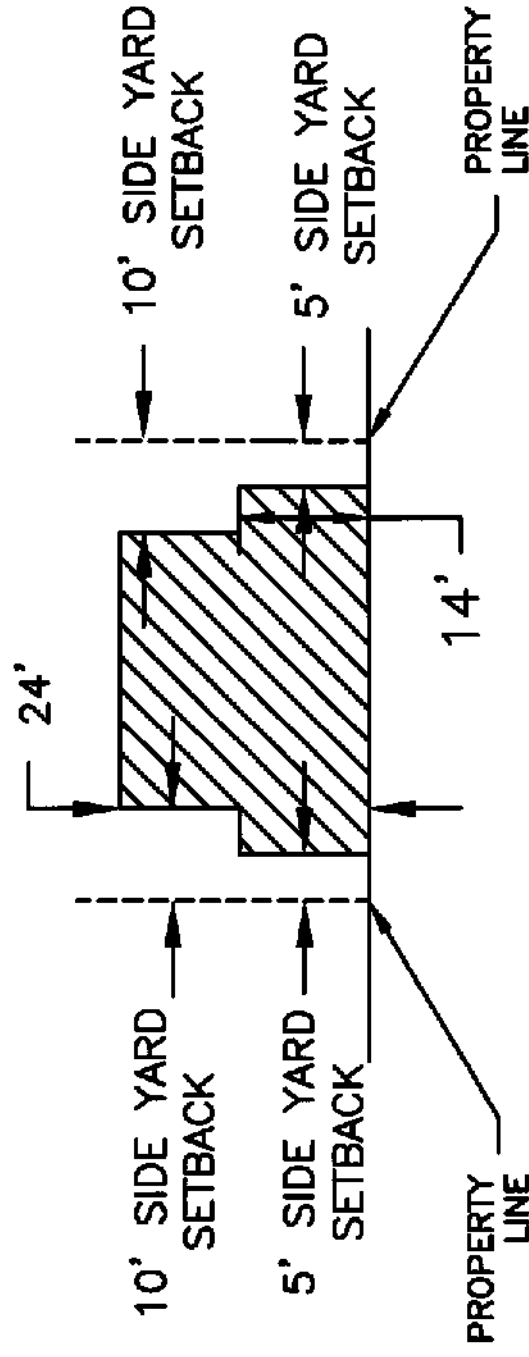


# Minimum City of Santa Fe Lot Setbacks R-6 & R-12



Typical lot 50'x120'

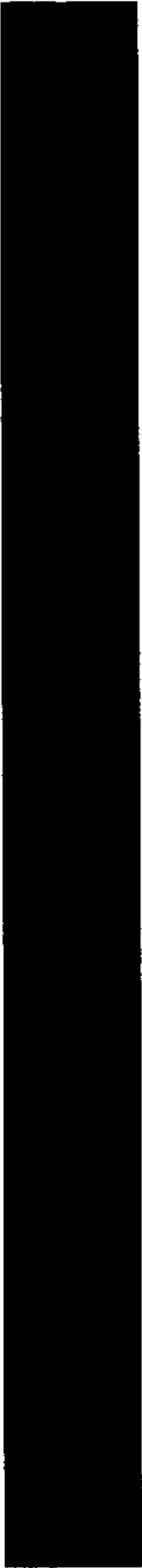
# Height Standards



## Note:

- Applies to R-6 & R-12
- R-12 Setback may be modified with approval of Development Plan by Planning Commission





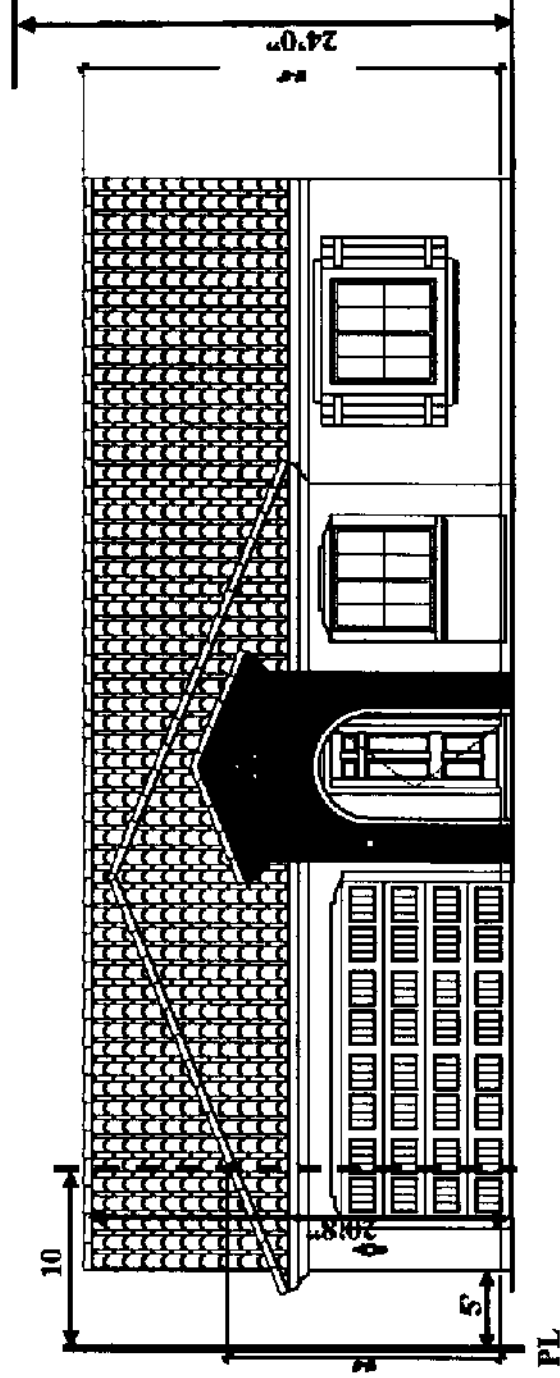
# Age Targeted Homes

Models:

5220-A	5423-A	5424-A	5425-A
5220-B	5423-B	5424-B	5425-B
5220-C	5423-C	5424-C	5425-C
5220-D	5423-D	5424-D	5425-D
5220-E	5423-E	5424-E	5425-E

conforms with city standards  
modified from code

# Model 5220-A

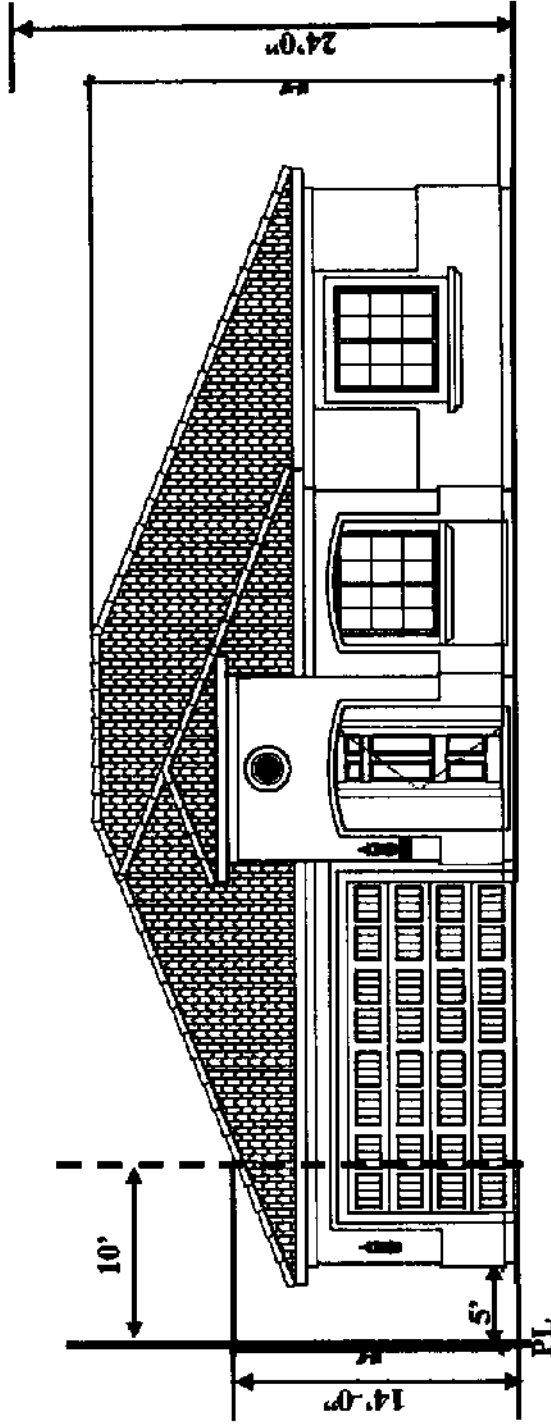


## Summary Description

- Front Yard Setback: 20 feet
- Rear Yard Setback: 15 feet
- Side Yard Setback: 5 feet (modified from code)
- Maximum height at 5' side yard setback; (20'8" modified from code)
- Maximum Building Height: 20'8" (per code)

! Indicates building height at 10' side yard setback

# Model 5220-B



## Summary Description

Front Yard Setback: 20 feet (per code)

Rear Yard Setback: 15 feet (per code)

Side Yard Setback: 5 feet (per code)

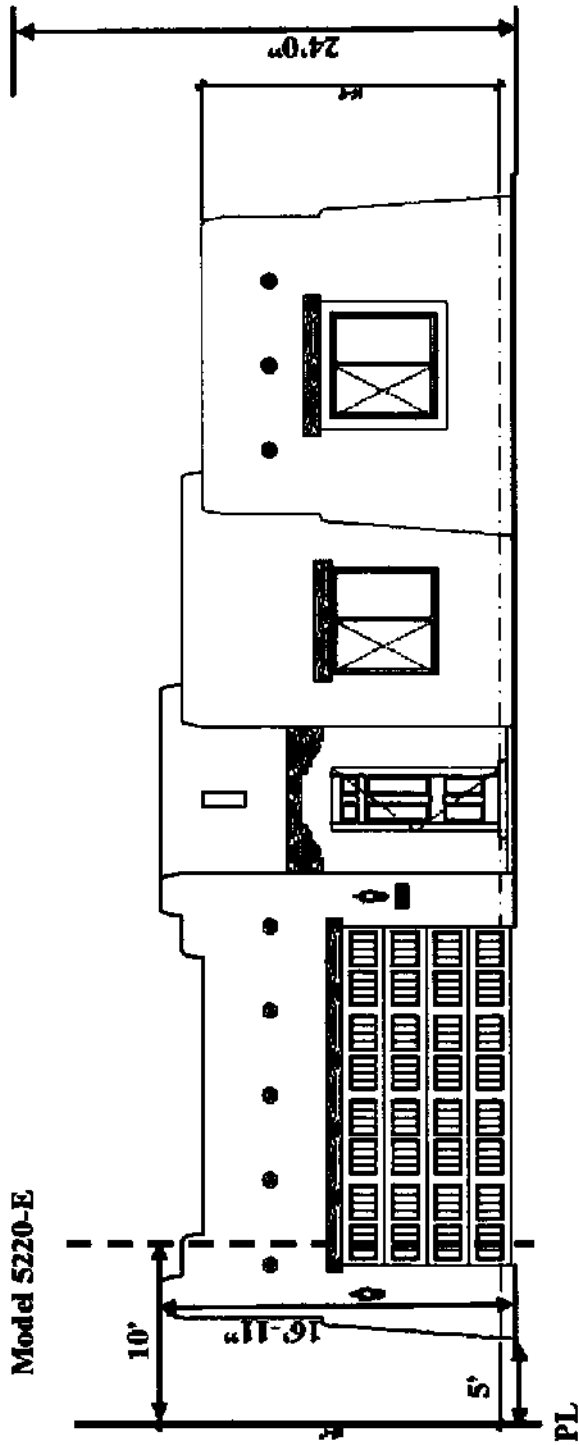
Maximum Building Height of 5" side yard setback (14' per code)

Maximum Building Height: 20'8" (per code)



Indicates building height at 10' side yard setback

# Model 5220-E

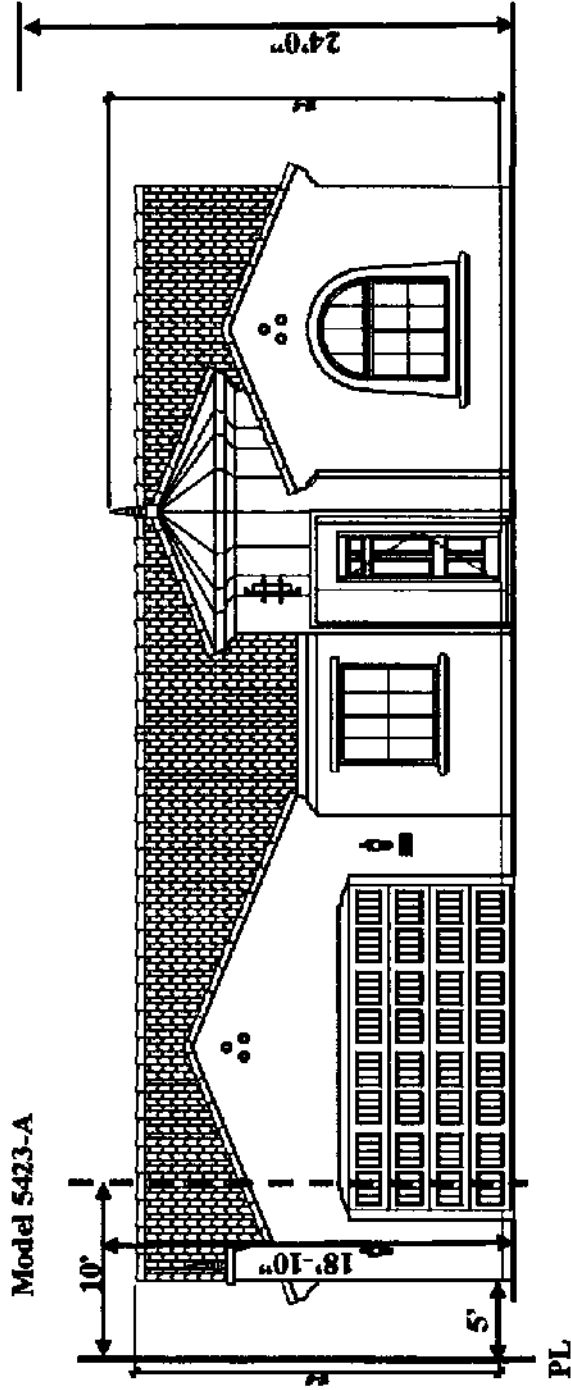


## Summary Description

- Front Yard Setback: 20 feet (per code)
- Rear Yard Setback: 15 feet (per code)
- Side Yard Setback: 5 feet (modified from code)
- Maximum Building Height of 5' side yard setback; (16'11", modified from code)
- Maximum Building Height: 16'11" (per code)

Indicates building height at 10' side yard setback

# Model 5423-A

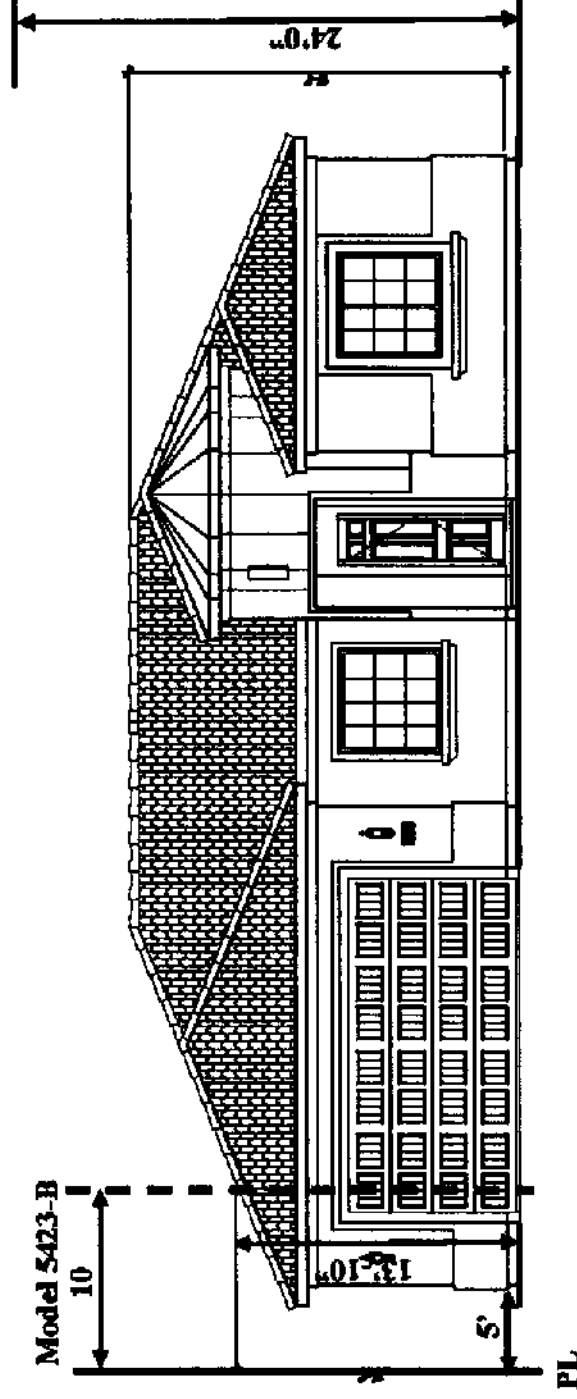


## Summary Description

- Front Yard Setback: 20 feet (per code)
- Rear Yard Setback: 15 feet (per code)
- Side Yard Setback: 5 feet (modified from code)
- Maximum Building Height: 18'-10" (per code)
- Maximum Building Height: 18'-10" (per code)

Indicates building height at 10' side yard setback

# Model 5423-B



## Summary Description

Front Yard Setback: 20 feet (per code)

Rear Yard Setback: 15 feet (per code)

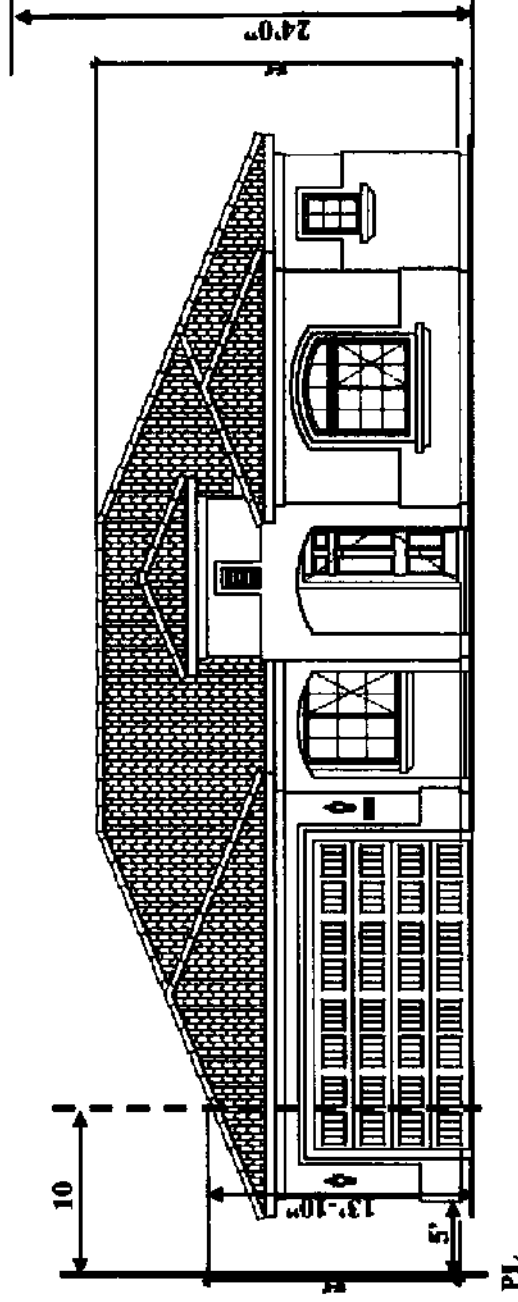
Side Yard Setback: 5 feet (per code)

Maximum building height at 5' side yard setback; (13'10" per code)

Maximum Building Height: 18'10"

Indicates building height at 10' side yard setback

## Model 5424-B



### Summary Description

**Front Yard Setback: 20 feet (per code)**

**Rear Yard Setback:** 15 feet (per code)

**Side Yard Setback:** 5 feet (per code)

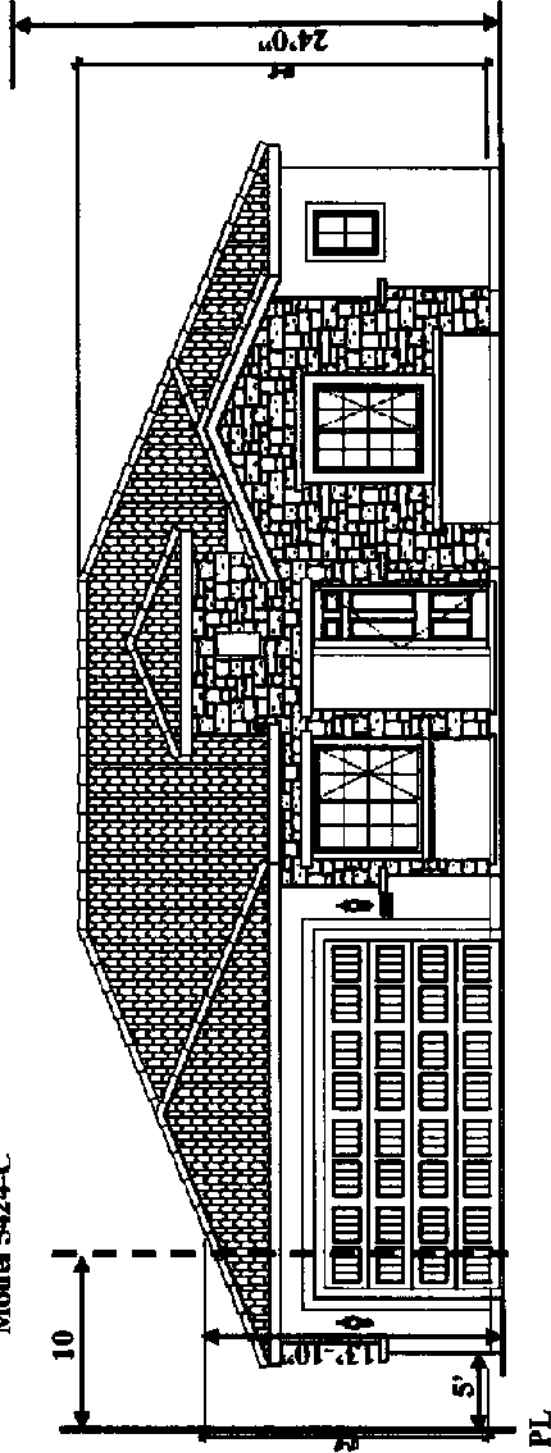
**Maximum building height at 5' yard setback; 13'10" (per code)**

**Maximum Building Height: 18'10" (per code)**

Indicates building height at 10' side yard setback

# Model 5424-C

Model 5424-C



## Summary Description

Front Yard Setback: 20 feet

Rear Yard Setback: 15 feet

Side Yard Setback: 5 feet

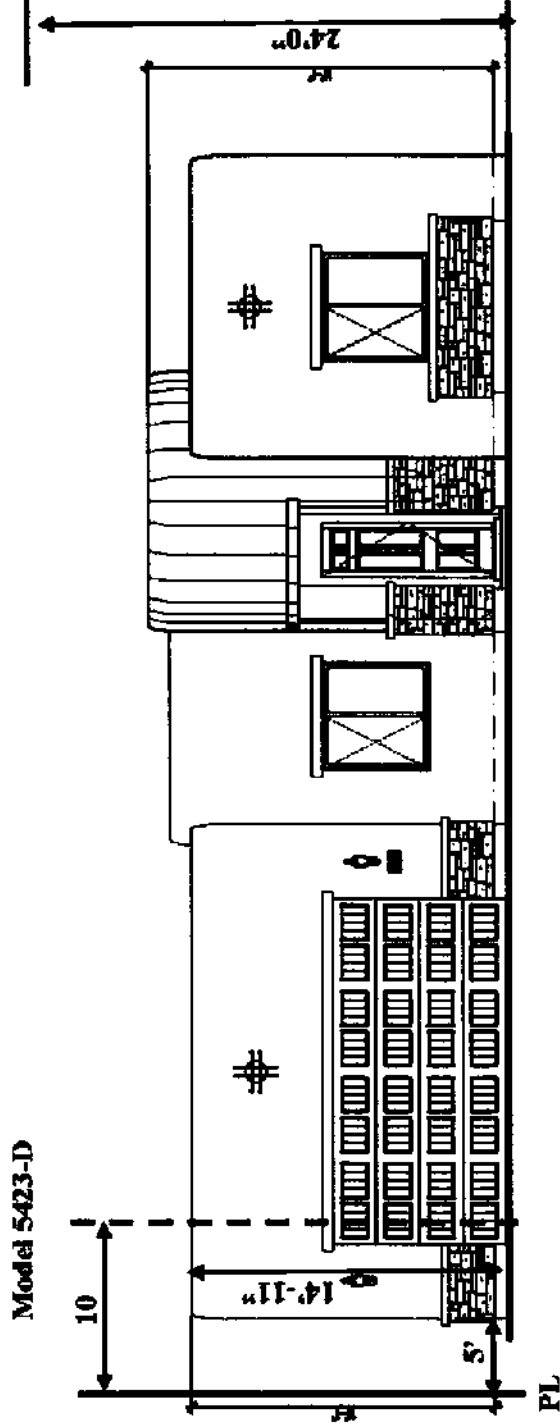
Maximum building height at 5' yard setback: 13'10" (per code)

Maximum Building Height: 18'10" (per code)

Indicates building height at 10' side yard setback



# Model 5423-D



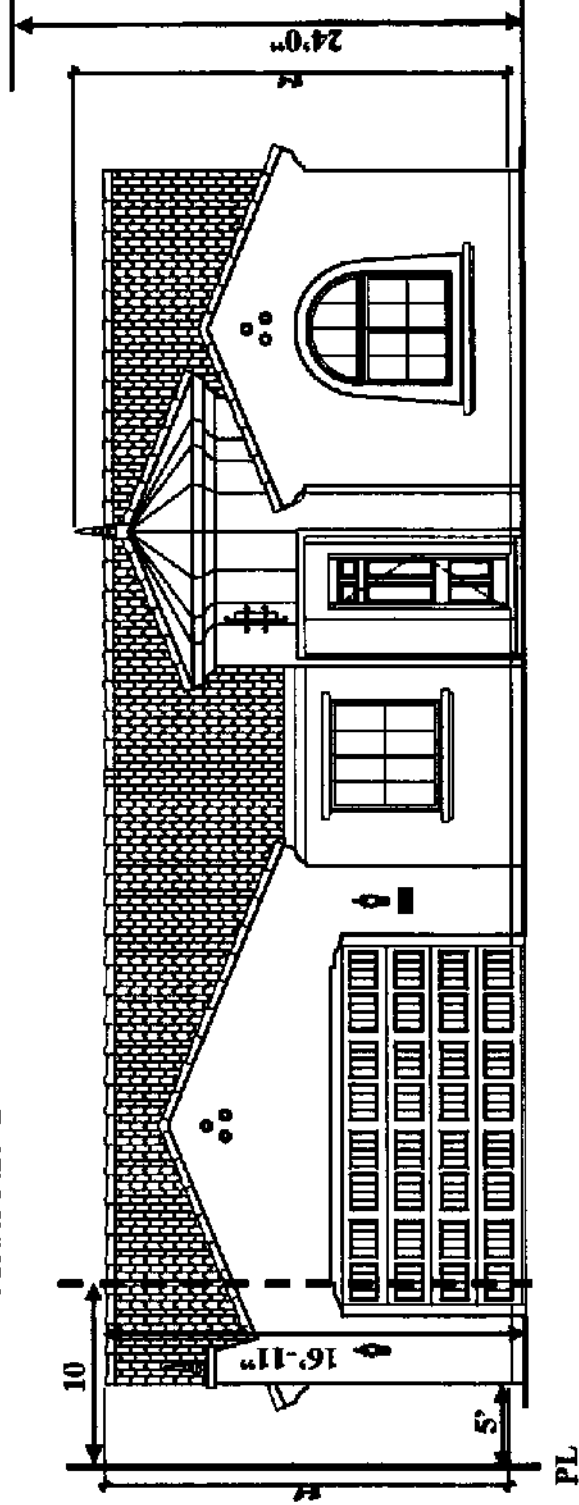
## Summary Description

- Front Yard Setback: 20 feet (per code)
- Rear Yard Setback: 15 feet (per code)
- Side Yard Setback: 5 feet (modified from code)
- Maximum building height at 5' side yard setback; (14'11" modified from code)
- Maximum Building Height: 16'11" (per code)

|  
 | Indicates building height at 10' side yard setback  
 |

# Model 5423-E

Model 5423-E



## Summary Description

Front Yard Setback: 20 feet (per code)

Rear Yard Setback: 15 feet (per code)

Side Yard Setback: 5 feet (modified from code)

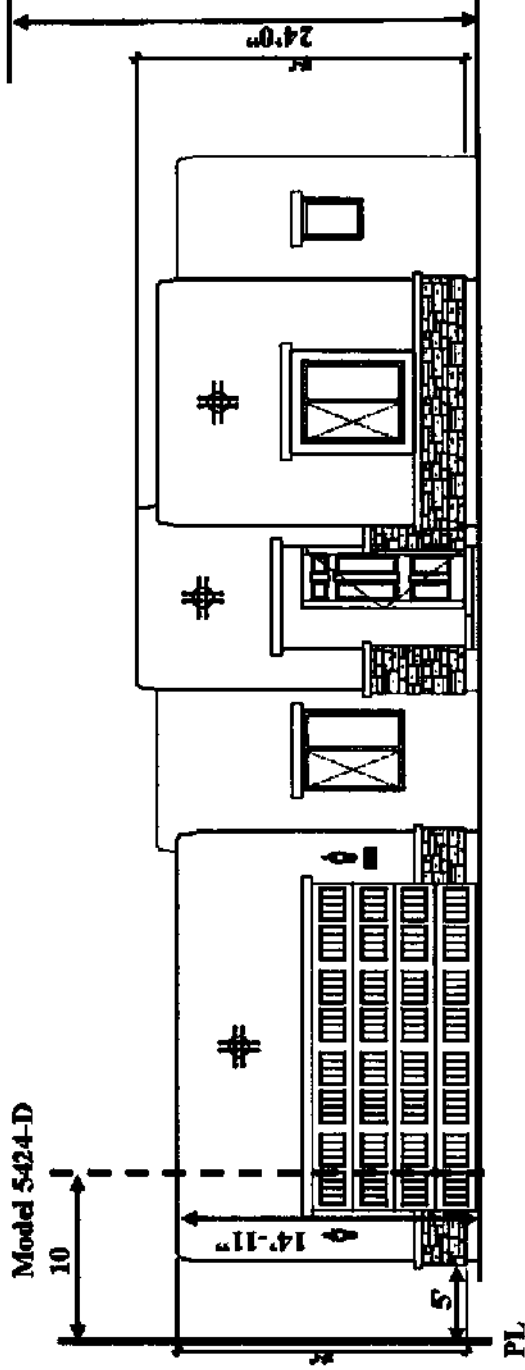
Maximum building height at 5' side yard setback; (16'11" modified from code)

Maximum Building Height: 16'11" (per code)

Indicates building height at 10' side yard setback



# Model 5424-D

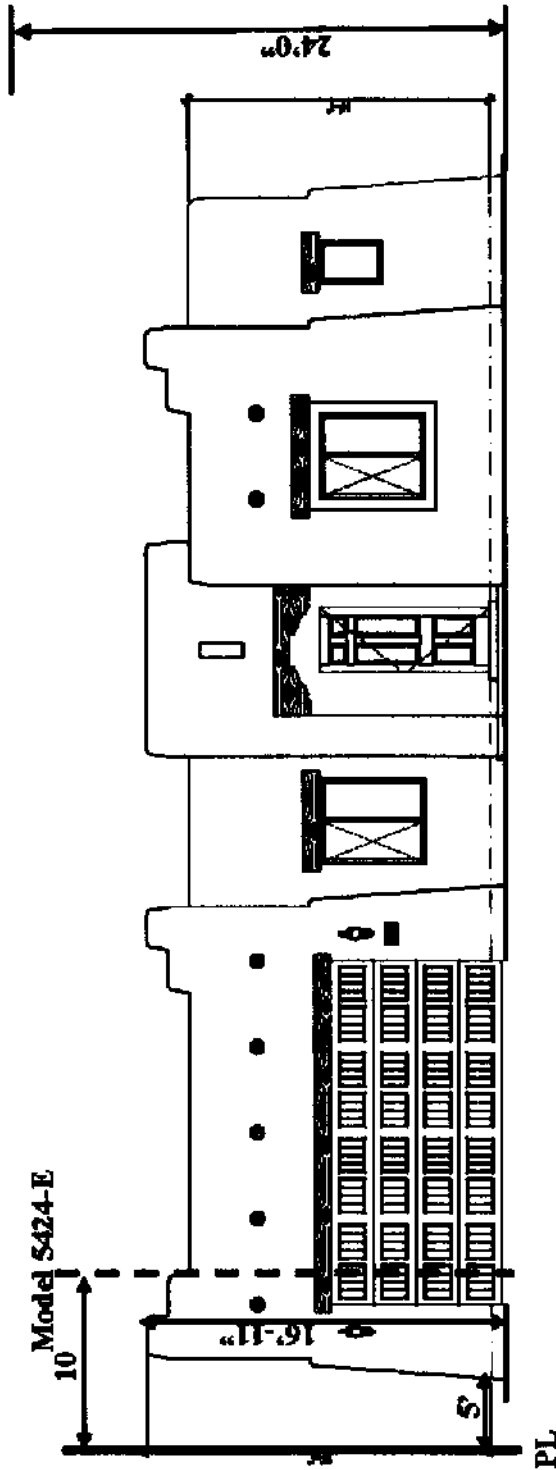


## Summary Description

- Front Yard Setback: 20 feet
- Rear Yard Setback: 15 feet
- Side Yard Setback: 5 feet (modified from code)
- Maximum height at 5' side yard setback; (14'11" modified from code)
- Maximum Building Height: 16'11" (per code)

- Indicates building height at 10' side yard setback

# Model 5424-E



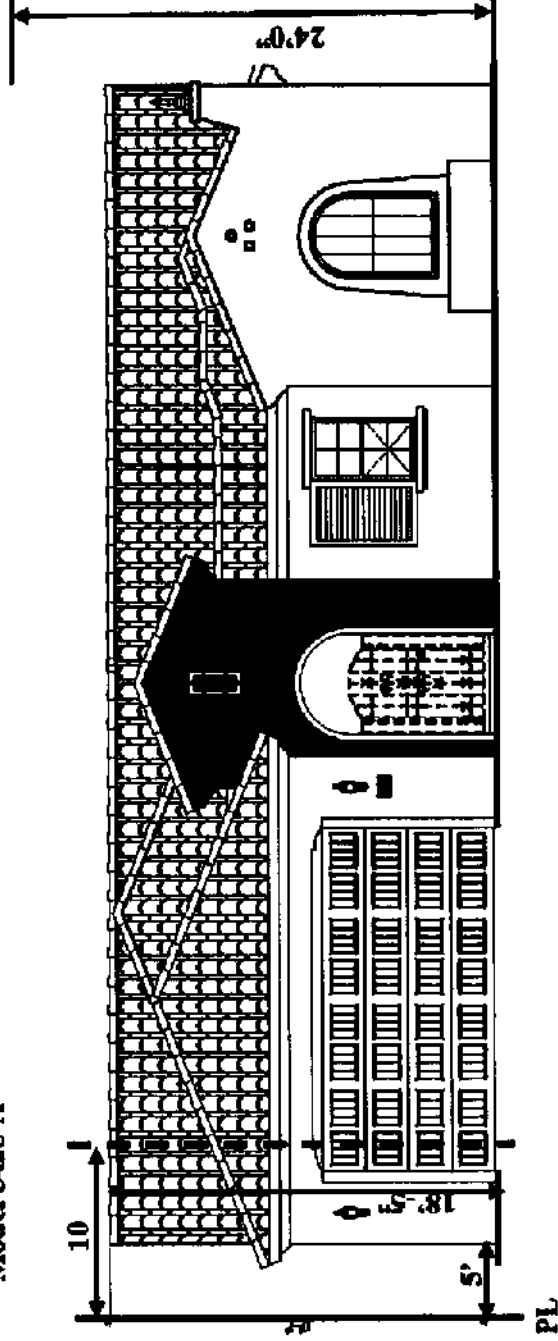
## Summary Description

- Front Yard Setback: 20 feet
- Rear Yard Setback: 15 feet
- Side Yard Setback: 5 feet (modified from code)
- Maximum height at 5' side yard setback; (16'11" modified from code)
- Maximum Building Height: 16'11" (per code)

! Indicates building height at 10' side yard setback

# Model 5425-A

Model 5425-A



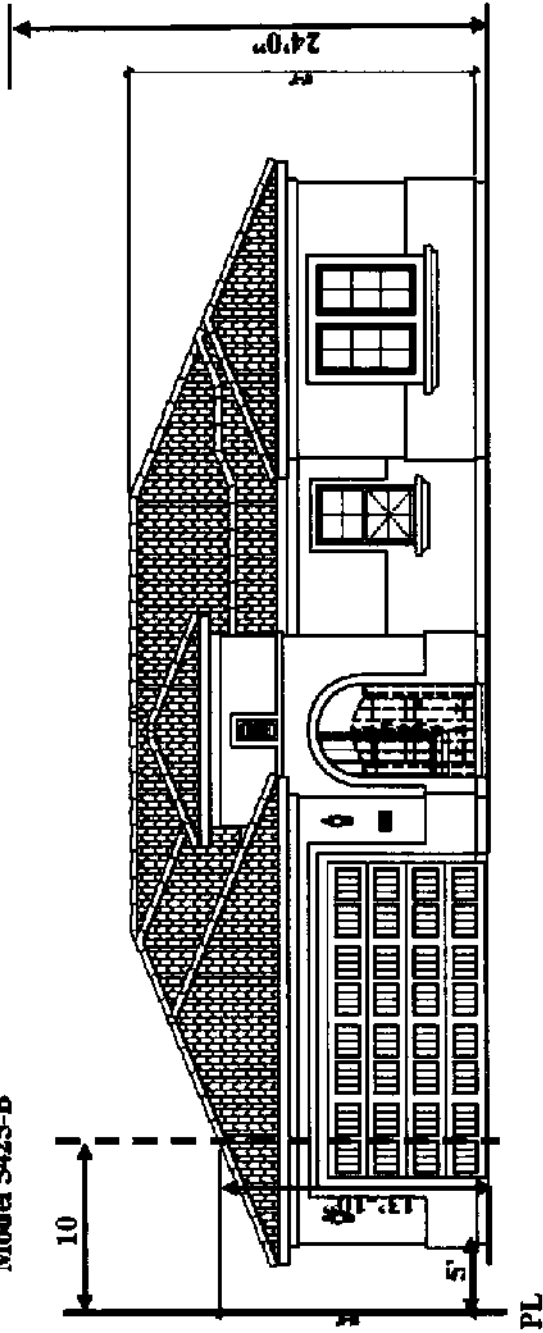
## Summary Description

- Front Yard Setback: 20 feet (per code)
- Rear Yard Setback: 15 feet (per code)
- Side Yard Setback: 5 feet (modified from code)
- Maximum building height at 5' side yard setback; (18'5" modified from code)
- Maximum Building Height: 18'5" (per code)

- !
- ! Indicates building height at 10' side yard setback
- !

# Model 5425-B

Model 5425-B



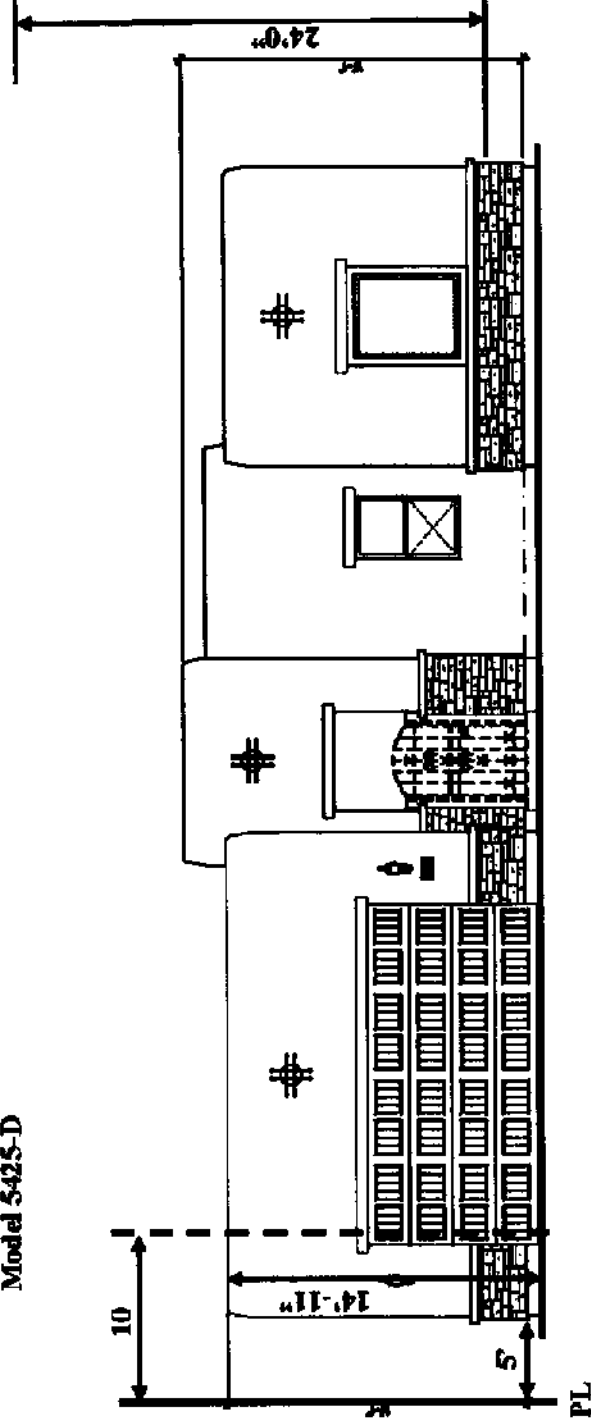
## Summary Description

- Front Yard Setback: 20 feet (per code)
- Rear Yard Setback: 15 feet (per code)
- Side Yard Setback: 5 feet (per code)
- Maximum building height at 5' side yard setback: (13'10" per code)
- Maximum Building Height: 18'5" (per code)

- |
- | Indicates building height at 10' side yard setback
- |

# Model 5425-D

Model 5425-D



## Summary Description

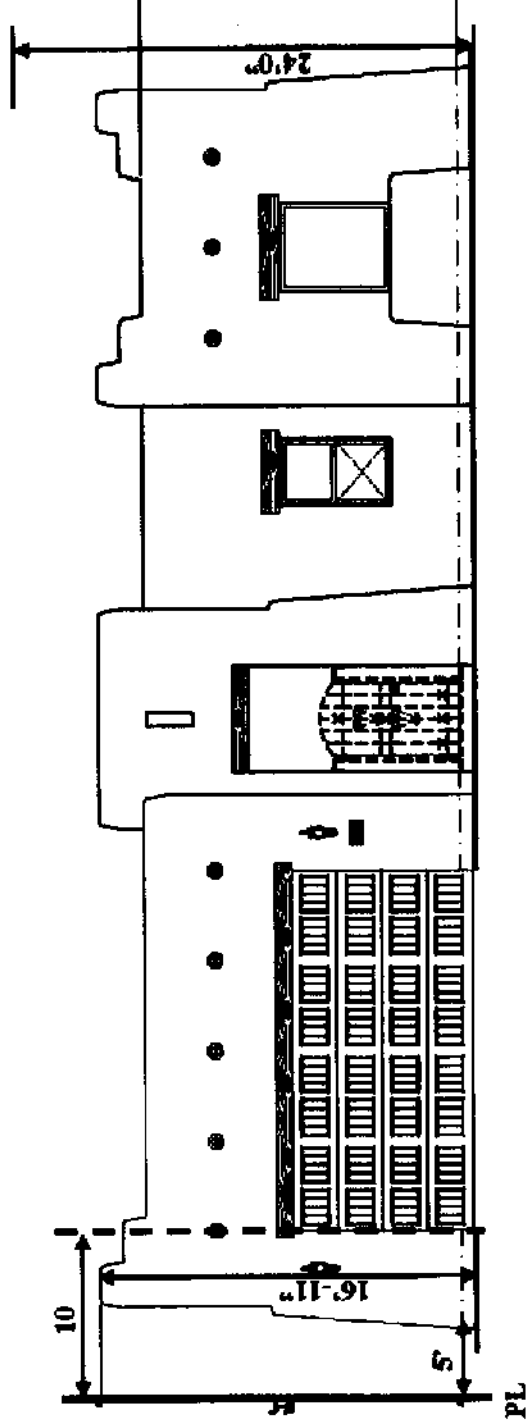
- Front Yard Setback: 20 feet (per code)
- Rear Yard Setback: 15 feet (per code)
- Side Yard Setback: 5 feet (modified from code)
- Maximum building height at 5' side yard setback; (14' 11" modified from code)
- Maximum Building Height: 16' 11"

Indicates building height at 10' side yard setback



# Model 5425-E

Model 5425-E



## Summary Description

- Front Yard Setback: 20 feet (per code)
- Rear Yard Setback: 15 feet (per code)
- Side Yard Setback: 5 feet (modified from code)
- Maximum building height at 5' side yard setback; (16'11" modified from code)
- Maximum Building Height: 16'11" (per code)

Indicates building height at 10' side yard setback

# Streetscape



# Traditional Homes

## Single story models:

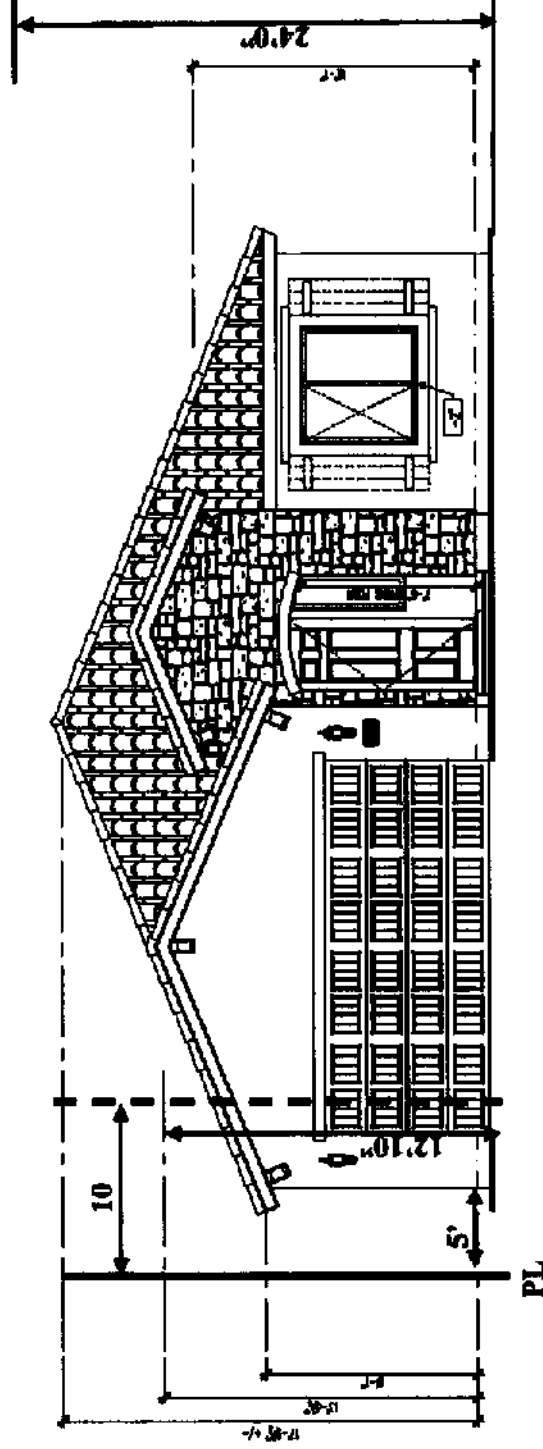
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4017-C  
4019-A  
4019-B  
4019-C  
4020-A  
4020-B  
4020-C

## Two story models:

4026-A  
4026-B  
4026-C  
4028-A  
4028-B  
4028-C  
4030-A  
4030-B  
4030-C

conforms with city standards  
modified from code

## Model 4017-B



### Summary Description

**Front Yard Setback: 20 feet (per code)**

**Rear Yard Setback:** 15 feet (per code)

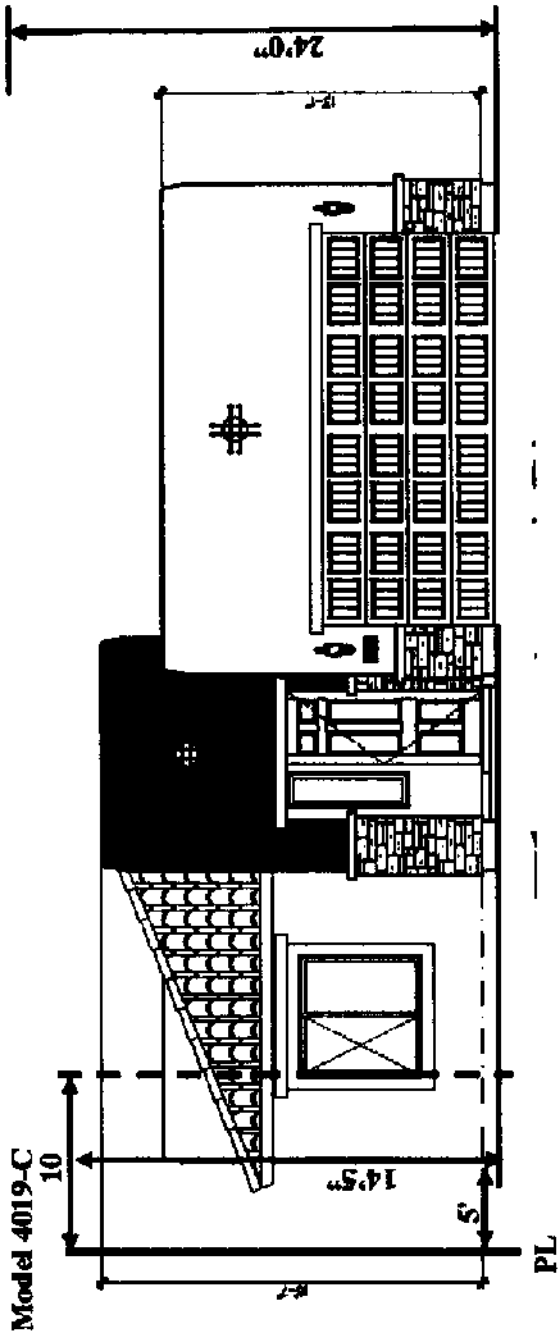
Side Yard Setback: 5 feet (per code)

**Maximum building height at 5' side yard setback; (12'10" per code)**

Maximum Building Height: 19'1" (per code)

Indicates building height at 10' side yard setback

# Model 4019-C

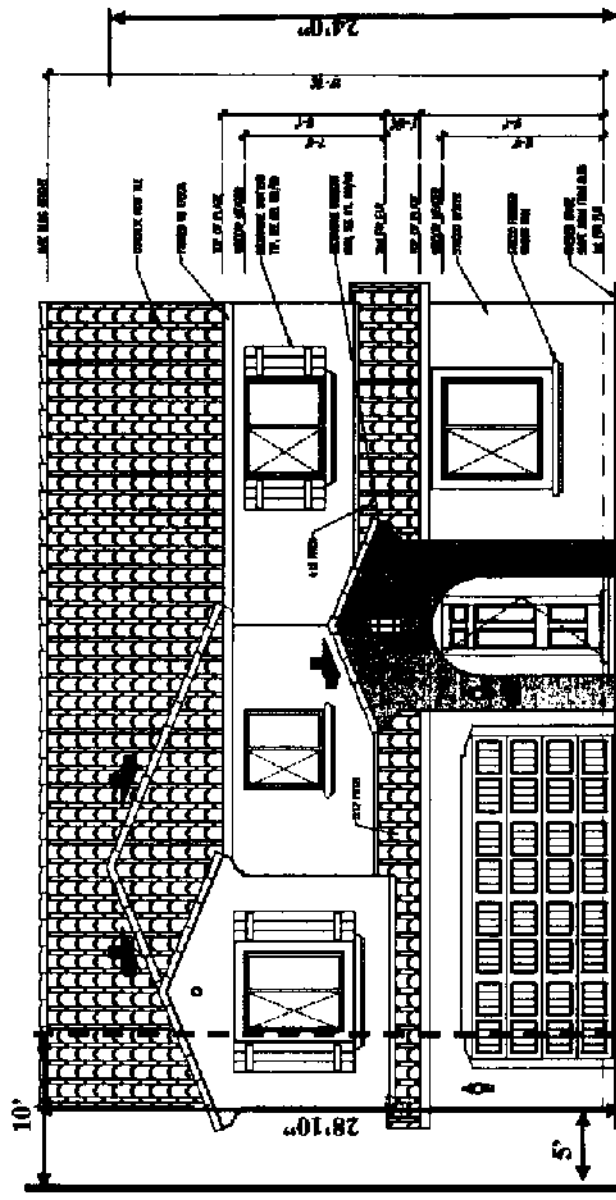


## Summary Description

- Front Yard Setback: 20 feet
- Rear Yard Setback: 15 feet
- Side Yard Setback: 5 feet
- Maximum building height at 5' side yard setback; (14'5"modified from code)
- Maximum Building Height: 16'5"

! Indicates building height at 10' side yard setback

# Model 4028-A



PL

## Summary Description

Front Yard Setback: 20 feet

Rear Yard Setback: 15 feet

Side Yard Setback: 5 feet (modified from code)

Maximum building height at 5' side yard setback; (28'10" modified from code)

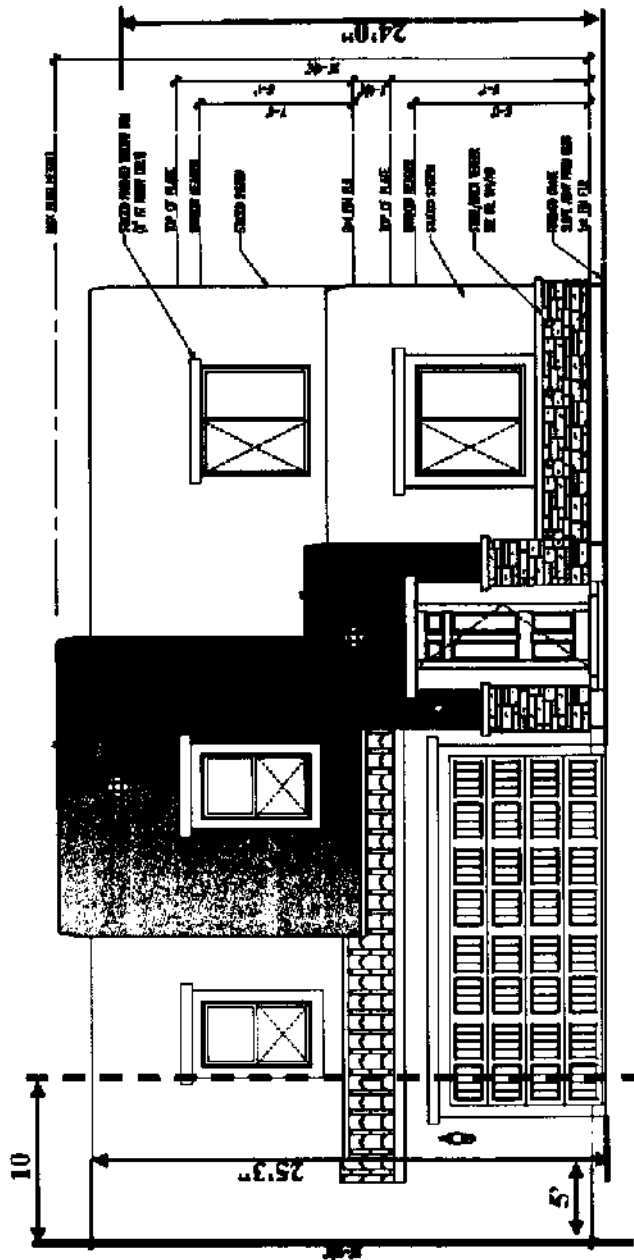
Maximum Building Height: (28'10" modified from code)

|

| Indicates building height at 10' side yard setback

|

# Model 4028-C



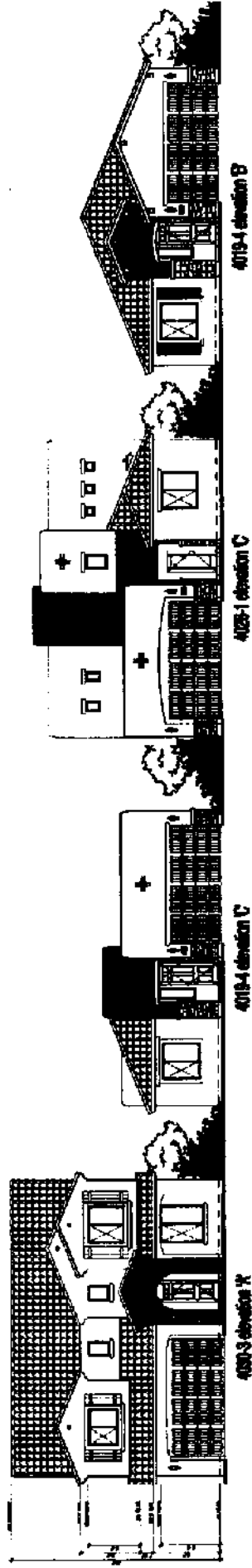
PL

## Summary Description

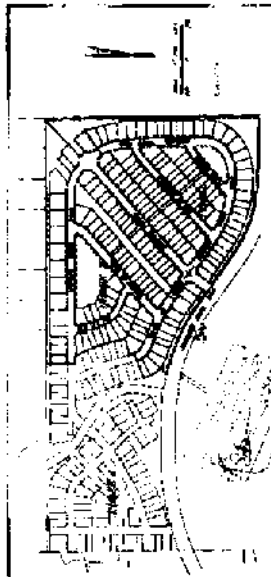
- Front Yard Setback: 20 feet (per code)
- Rear Yard Setback: 15 feet (per code)
- Side Yard Setback: 5 feet (modified from code)
- Maximum building height at 5' side yard setback: (25'3" modified from code)
- Maximum Building Height: (25'3" modified from city code)

Indicates building height at 10' side yard setback

# Streetscape







1. The first part of the document is a header section containing the following information:  
 a. The name of the organization: "The [illegible] of [illegible]"  
 b. The address: "1234 Main Street, New York, NY 10001"  
 c. The date: "January 1, 1990"  
 d. The subject: "Report on the [illegible] of [illegible]"

2. The second part of the document is a table with the following columns:  
 a. "Date"  
 b. "Time"  
 c. "Location"  
 d. "Event"  
 e. "Remarks"

3. The third part of the document is a list of items, numbered 1 through 10, detailing the results of the [illegible] process.

4. The fourth part of the document is a section titled "Conclusion", which summarizes the findings of the [illegible] and provides recommendations for future action.

5. The fifth part of the document is a section titled "References", which lists the sources of information used in the [illegible].

6. The sixth part of the document is a section titled "Appendix", which contains additional information related to the [illegible].

7. The seventh part of the document is a section titled "Index", which provides a list of the topics covered in the [illegible].

8. The eighth part of the document is a section titled "Glossary", which defines the terms used in the [illegible].

9. The ninth part of the document is a section titled "Bibliography", which lists the books and articles cited in the [illegible].

10. The tenth part of the document is a section titled "Footnotes", which provides additional information about the [illegible].

[illegible]

**Figure 1**

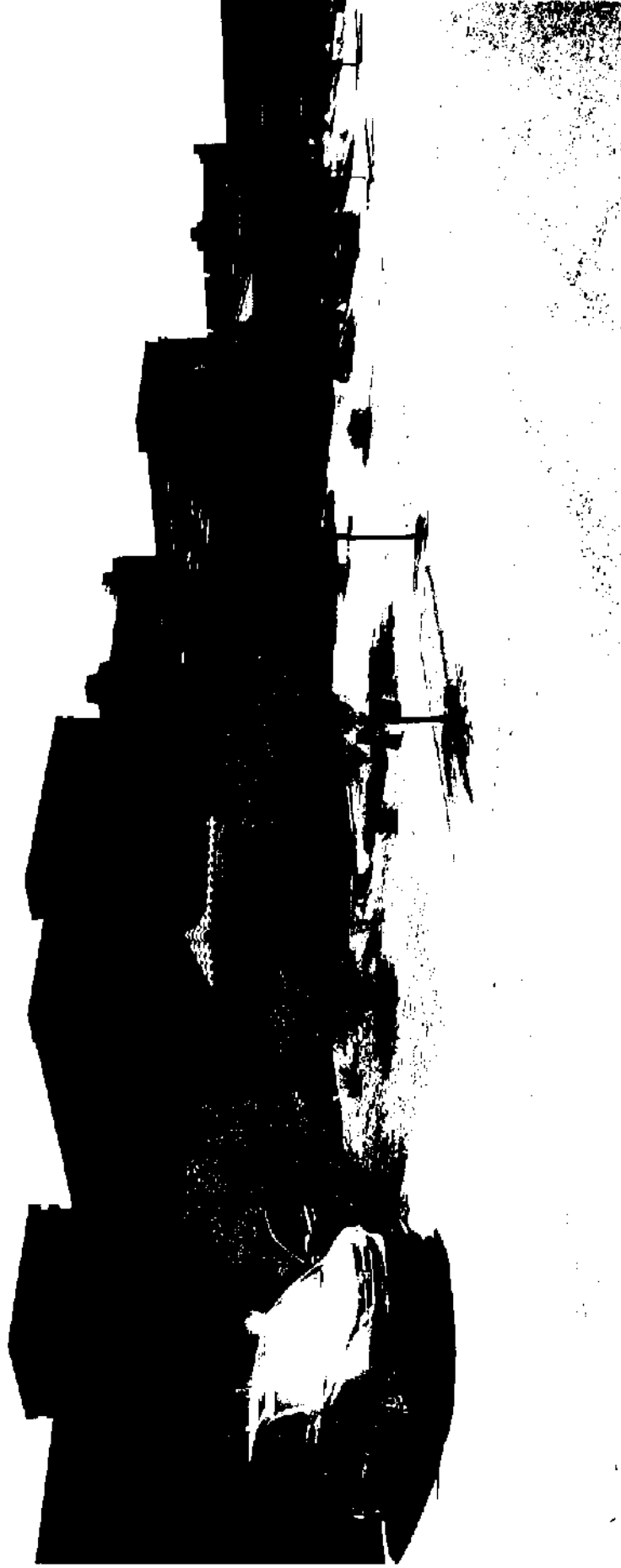
5. THE SUBDIVISION WILL UTILIZE WATER MAINS AND TECHNOLOGICAL EQUIPMENT WITH EQUIPMENT TO BE OBTAINED FROM EACH HOME TO BE BUILT WITH SEVERAL THOUSAND GALLONS OF STORAGE.

Lot Coverage	40%	50% if private open space provided per § 14-71(b)(1)(d)
Setbacks:		
Front	7'	20' for garage doors
Side	5'	Variance required allowing 5' for second stories.
Rear	15'	Variance requested allowing parking to encroach a maximum of 5' into rear setback.
Fronting	2 spaces	2 spaces per dwelling unit
Min. Lot Size	4,000 s.f.	2,000 s.f. if common open space provided. Variance approved allowing excess public open space to satisfy this requirement. 2.15 acres of open space provided in excess of 5.37-acre minimum required per § 14-8.15(c)(3), calculated at 0.3 acres per dwelling unit. Lot area plus excess open space totals 24.14 acres; divided by 179 lots equals 0.1348 square feet per lot.

(16) Debit made to pay City of Saigon, L. # 15,186,374 for "Favor" of Henry's Department Bridge project, said payment has been received by the City.

This submission is subject to Type B Water Budget per Exhibit V to the Amendment Agreement.

# Villa Sonata



# Villa Sonata



# Nava Ade



## Reasons for Acceptance of Height Modification to Las Soleras Master Plan

1. No adverse impacts from modification to heights
2. Approved for Villa Sonata without adverse consequences
3. Open space in close proximity to dwellings compensates for open areas adjacent to dwelling.
4. Helps provide diversity along streetscape avoiding monotony of repetitive home designs on the same street.
5. Additional ceiling height enhances living environment

Planning Commission  
July 7, 2016

**EXHIBIT 2B**

## **Major Amendment to the Las Soleras Master Plan for Building Heights for Estancias de Las Soleras**

A request is submitted to modify the building setback and height standards within the Estancias de Las Soleras single family residential development as described on Exhibit A. The height and setback standards for Estancias de Las Soleras is defined in this report.

### **Reason for Amendment**

The single family residential dwelling heights proposed in the Las Soleras are requested for the following reasons:

- Interior ceiling heights are taller than the eight foot ceilings that are more standard for tract homes. The taller ceiling heights enhances the living environment for the home where there is a feel of greater expansiveness.
- The light and air standard for building setbacks, which began as a zoning tool in the 1920's are not as relevant where the residential dwellings are located in close proximity to open space areas. In the case of Estancias de las Soleras the lots have been designed so that no lot is further than 200 feet from an open space area or City trail. A significant number of lots are located on the edge of open space areas.
- Landscaping provided by the developer of the projects is extensive and meant to serve as an amenity throughout the project. The proximity and height of the dwellings will be considerably softened with the maturation of the landscape.
- The open space areas and trail locations are designed to connect to the 28 acre regional park. There is less of a need to provide for open areas adjacent to the dwellings when recreational and open space areas are within a walking distance of the dwellings.
- Such projects as Nava Ade and Villa Sonata have two story adjoining homes that are separated by a five foot side yard setback on each lot. The fact that the two story homes are not repetitive is sufficient to offset the scale that normally would be a concern if all the dwellings were two story. At Mirehaven in Albuquerque approximately 50 percent of the homes are two story. In Villa Sonata in Santa Fe the percentage of two story homes is less than fifty percent.
- In the Age Targeted segment of the lots, which represents slightly more than one-half of the homes in the Estancias de Las Soleras development all of the homes are single story. While some of the homes in the Age Targeted area require a modification to the height standard, it is due to architectural embellishments such as stepped parapet walls or forward facing pitched roofs that help to break up the design of the street view.





The two areas of Estancias de Las Soleras serve as the categories for establishing the heights and setbacks for the development. Each model type, less repetitive designs with decorative elements that will be constructed is listed below along with the setback and height standards for each unit type.

**Age Targeted Lots**— Limited to lots located west of Walking Rain

**Model 5220-B**



**Summary Description**

Front Yard Setback: 20 feet (per code)

Rear Yard Setback: 15 feet (per code)

Side Yard Setback: 5 feet (per code)

Maximum Building Height of 5' side yard setback (14' per code)

Maximum Building Height: 20'8" (per code)

|  
 | Indicates building height at 10' side yard setback  
 |

\*\*\*Red type denotes modification from current City Code

**Model 5220-E**



**Summary Description**

Front Yard Setback: 20 feet (per code)

Rear Yard Setback: 15 feet (per code)

Side Yard Setback: 5 feet (modified from code)

Maximum Building Height of 5' side yard setback; (16'11", modified from code)

Maximum Building Height: 16'11" (per code)

|  
| Indicates building height at 10' side yard setback  
|

**\*\*\*Red type denotes modification from current City Code**

**Model 5423-A**



**Summary Description**

Front Yard Setback: 20 feet (per code)

Rear Yard Setback: 15 feet (per code)

Side Yard Setback: 5 feet (modified from code)

Maximum Building Height: 5' side yard setback; (18'10" modified from code)

Maximum Building Height: 18'10" (per code)

|  
| Indicates building height at 10' side yard setback  
|

**\*\*\*Red type denotes modification from current City Code**



#### Summary Description

Front Yard Setback: 20 feet (per code)

Rear Yard Setback: 15 feet (per code)

Side Yard Setback: 5 feet (per code)

Maximum building height at 5' side yard setback; (13'10" per code)

Maximum Building Height: 18'10"

|  
| Indicates building height at 10' side yard setback  
|

\*\*\*Red type denotes modification from current City Code

Model 5423-D



#### Summary Description

Front Yard Setback: 20 feet (per code)

Rear Yard Setback: 15 feet (per code)

Side Yard Setback: 5 feet (modified from code)

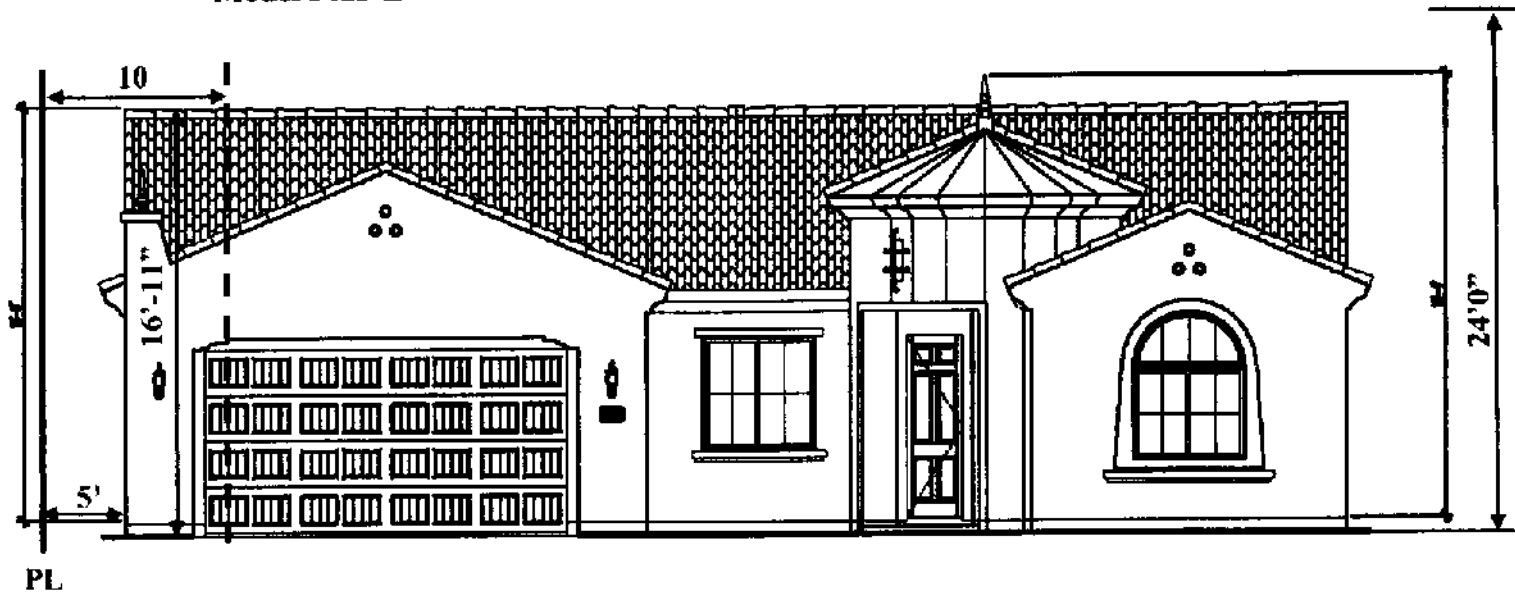
Maximum building height at 5' side yard setback; (14'11" modified from code)

Maximum Building Height: 16'11" (per code)

|  
| Indicates building height at 10' side yard setback  
|

\*\*\*Red type denotes modification from current City Code

### Model 5423-E



#### Summary Description

Front Yard Setback: 20 feet (per code)

Rear Yard Setback: 15 feet (per code)

Side Yard Setback: 5 feet (modified from code)

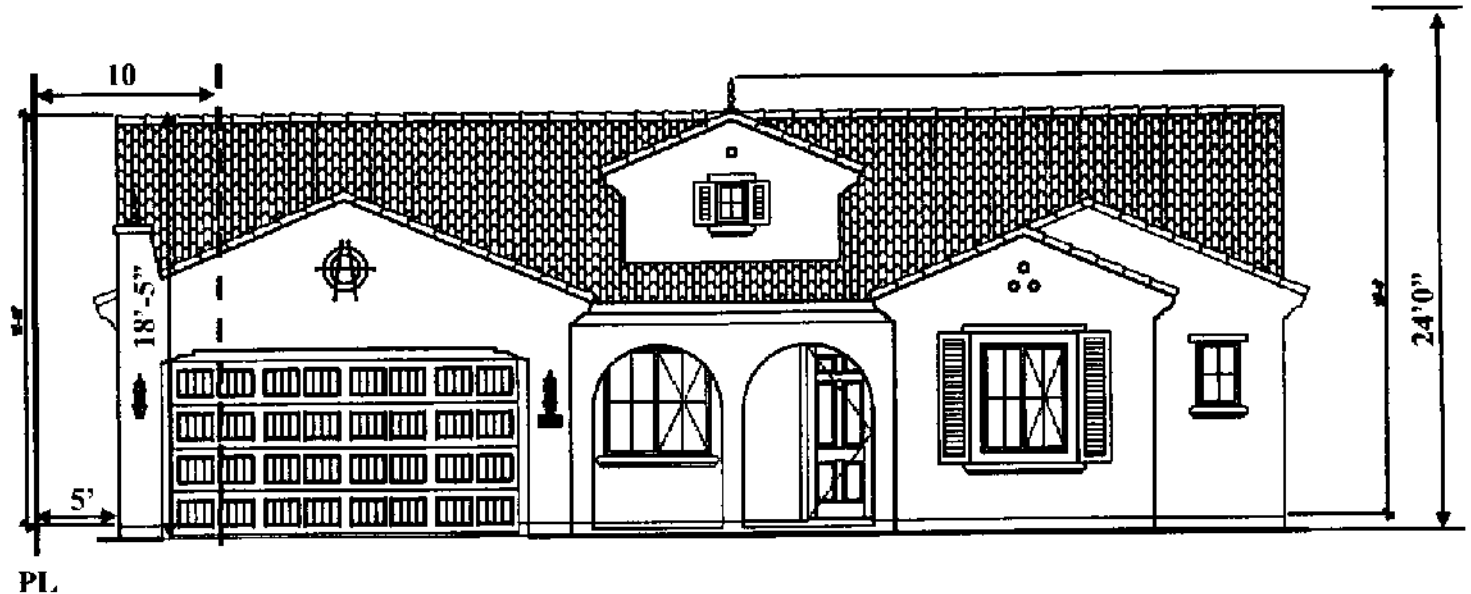
Maximum building height at 5' side yard setback; (16'11" modified from code)

Maximum Building Height: 16'11" (per code)

|  
| Indicates building height at 10' side yard setback  
|

\*\*\*Red type denotes modification from current City Code

## Model 5424-A



### Summary Description

Front Yard Setback: 20 feet (per code)

Rear Yard Setback: 15 feet (per code)

Side Yard Setback: 5 feet (modified from code)

Maximum building height at 5' side yard setback; (18'5" modified from code)

Maximum Building Height: 18'5" (per code)

|  
| Indicates building height at 10' side yard setback  
|

\*\*\*Red type denotes modification from current City Code

**Model 5424-B**



**Summary Description**

- Front Yard Setback: 20 feet (per code)
- Rear Yard Setback: 15 feet (per code)
- Side Yard Setback: 5 feet (per code)
- Maximum building height at 5' yard setback; 13'10" (per code)
- Maximum Building Height: 18'10" (per code)

|  
| Indicates building height at 10' side yard setback  
|

**\*\*\*Red type denotes modification from current City Code**



Model 5424-C



#### Summary Description

Front Yard Setback: 20 feet

Rear Yard Setback: 15 feet

Side Yard Setback: 5 feet

Maximum building height at 5' yard setback; 13'10" (per code)

Maximum Building Height: 18'10" (per code)

|  
| Indicates building height at 10' side yard setback  
|

\*\*\*Red type denotes modification from current City Code



### Summary Description

Front Yard Setback: 20 feet

Rear Yard Setback: 15 feet

Side Yard Setback: 5 feet (modified from code)

Maximum height at 5' side yard setback; (14'-11" modified from code)

Maximum Building Height: 16'-11" (per code)

|  
 | Indicates building height at 10' side yard setback  
 |

\*\*\*Red type denotes modification from current City Code



### Summary Description

Front Yard Setback: 20 feet

Rear Yard Setback: 15 feet

Side Yard Setback: 5 feet (modified from code)

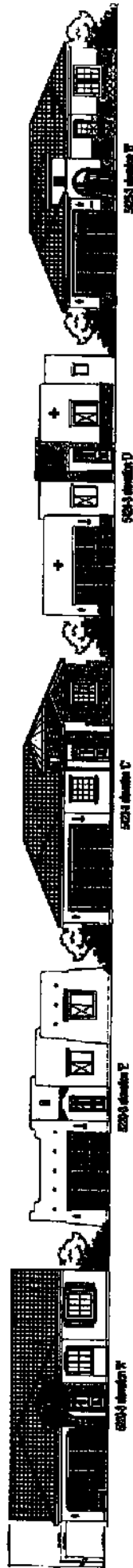
Maximum height at 5' side yard setback; (16'-11" modified from code)

Maximum Building Height: 16'-11" (per code)

|  
| Indicates building height at 10' side yard setback  
|

\*\*\*Red type denotes modification from current City Code

# Estancias de Las Soleras Streetscape View-Age Targeted



**Model 5220-A**



**Summary Description**

**Front Yard Setback: 20 feet**

**Rear Yard Setback: 15 feet**

**Side Yard Setback: 5 feet (modified from code)**

**Maximum height at 5' side yard setback; (20'8" modified from code)**

**Maximum Building Height: 20'8" (per code)**

|  
| Indicates building height at 10' side yard setback  
|

**\*\*\*Red type denotes modification from current City Code**

# Model 5425-A



## Summary Description

Front Yard Setback: 20 feet (per code)

Rear Yard Setback: 15 feet (per code)

Side Yard Setback: 5 feet (modified from code)

Maximum building height at 5' side yard setback; (18'5" modified from code)

Maximum Building Height: 18'5" (per code)

|  
| Indicates building height at 10' side yard setback  
|

\*\*\*Red type denotes modification from current City Code

**Model 5425-B**



**Summary Description**

Front Yard Setback: 20 feet (per code)

Rear Yard Setback: 15 feet (per code)

Side Yard Setback: 5 feet (per code)

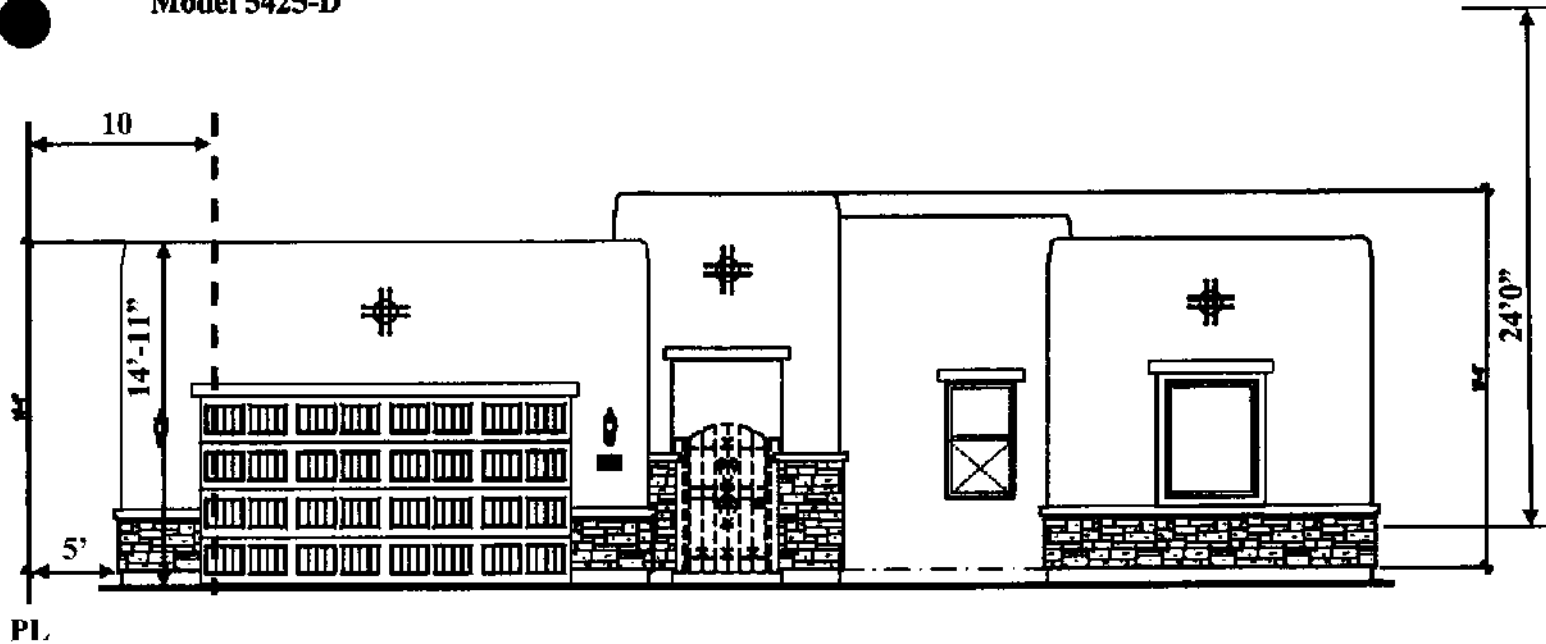
Maximum building height at 5' side yard setback: (13'10" per code)

Maximum Building Height: 18'5" (per code)

|  
| Indicates building height at 10' side yard setback  
|

**\*\*\*Red type denotes modification from current City Code**

## Model 5425-D



### Summary Description

Front Yard Setback: 20 feet (per code)

Rear Yard Setback: 15 feet (per code)

Side Yard Setback: 5 feet (modified from code)

Maximum building height at 5' side yard setback; (14' 11" modified from code)

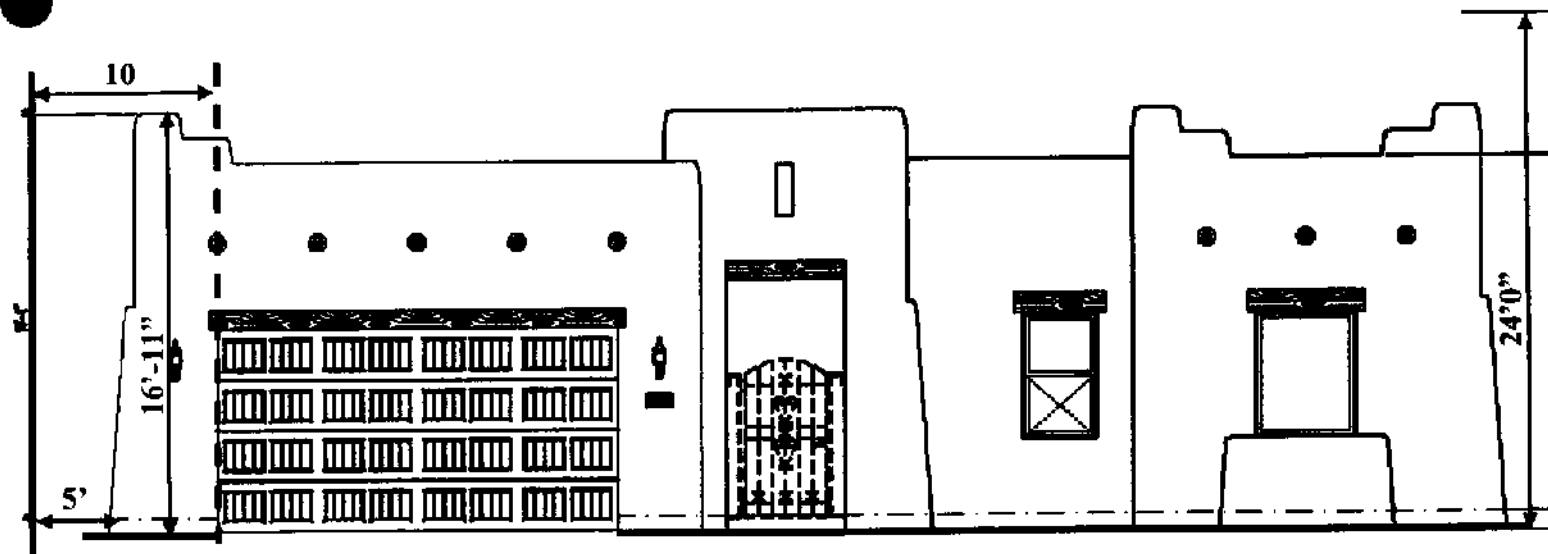
Maximum Building Height: 16'11"

|  
| Indicates building height at 10' side yard setback  
|

\*\*\*Red type denotes modification from current City Code



# **Model 5425-E**



PL

## **Summary Description**

Front Yard Setback: 20 feet (per code)

Rear Yard Setback: 15 feet (per code)

Side Yard Setback: 5 feet (modified from code)

Maximum building height at 5' side yard setback; (16'11" modified from code)

Maximum Building Height: 16'11" (per code)

|  
 | Indicates building height at 10' side yard setback  
 |

**\*\*\*Red type denotes modification from current City Code**

Age targeted streetscape

**Traditional** – limited lots located east of Walking Rain

**Model 5220-B**



**Summary Description:**

Front Yard Setback: 20 feet (per code)

Rear Yard Setback: 15 feet (per code)

Side Yard Setback: 5 feet (per code)

Maximum Building Height of 5" side yard setback (12'10" per code)

Maximum Building Height: 20'8" (per code)

|  
| Indicates building height at 10' side yard setback  
|

\*\*\*Red type denotes modification from current City Code

The front elevation for the typical dwelling model in the Age Target section with a roof pitch to the street is described below.

**Model 5220-A**



PL

**Summary Description:**

Front Yard Setback: 20 feet (per code)

Rear Yard Setback: 15 feet (per code)

Side Yard Setback: 5 feet (modified from code)

Maximum building height at 5' side yard setback; (20' 8" modified from code)

Maximum Building Height: 20' 8" (per code)

|  
 | Indicates building height at 10' side yard setback  
 |

**\*\*\*Red type denotes modification from current City Code**

## Flat Roof

The flat roof model for the typical dwelling in the Age Targeted section is described on Figure 3 below.

### **Model 5220-D**



#### Summary Description

Front Yard Setback: 20 feet (per code)

Rear Yard Setback: 15 feet (per code)

Side Yard Setback: 5 feet (modified from code)

Maximum building height at 5' side yard setback; (14'11" modified from code)

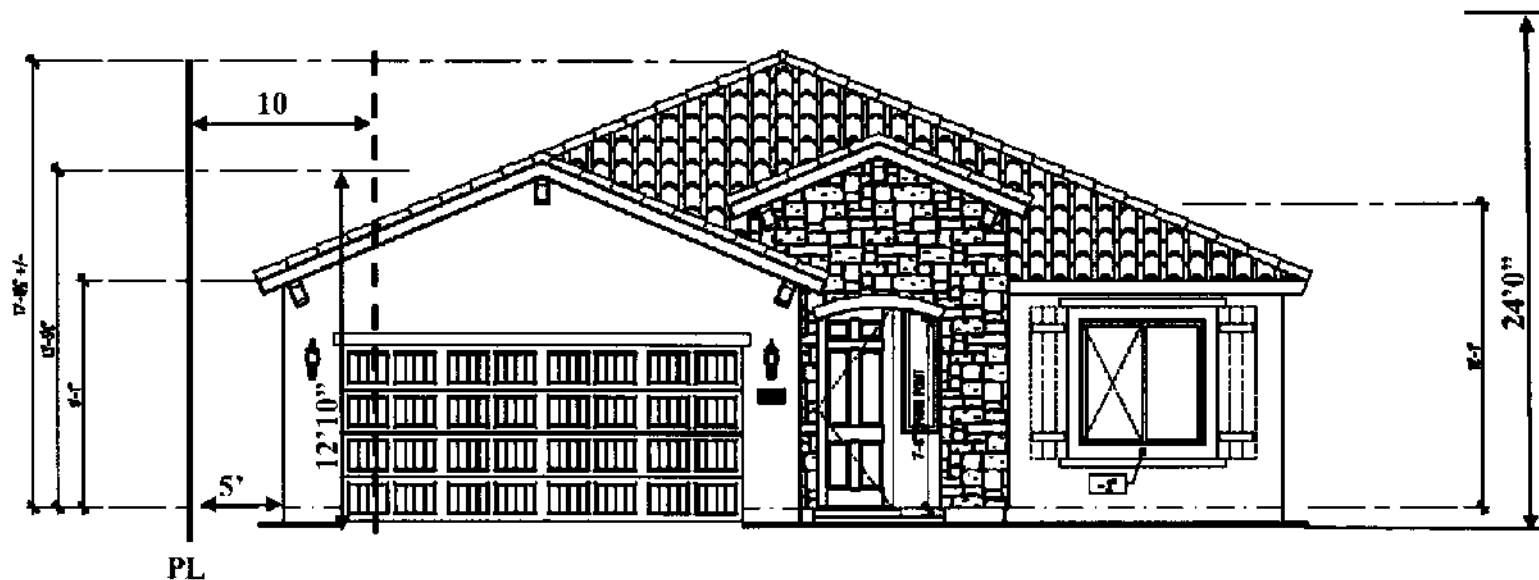
Maximum Building Height: 16' 11" (per code)

|  
| Indicates building height at 10' side yard setback  
|

\*\*\*Red type denotes modification from current City Code

Traditional Models – limited to lots located east of Walking Rain Road

**Model 4017-B**



**Summary Description**

Front Yard Setback: 20 feet (per code)

Rear Yard Setback: 15 feet (per code)

Side Yard Setback: 5 feet (per code)

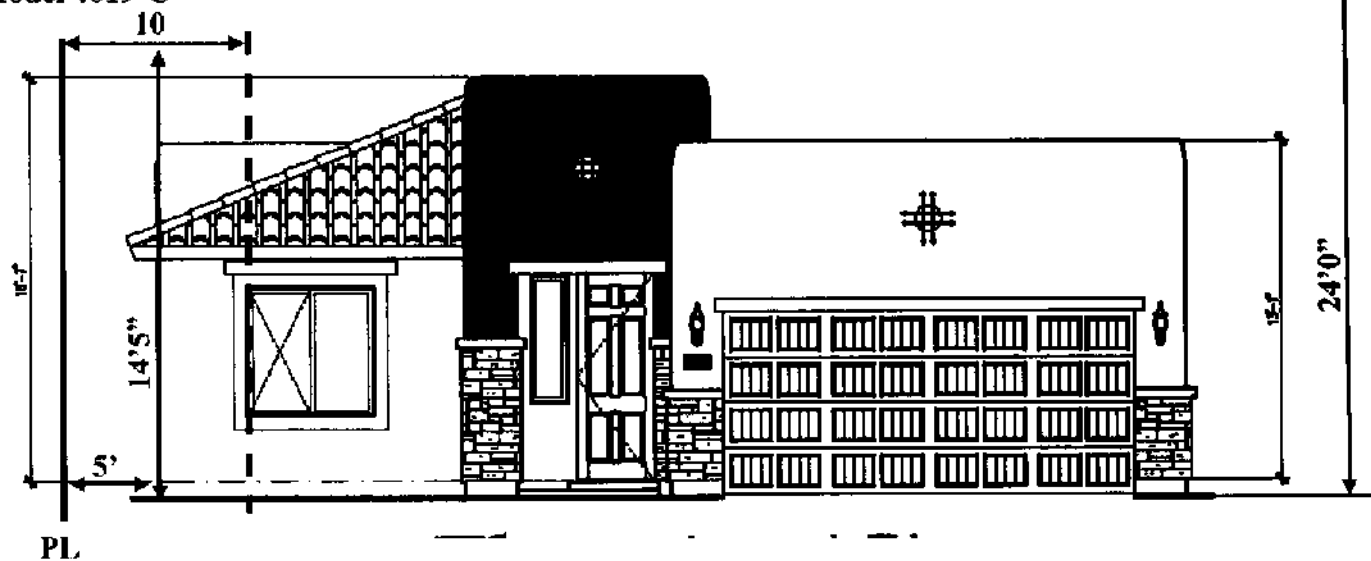
Maximum building height at 5' side yard setback; (12'10" per code)

Maximum Building Height: 19'1" (per code)

|  
| Indicates building height at 10' side yard setback  
|

\*\*\*Red type denotes modification from current City Code

**Model 4019-C**



**Summary Description**

Front Yard Setback: 20 feet

Rear Yard Setback: 15 feet

Side Yard Setback: 5 feet

Maximum building height at 5' side yard setback; (14'5"modified from code)

Maximum Building Height: 16'5"

|  
| Indicates building height at 10' side yard setback  
|

**\*\*\*Red type denotes modification from current City Code**

## Pitched Roof – two story

The pitched roof model for the typical dwelling in the Traditional section is described on Figure 6 below.

### Model 4028-A



### Summary Description

Front Yard Setback: 20 feet

Rear Yard Setback: 15 feet

Side Yard Setback: 5 feet (modified from code)

Maximum building height at 5' side yard setback; (28'10" modified from code)

Maximum Building Height: (28'10" modified from code)

|  
 | Indicates building height at 10' side yard setback  
 |

\*\*\*Red type denotes modification from current City Code



1  
2  
3

**! Indicates building height at 10' side yard setback**

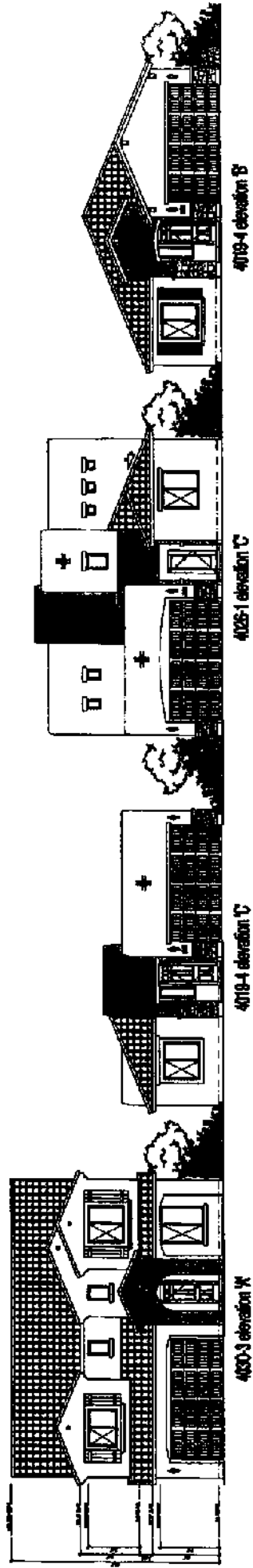
1

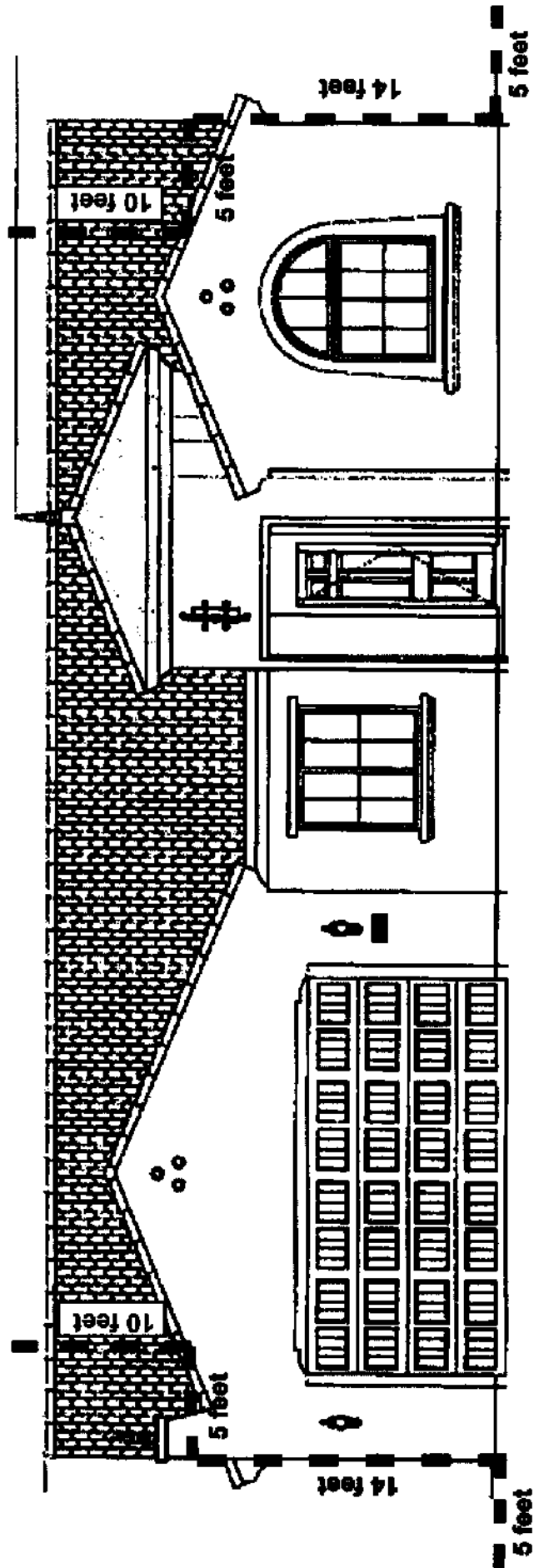
1

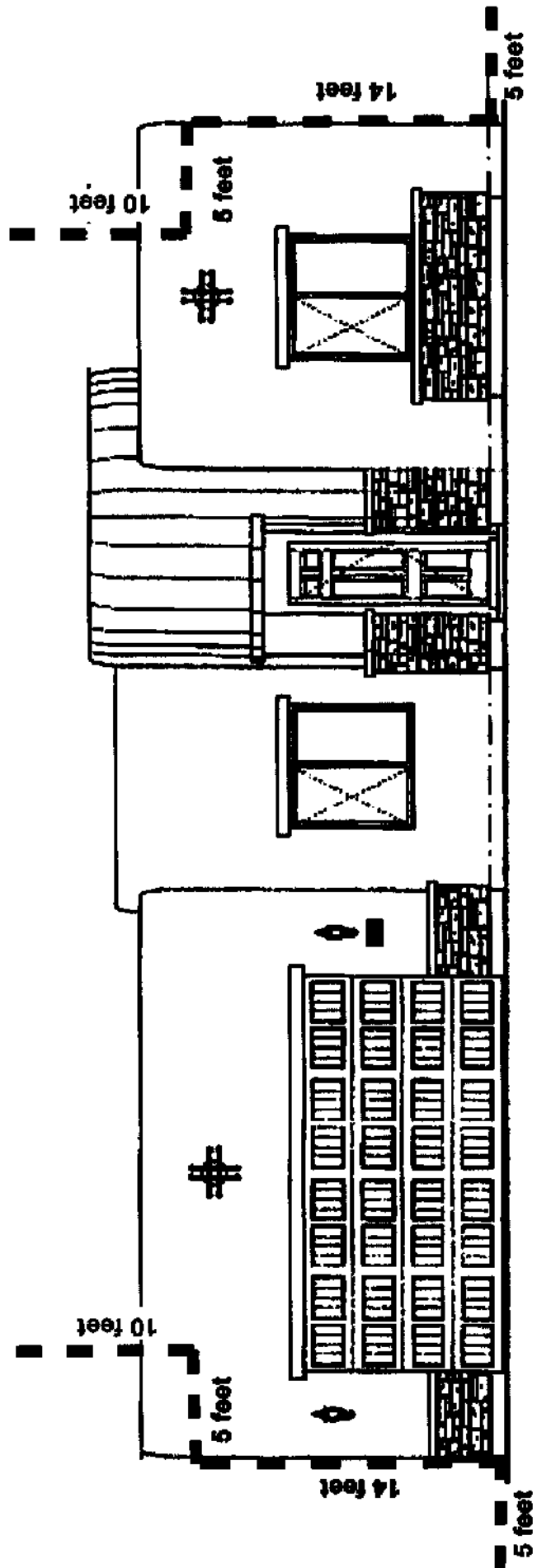
re

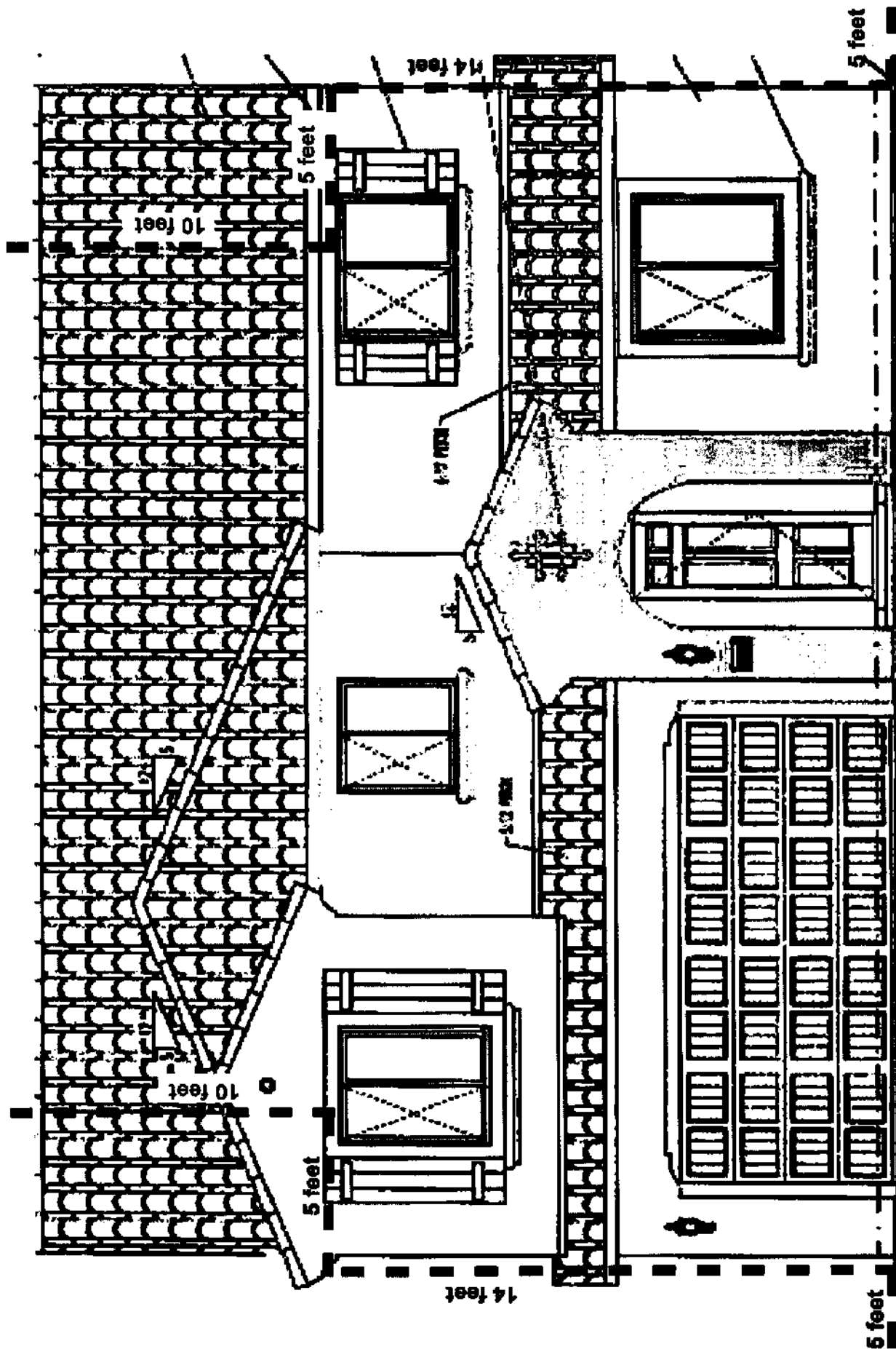


# Estancias de Las Soleras Streetscape View-Traditional









Planning Commission  
July 7, 2016

## **EXHIBIT 3**

(a) Pulte has agreed to use its good faith efforts to coordinate with all of the Las Campanas stakeholders (the City, the project developer, Las Soleras, LLC, contract purchasers, neighborhoods), to arrive at an acceptable design, implementation schedule, and financing of the Regional Park;

(b) Prior to issuance of the first building permit in Pulte's subdivision, Pulte will post a financial guarantee in a form acceptable to the City in the amount of \$323,400 (294 lots within the Pulte subdivisions X  $\pm$  \$1,100.00 park impact fee/lot) which sum shall be earmarked for a portion of the cost of development of the Regional Park, and shall be in lieu of park impact fees collected at building permit.

(c) If consistent with the Regional Park plan approved by the City, in lieu of this payment Pulte will agree to construct a soccer field and a 'tot lot' at the Regional Park location.

Planning Commission  
July 7, 2016

**EXHIBIT 4**

# City of Santa Fe, New Mexico

# memo

**DATE:** June 30, 2016 for the July 7, 2016 Meeting

**TO:** Planning Commission

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

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

**Case #2016-57. Variance Requests to Sign Standards for Presbyterian Hospital.**  
James W. Siebert & Associates, Inc., agent for Presbyterian Healthcare Services, requests approval of a variances to the provisions of Section 14-8.10 SFCC 1987 'Signs', on Tract 8, a 39.03 acre parcel which is zoned HZ, Hospital Zone District. (Noah Berke, Case Manager)

## **I. RECOMMENDATION**

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

The variances are limited to only the seven Sections of 14-8.10 "Signs" as specified in the variance section of this document and are limited to the size and quantities in the applicant materials.

Determination of whether the proposed standards are appropriate should include consideration of the functional role of signage: to permit identification of the project site from adjacent streets and readily locate driveways, and to locate different tenants and services once the customer is on the site.

## **II. EXECUTIVE SUMMARY**

The Las Soleras Master Plan was approved in 2009, and significant amendments were most recently approved by the Governing Body in 2015. Tract 8 is zoned for hospital use, and Subsection 14-8.10(G) "General requirements for Signs According to District" includes regulations for the number, height and area of signs allowed in the HZ Districts.. The Las Soleras Master Plan includes special development standards for commercial development along Cerrillos Road, but does not include specific development standards for signage on Tract 8.



The applicant has requested variances to the provisions of Section 14-8.10 SFCC 1987 'Signs', on Tract 8. Those modifications would allow substantially more overall signage for the 39-acre hospital parcel than would otherwise be permitted.

The proposed variance requests require Planning Commission review and approval or disapproval. This hearing before the Commission is the sole public review.

Staff review has concluded that the variance requests meet the applicable approval criteria and would not adversely affect the Las Soleras Master Plan or the Purpose and Intent of Chapter 14.

### III. VARIANCE

The applicant is requesting variances from the following sections of the sign ordinance and has provided detailed information about locations in Exhibit E:

1. The limit to the total number of signs in the HZ district from two signs per building plus one entry sign. (14-8.10(G)(2)):

**Proposed Signage:**

- a. 3 on Main Hospital and Emergency Building (signs F.48, G.2, and G.3)
- b. 2 on Hospital Building with Expansion (signs F.48)
- c. 4 on Specialty Clinics (signs T.1)

2. The size and/or height limits for the following sign types:

- a. Directional or informational signs which are limited to (4) four square feet each to (14-8.10 (E)(1)) and to 15 feet in height (14-8.10 (G)(4)):

**Proposed Signage:**

- i. 6 square feet for 17 information signs (sign H.1)
- ii. 24 square feet for 24 directional signs (signs B.3, B.4, E.1 and E.2)
- iii. 15 square feet for 1 directional sign (sign C.1)
- iv. 26 square feet for 1 directional sign (sign B.1)

- b. Building-mounted signs which are limited to 20% of the wall area they are on or 80 square feet in sign area, whichever is less (14-8.10(E)(6)(b)) and 15 feet high (14-8.10(G)(4)) to:

**Proposed Signage:**

- i. 295 square feet and 65 feet high for 3 "Identification of Development" signs (sign F.48)
- ii. 28 feet high for 1 (one) "Emergency" and "Ambulance Only" sign each (signs G.2 and G.3)
- iii. 26 feet high for 2 (two) parking signs to mark the garage entries (sign P.1)

- c. Freestanding Signs which are limited in to 32 square feet and 15 feet high to (14-8.10(E)(8)):

Proposed Signage:

- i. 180 square feet and 18 feet, 4 inches high for 2 freestanding identification of development signs. (sign A.1)
- 3. Size of freestanding sign support structure exceeds maximum area of 16 square feet (50% of maximum sign surface area) (14-8.10(E)(4)(a)) to:

Proposed Signage:

- a. 23 square feet for 2 signs (sign B.1)
  - b. 43 square feet for 2 signs (sign A.1)
- 4. Projection of Wall Signs: Shall not *project* more than one (1) foot from the wall on which they are displayed. (14-8.10 (E)(6)(a)) to:

Proposed Signage:

- a. 1 foot 4 inches (signs F.48)

#### A.) Purpose of Sign Ordinance

The City's sign regulations are intended to balance the need for a safe and attractive environment with the need for effective identification of businesses and other types of land uses. The regulations are based on the idea that reasonable regulation of the signs allowed for each tenant and lot of record will permit effective identification, while still limiting the overall size and number of signs in the city. Sign regulations also recognize that there are other advertising media available, including print, broadcast, mailing and online outlets.

Section 14-8.10(A)(1) states the purpose of the sign regulations:

*Section 14-8.10 is intended to establish a comprehensive and balanced system of sign control that accommodates the need for a well-maintained, safe and attractive environment within the city, and the need for effective communications including business identification. It is the intent of this section to promote the health, safety, general welfare, and aesthetics of the city by regulating signs that are intended to provide reasonable communication to the public to achieve the following specific purposes:*

- (a) *To eliminate potential hazards to motorists and pedestrians using the public streets, sidewalks, and rights-of-way;*
- (b) *To safeguard and enhance private investment and property values;*
- (c) *To control public nuisances;*
- (d) *To protect government investments in public buildings, streets, sidewalks, traffic control and utility devices, parks, and open spaces;*
- (e) *To preserve and improve the appearance of the city through adherence to reasonable aesthetic principles, in order to create an environment that is attractive to residents and to nonresidents who come to live, visit, work, or trade;*

- (f) *To eliminate excessive and confusing sign displays; and*
- (g) *To encourage signs which by their design are integrated with and harmonious to the surrounding environment and the buildings and sites they occupy*

The Planning Commission and Governing Body recently reviewed amendments to the master plan for the Christus St. Vincent Medical Center, which has more and larger signs than would normally be permitted by the Hospital District regulations. The Christus St. Vincent master plan does not have specific provisions with regard to the size and number of signs allowed, but permits the hospital to request approval of signs based on a sign study to be submitted by the hospital.

The overall visual impact of signage for a project is a function of various factors:

- Number of signs
- Size of signs
- Height
- Contrast, number and brightness of colors
- Type and intensity of illumination
- Use of animation or changing images
- Use of reflective materials
- Location, especially setbacks from the street

The overall "readability" of a sign is a function of those same factors, plus:

- Simplicity/complexity of the lettering font
- Length of text message
- Vehicle speed

In general, having a 39.03 site could be viewed as a justification for needing more signs than would be allowed for a typical site. The scale of this site requires more directional signage to navigate through the campus and find the services that one is requiring upon their visit.

The proposed variances meet the intent of the sign ordinance as they establish a comprehensive signage plan that serves the purpose of the Las Soleras Hospital Zone. A regional medical center requires a significant amount of signage to easily identify the hospital environment and the emergency and health services that are proposed to be provided on Tract 8. The minimum standards of Section 14-8.10 would minimize the hospitals' ability to identify services, businesses, and direction for a medical center of this size.

## B.) Variance Approval Criteria (14-3.16(C)(1)-(5))

The applicant's full responses to the variance criteria are included in Exhibit E2. The following summary is organized to address all variance criteria and includes specific references to each where necessary:

<p>The parcel is a legal nonconforming use 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. OR</p>	
<p>There is an inherent conflict of applicable regulations that cannot be resolved by compliance with the more restrictive provision as provided in Section 14-7. OR</p>	N/A
<p>The land or structure is nonconforming and has been designated as a landmark contributing or significant property pursuant to Section 14-512 (Historic Districts).</p>	N/A
<p><b>Evaluation:</b> There are unusual physical characteristics of the site relative to the structure and its use that distinguish it from others in the vicinity that are subject to the same relevant provisions of Chapter 14:</p> <ul style="list-style-type: none"> <li>• A hospital structure is unique and distinguishable from others in the vicinity because it requires unique wayfinding criteria. Patients accessing the services provided, especially urgent or emergency services, need clear and visible signage that may not be sufficient through the current signage ordinance, given the size and scale of this facility.</li> <li>• The site is not located on a major thoroughfare, but rather is accessed through secondary roads. The applicant notes this will be of significant importance before other portions of Las Soleras are completed. Additionally, for those individuals trying to locate the hospital who are not familiar with the Las Soleras roadway network, clear wayfinding will continue to be important into the future.</li> <li>• Tract 8 has unusual topography. Tract 8 is at a lower elevation and is some distance from I-25 which creates in essence a bowl effect. The request for larger signage would provide compensation by making it more visible and more easily identifiable to those seeking the regional medical center.</li> </ul>	

<p><b>Evaluation:</b> The unique wayfinding needs of the hospital make meeting the sign ordinance requirements infeasible. To ensure clear and very visible wayfinding for the public the hospital signage must be easily identifiable to gain access and navigate the property. Additionally, there are three roads that will provide access to the facility and each must have clear signage to provide safe and clear access to the property.</p>	
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Chapter 14. 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.

**Evaluation:** Chapter 14 defines intensity as "The extent of development per unit of area; or the level of use as determined by the number of employees and customers and degree of impact on surrounding properties such as noise and traffic." The granting of these variances to the sign ordinance will not increase the intensity of development.

Chapter 14. The variance shall be sufficient to ensure that the property is used in a reasonable use of the land as required. The following factors shall be considered:

**Evaluation:** The applicant asserts that each variance is needed to ensure the minimum visibility needed from the major roadways (I-25 and Cerrillos Road) to safely lead people to the hospital and navigate the property. They assert that distance from the building is needed to provide sufficient light levels for the signs to be adequately lit and to be seen from the distances to those roadways; the increased height is similarly needed to allow the signs to be seen from these roadways as they would otherwise be blocked by buildings that would be developed between the hospital and the roadways; entry signs are needed at all three entries to the facility. The size and quantities of the signs that have been requested seem to be the minimum variance that will make reasonable use of the property as a regional medical center that provides varying services in multiple buildings on 39 acres.

Chapter 14. The variance shall be sufficient to ensure that the property is used in a reasonable use of the land as required. The following factors shall be considered:

**Evaluation:** The property is zoned HZ – Hospital Zone District. The purpose stated in the zoning district description includes this specific property "Las Soleras Hospital Zone District." "The Las Soleras HZ district is intended to accommodate a hospital and business and professional office uses in the Las Soleras Development." The property could be used without a variance for a different category or lesser intensity of use, however the Governing Body approved the Las Soleras Hospital zoning district specific to a hospital use. It is unlikely that a hospital could be developed on this site without variances given to the signage standards. Hospitals that provide emergency care facilities and other medical services all share the same need for clear and effective wayfinding.

Chapter 14. The variance shall be sufficient to ensure that the property is used in a reasonable use of the land as required. The following factors shall be considered:

**Evaluation:** The purpose of the sign ordinance includes issues of public safety and limiting visual clutter which can create an unpleasant environment and negatively affect property values. As described above, hospitals have unique wayfinding needs which do not apply to other land uses. This is in the interest of public safety. The sign variances requested would not result in visual clutter as they are designed to create clear and effective directions for people accessing the hospital. Visual clutter would be counter to the purpose of the sign and wayfinding plan for the hospital. Therefore, the proposed variances would not be counter to the purpose of the sign ordinance.

<p><b>Findings:</b> The variance is not contrary to the public interest.</p>	<p><b>Conclusion:</b></p>
<p><b>Evaluation:</b> The public interest context for this application is primarily the purpose and intent of the applicable sections of Chapter 14 and the policies of the General Plan. Staff has not identified any significant conflicts with Chapter 14, or any other areas where the public interest would be negatively affected.</p>	

## IV. DISCUSSION AND ANALYSIS

### A.) Project Description

The variances are requested to address the needs of the proposed medical center development on Tract 8. The development of Tract 8 will require larger quantities and sizes of signage than would otherwise be permitted under Section 14-8.10 "Signs".

The proposal is for two phases of development totaling 473,800 square feet of inpatient services, outpatient services, specialty clinics, an atrium and a central plant. In addition, there are proposed parking garages totaling 147,080 square feet. The Las Soleras Hospital zoning district allows for a floor area ratio of 1.8:1 or a possible 3,059,300 square feet of floor area on the 39.03 acre lot. The proposed project will have a total floor area ratio of 0.37:1, which is well below the permitted amount.

The first phase of development is expected to open in early 2018 with the anticipated services provided to be same day care, urgent care, emergency services, outpatient surgery, behavioral health, general surgery, orthopedics, podiatry, physical therapy, occupational therapy, speech therapy, diagnostic services, telehealth and 12 inpatient beds. Future services to be provided may include increased inpatient beds, ear, nose, throat, infusion services, pulmonary, rheumatology, urology, and integrative medicine services.

### B.) Proposed Standards

The proposed signage plan would exceed each of the Chapter 14-8.10 standards for HZ districts as identified in the following table:

Section	Requirement
14-8.10(G)(2)	For C-1, C-4 and HZ districts not more than two signs are allowed per building, the combined surface area of which shall not exceed thirty-two (32) square feet. In addition, an entrance sign is allowed as set forth in Subsection 14-8.10(E)
14-8.10(G)(4)	No sign shall exceed fifteen (15) feet in height in RAC, AC, C-1, C-4 and HZ districts.
14-8.10(E)(1)	Directional or Information Signs or Historic Markers. No directional or information sign or historic marker shall exceed four (4) square feet.
14-8.10(E)(4)(a)	Sign support structure for freestanding signs shall not exceed fifty percent of the allowable sign surface area for one sign
14-8.10(E)(8)	One sign for the permanent identification of a development shall be permitted, provided, it is mounted on a permanent masonry structure and the sign does not exceed thirty-two (32) square feet. If a development has an additional entrance on another street, a second sign not to exceed thirty-two (32) square feet is permitted.
14-8.10(E)(6)(a)	Wall Signs: Shall not project more than one (1) foot from the wall on which they are displayed. Wall signs shall not project over public property except where the building wall is less than one (1) foot from the property line. In this case, the sign may project up to one (1) foot from the building wall, provided that it does not impede or endanger pedestrian or vehicular traffic
14-8.10(E)(6)(b)	Shall, in no case, exceed twenty percent of the area of the wall on which they are displayed or eighty (80) square feet in sign area, whichever is less, even if the district permits a larger total sign area.

Determination of whether the proposed standards are appropriate should include consideration of the functional role of signage: to permit identification of the project site from adjacent streets and readily locate driveways, and to locate different tenants and services once the customer is on the site.

### C.) Photometrics and Landscaping

The proposed development application for Tract 8 includes a photometric plan which includes the lighting associated with the proposed comprehensive signage. The City Engineer has reviewed the photometric plan and holds the opinion it is compliance with Section 14-8.9. (Exhibit C2)

The basic landscaping requirements of Section 14-8.10(E)(4)(c) have been met with this application. The applicant has furthered provided a comprehensive landscaping plan that includes landscaping for all freestanding or monument signs. (Exhibit C1).

### D.) Early Neighborhood Notification Meeting

An Early Neighborhood Notification (ENN) meeting was held at the Southside Library Main

Branch on March 28, 2016. In attendance were five city staff, the project architects, the project planning consultant, and three members of Presbyterian Healthcare Services. There were approximately 20 members of the public present. The ENN notes are attached as Exhibit D1.

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

The Land Use Department recommends APPROVAL of the proposed variance request to the signage regulations. Staff has included a Conditions of Approval Matrix (Exhibit B).

## **VI. ATTACHMENTS:**

### **EXHIBIT A: Maps**

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

### **EXHIBIT B: Conditions of Approval**

1. Conditions of Approval Matrix

### **EXHIBIT C: Development Review Team Memoranda**

1. Landscape Memorandum, Somie Ahmed
2. City Subdivision Engineer Email, Risana "RB" Zaxus

### **EXHIBIT D: ENN Materials**

1. Meeting Sign in Sheet March 28, 2016
2. Meeting Notes March 28, 2016

### **EXHIBIT E: Applicant Submittals**

1. Application Materials
2. Comprehensive Signage Plan
3. Lot Line Adjustment Plat Prepared for Beckner Road Equities, Inc.



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

## **Exhibit A**

### **Maps**

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



5221 LAS SOLERAS DR

5251 LAS SOLERAS DR

5307 LAS SOLERAS DR

4841 MAIN ST

4881 MAIN ST

4920 PROMENADE BLVD

4960 PROMENADE BLVD

4980 PROMENADE BLVD

PROMENADE BLVD

5020 PROMENADE BLVD

5040 PROMENADE BLVD

5060 PROMENADE BLVD

5300 LAS SOLERAS DR

LAS SOLERAS DR

5011 LAS SOLERAS DR

710 2008-11 2009-07

720 2008-11 2009-07

72 2008-11 2009-07

5508 CROSSING AT CHAMISO

5308 CROSSING AT CHAMISO

72 2008-11 2009-07

4881 BECKNER RD

4980 BECKNER RD

51 2008-11 2009-07

4756 BECKNER RD

5190 RAIL RUNNER RD

RAIL RUNNER RD

INTERSTATE 25

INTERSTATE 25

5154 BECKNER RD

5407 BECKNER RD





5251 LAS SOLERAS DR

5251 LAS SOLERAS DR

5301 LAS SOLERAS DR

5301 LAS SOLERAS DR

5301 LAS SOLERAS DR

LAS SOLERAS DR

PROMENADE BLVD

PROMENADE BLVD

PROMENADE BLVD

5300 LAS SOLERAS DR

5300 LAS SOLERAS DR

5300 LAS SOLERAS DR

PROMENADE BLVD

PROMENADE BLVD

PROMENADE BLVD

4758 BECKNER RD

5190 RAIL RUNNER RD

RAIL RUNNER RD

4880 BECKNER RD

4881 BECKNER RD

CROSSING AT CHAMISO

5508 CROSSING AT CHAMISO

5508 CROSSING AT CHAMISO

INTERSTATE 25

INTERSTATE 25

5154 BECKNER RD

5407 BECKNER RD

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

## **Exhibit B**

### **Conditions of Approval**

#### **1. Conditions of Approval Matrix**

**EXHIBIT B**  
**Conditions of Approval**  
**Variance to Signage Standards for Presbyterian Hospital**  
**Case #2016-57**

<b>Project Conditions</b>			
	<b>Condition</b>	<b>Department/ Team</b>	<b>Staff Responsible</b>
1.	Details for landscaping at all signs must be submitted at time of construction permit.	Landscaping	Somie Ahmed
2.	Signage variances are limited to the Comprehensive Signage Plan that has been submitted in the exact quantities, dimensions, and locations with Case #2016-57.	Current Planning	Noah Berke
3.	Variances are limited to Sections 14-8.10(G)(2), 14-8.10(G)(4), 14-8.10(E)(1), 14-8.10(E)(4)(a), 14-8.10(E)(8), 14-8.10(E)(5)(a), 14-8.10(E)(6)(b) as per plans.	Current Planning	Noah Berke

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

## **Exhibit C**

### **Development Review Team**

- 1. Landscape Memorandum**
- 2. City Subdivision Engineer Email**

# City of Santa Fe, New Mexico

# memo

**DATE:** June 30, 2016  
**TO:** Noah Berke, Land Use Planner Senior  
**FROM:** Somie Ahmed, Planner Technician Senior  
**SUBJECT:** Comments for Case #2016-50, Presbyterian Hospital Final Development Plan

---

Based on plans dated April 18<sup>th</sup>, the following are staff's final comments for the Presbyterian Hospital Final Development Plan:

1. As per Article 14-8.4(F)(2)(i) "Plant Material Standards," it shall be the responsibility of the owner or tenant to properly maintain all materials and installation required by this section, including but not limited to; proper pruning, soil testing, fertilizing and weeding.
2. Details for landscaping at all signs must be submitted at time of construction permit.



**BERKE, NOAH L.**

---

**From:** ZAXUS, RISANA B.  
**Sent:** Monday, May 09, 2016 4:05 PM  
**To:** BERKE, NOAH L.  
**Subject:** Case # 2016-50, Presbyterian Health Services Hospital

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Mr. Berke –

Regarding the above-referenced case, all of my previous concerns have been addressed, and I have no further review comments.

I do support the variance to disturbance of over-30% slopes.

RB Zaxus  
City Engineer

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

## **Exhibit D**

### **ENN Materials**

- 1. Meeting Sign-In Sheet, March 28, 2016**
- 2. Meeting Notes, March 28, 2016**



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

Project Name: Presbyterian HealthCare Services Hospital/Medical Services/Variations Meeting Date: 3/28/16

Meeting Place: Meeting Time:

Applicant or Representative Check Box below

↓	Name	Address	Email
<input type="checkbox"/>	Annette Moon	832 Calle David 87506	
<input type="checkbox"/>	Josanna Anaya	2821 Vereda Quince 87501	josanna@esperanmedicenter.com
<input type="checkbox"/>	Tony Alons	4245 Big Sky Rd 87507	takers503@yahoo.com
<input type="checkbox"/>	Xavier Cope	4524 Calle Turquoise	
<input type="checkbox"/>	Maria Sanchez-Luna	173 E. Coronado Rd	mona2510@gmail.com
<input type="checkbox"/>	Jenny Swartz	P.O. Box 52692 SF, NM 87594	Jenny Swartz@holi.com
<input type="checkbox"/>	Tedra Carlie	11944 Seneca del Valle	yodelocox@yahoo.com
<input type="checkbox"/>	RB Zaxus	CITY	<del>ASBENUS@sanctum.gov</del>
<input type="checkbox"/>	Soamiya Ahmed	City of SF	soamiya@sfintendnm.gov
<input type="checkbox"/>	Sharon + David Nassomb	801 Double Arrow Rd. So	Sharon.0444@aol.com
<input type="checkbox"/>			
<input type="checkbox"/>			

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

Noah Berke

Noah Berke

Printed Name of City Staff in Attendance

Signature of City Staff in Attendance

3/28/16

Date

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

Prepared by:  
James W. Siebert & Assoc., Inc.  
March 29, 2016

**PRESBYTERIAN HEALTHCARE SERVICES  
ENN MEETING MINUTES  
MARCH 28, 2016**

Meeting Attendees

PHS:	Jim Jeppson Helen Brooks Robin Devine
JWS Planning Consultant:	James W. Siebert
DPS Architects:	Steven Perich John Laur
City of Santa Fe:	Greg Smith Noah Berke, Case Manager Soamiya Ahmed, Planner Tech RB Zaxus, City Engineer Sandra Kassens, Engineer Assistant

Meeting began at approximately 5:40 p.m. with an introduction from James Siebert, Planning consultant, James W. Siebert & Assoc., Inc., Jim Jeppson, Administrative Director of real estate for PHS, Helen Brooks, PHS Santa Fe Administrator and Robin Devine, Vice President, Emerging Business Opportunities for PHS, Steven Perich, Architect and John Laur, Architect of Dekker/Perich/Sabatini.

**Jim Siebert** gave brief overview of PHS request for construction of a medical center and the standards of the Hospital Zone (HZ) district that was established by the prior approval of the Las Soleras Development. Jim Siebert went on to explain that since the zoning is in place for subject parcel, there is no consideration for a zoning amendment. The request would go before the Planning Commission due to the size of the building, which exceeds 30,000 sq. ft. and requires a development plan review. Jim Siebert presented and pointed out on a map of Las Soleras the location of where the hospital will be in relation to roads, residential subdivisions, parks and trails. Jim elaborated on the trail system and pointed out the connection of the Las Soleras trail and timing of completion of each segment of the Las Soleras Trail system. **Question:** *will the trail eventually connect to other trails that lead to Nava Ade?* **Jim Siebert** responded that it would over a period of time and pointed out on the maps the trails relative to parcels and open space.

Jim Siebert concluded the introduction of his presentation and introduced Helen Brooks.

**Helen Brooks**, the goal of PHS is to create an outpatient medical center with beds that would complement existing services and focus on patient experience and quality. The first phase would be approximately 270,000 sq.ft, consisting of an emergency room, urgent care, surgery, imaging facility and inpatient and outpatient beds. **Question:** *What is the timing of when the facility will open?* **Helen Brooks:** PHS hopes to be open by early 2018. **Question:** *Will there be services for outpatient surgeries or just emergency surgeries?* **Helen Brooks:** There will be services for both but would only have beds for short stay surgeries.

**John Luar (DPS)** Presented the PHS plan and showed the location of the access roads to the facility, discussed the height of the structure and stated that the main structure will be 70 feet at some points. John pointed out the location of the first phase and explained the plans to construct the plant with the first phase along with the helipad and ambulance access. John stated that the ambulance access is separate from the main entry. John continued to discuss the phase of development and explained that the second phase would consist of medical office/specialty clinics that would occupy six proposed buildings and expand into the developed shell. These buildings will be developed individually and would consist of outpatient clinics with a relationship to the hospital. John continued on to discuss the location of the parking garage and explained that water savings fixtures are being used throughout the facility. **Question:** *How many stories is the parking garage?* **John Luar** responded that the parking garage would initially be one story with future expansion to 3 stories.

**Question:** *How many bed are anticipated for future growth?* **Helen Brooks** responds that there will be a total of 30 beds.

**Question:** *What is the impact on traffic during peak hours?* **Jim Siebert** responds this type of land use requires a traffic impact analysis to be performed by a professional traffic engineer. The traffic analysis is currently be prepared and the engineer is looking at numbers and comparing to the previous traffic study that was prepared for the Las Soleras Development. The study will provide an assessment of the impact at the Crossing at Chamiso and Beckner, Beckner Road and Las Soleras Drive and access points to Cerrillos Road.

**Question:** *Was the hospital zone previously approved with the Las Soleras Development?*

**Jim Siebert** responds that the hospital use was part of the Las Soleras Development plan when the Annexation, Master Plan, General Plan Amendment and Rezoning was approved.

**Question:** *Will there be an additional traffic light installed?*

**Jim Siebert** responds that the previous TIA was based on a 20 year horizon and the intersection of Crossing at Chamiso and Cerrillos Road are designed to accommodate the 20 year horizon. Additional improvements will be needed at the Beckner and Cerrills Road intersections. It has not been determined if a traffic signal will be warranted at the Beckner Road and Crossing at Chamiso intersection. **Jim Siebert** pointed out the roundabouts have been designed for Las Soleras Dr. and Rail Runner Road and Walking Rain.

**Jim Siebert** presented the variances to the sign standards and how compliance with those requirements would not be achieved since hospitals are known to have highly visible signs for emergency and direction finding. The the size of the sign of 35 square feet for two signs is not adequate.

The other variance is for the disturbance of slopes. The City Code allows for three isolated occurrences of 1000 sq.ft., and the variance is very minimal and the requirement is slightly exceeded. Jim further discussed that a request to amend the road phasing plan is necessary to change the completion of the Cerrillos to Beckner Road connection from Las Soleras Dr. to the Crossing at Chamiso.

**Question:** *Will there be further expansion in the future?*

**John Luar** responds that plans have included the future expansion of the hospital and medical clinics. **Helen Brooks** agreed that there would be future expansion and further studies are required for the plan for future additions to the medical center. **Jim Jeppson** added that the plan includes a shell which will provide for expansion without any future disturbance to the hospital.

**Question:** *is Presbyterian thinking about having a shuttle from the rail runner station for employees that commute from Albuquerque.* **Jim Siebert** responded that the previous approval for Las Soleras included a rail runner station, however the current state administration does not want to see anymore stops. The Metropolitan Planning Organization (MPO) still shows plans for the rail runner station under a different administration the rail runner status may be given further consideration. **Jim Jepson** responded that they have not thought that far in advance on where all the employees will come from. **Robin Devin** stated that they have been assessing the number of people that would commute from Albuquerque and it was determined that many of the current employees of the Albuquerque hospital commute from Santa Fe.

**Question:** *Will any patient be able to be seen by Presbyterian or will they be turned away to other facilities that honor certain insurances?* **Robin** responded that Presbyterian will honor all existing contracts and does not plan to change existing contracts in the future.

**Noah Berke**, City land use stated that a conversation with the Santa Fe Trails is necessary to determine if there are possibilities to have bus stops that could serve the hospital.

**Comment:** *Many people do not like helipads even though with a hospital they are necessary.*

**Jim Jeppson** explained how helicopters will come and go with minimal disturbance to residents north of the hospital.

**Question:** *There are currently stand alone clinics, has there be a needs assessment performed to determine if more growth is needed and is a second hospital needed?* **Robin Devine** stated that an assessment has been completed and there will not be a duplication of services, however competition is needed and the goal is not to raise the cost of medical care. Robin further stated

that the proposed hospital is not a full service hospital and is not being built to replace other clinics. PHS provides services that work to reduce cost. One of the services Robin discuss was the telehealth service. **Question:** *if PHS owned a hospital in Santa Fe, would they be proposing a second hospital?* **Robin Devine** stated that Christus St. Vincent hospital is not for sale and that there is always a need for more competition in order to get better services.

**Question:** *If someone needs extended care would they be transferred to Albuquerque?* **Robin Devine** responded that the patients would be transferred to the nearest hospital depending on the Level of Service offered by the hospital since sometimes they are at capacity and do not have room for new patients.

**Question:** *What does the new facility on St. Michaels Drive consist of?* **Helen Brooks** responded that the new facility is both an outpatient clinic as well as urgent care.

**Question:** *Is a helicopter used transport patients to or from hospital?* **Robin Devine** stated that the helicopter would be primarily used to transport patients from the hospital to other appropriate healthcare facilities.

**Question:** *Will PHS provide behavioral out patient to the homeless people?* **Robin Devine** stated that they do provide charitable services and do not turn away persons in need of medical attention.

**Jim Jeppson** called for the adjournment of the meeting at approximately 6:30 and offered those who had more questions to stay and PHS could talk with them.

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

## **Exhibit E**

### **Applicant Materials**

- 1. Application Materials**
- 2. Comprehensive Signage Plan**
- 3. Lot Line Adjustment Plat Prepared for Beckner Road  
Equities, Inc.**



## SPECIAL WARRANTY DEED

BECKNER ROAD EQUITIES INC., a New Mexico corporation ("Grantor"), for consideration, grants to PRESBYTERIAN HEALTHCARE SERVICES, a New Mexico nonprofit corporation ("Grantee") whose address is P.O. Box 26666, Albuquerque, NM 87125, the following property in Santa Fe County, New Mexico, to-wit:

Lot C-1, as shown on the plat entitled "Lot Line Adjustment Plat prepared for The Crossing LLC," located within Section 18, T16N, R9E, N.M.P.M., filed in the Office of the County Clerk, Santa Fe County, New Mexico, on April 22, 2008 in Plat Book 680, Page 13, as instrument number 1523049

With special warranty covenants.

The exceptions to the Deed are shown on the attached Exhibit "A" as provided by the First American Title Insurance Company's Title Commitment dated April 18, 2008 and identified as file #1065819-A104, MLF.

WITNESS its hand this 30<sup>th</sup> day of June, 2008.

BECKNER ROAD EQUITIES, INC.

By: Gordon L. Skarsgard  
Gordon L. Skarsgard, President

Attest:

By: Joshua J. Skarsgard  
Joshua J. Skarsgard, Secretary

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

} ss.  
}

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June, 2008 by Gordon L. Skarsgard, as President of Beckner Road Equities, Inc., a New Mexico corporation, and attested to by Joshua J. Skarsgard, Secretary, for and on behalf of said company.

Michelle L. Fuentes

Notary Public

My commission expires:



OFFICIAL SEAL  
MICHELLE L. FUENTES  
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 10/19/09

SFC CLERK RECORDED 06/08/2008

### EXHIBIT A

(Exceptions to the Deed as provided by the First American Title Insurance Company's Title Commitment dated April 18, 2008 and identified as file #1065819-A104, MLF)

- Taxes for the year 2008, and thereafter. (See 13.14.5.12 NMAC)
- Reservations contained in Patent from United States of America recorded February 17, 1941 in Book C of Patents, page 14, as Document No. 64420 and September 8, 1948 in Book C of Patents, page 229, as Document No. 90354 1/2, records of Santa Fe County, New Mexico.
- Easement granted to Public Service Company of New Mexico, filed June 14, 1957, recorded in Book 136, page 49, as Document No. 223,231, records of Santa Fe County, New Mexico.
- City of Santa Fe, New Mexico - Cip Project No. 922 Right of Way and Easement Grant, recorded July 31, 2002 in Book 2177, page 228, and in Book 2177, page 233, records of Santa Fe County, New Mexico.
- Santa Fe County Fire Department Office of the Fire Marshal Affidavit, recorded April 22, 2008 as Instrument No. 1523050, records Santa Fe County, New Mexico.
- Notes, conditions, easements, and rights incident thereto, all as shown on plat entitled "The Crossing at Las Soleras Master Plan", filed February 8, 2008, recorded in Plat Book 675, page 009-021, records Santa Fe County, New Mexico.
- Notes and conditions numbered one through sixteen on the Plat recorded in Book 592, Pages 033-034, numbered one through nine on the Plat recorded in Book 659, Pages 046-047, and numbered one through 9 on the Plat recorded in Book 680, page 013, records of Santa Fe County, New Mexico, and 25' No-Build Setback from and FEMA Flood plan as shown on the Plats recorded in Book 592, pages 033-034 and Book 659, Pages 046-047, records of Santa Fe County, New Mexico.
- Communal Property Maintenance Agreement, executed by and between The Crossing, Ltd. Co., Beckner Road Equities, Inc., and Las Soleras Oeste, Ltd. Co. dated the 30<sup>th</sup> day of June 2008 and recorded on the 30 day of June, 2008 as Instrument No. 1530863 records Santa Fe County, New Mexico.
- Access Easement, executed by The Crossing, Ltd. Co. dated the 30<sup>th</sup> day of June 2008 and recorded on the 30 day of June, 2008 as Instrument No. 1530862 records Santa Fe County, New Mexico.

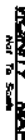


COUNTY OF SANTA FE  
STATE OF NEW MEXICO ) ss

SPECIAL WARRANTY DEED  
PAGES: 2

I Heroby Certify That This Instrument Was Filed for  
Record On The 30TH Day Of June, A.D., 2008 at 16:04  
And Was Duly Recorded as Instrument # 1530864  
In The Records Of Santa Fe County

Witness My Hand And Seal Of Office  
Valerie Espinoza  
Deputy \_\_\_\_\_ County Clerk, Santa Fe, NM

[illegible]

ALL OTHERS ADVISORY DOCUMENTARY AIR MATTERS MEMORANDUM

[illegible]

Experiment	Plant	Soil	Light	Temperature	Humidity	CO <sub>2</sub>	Water	Mineral	Trace	Other
1	Arabidopsis	Standard	16h/8h	22°C	65%	400 ppm	1000 ml	100 mg	10 mg	None
2	Arabidopsis	Standard	16h/8h	22°C	65%	400 ppm	1000 ml	100 mg	10 mg	None
3	Arabidopsis	Standard	16h/8h	22°C	65%	400 ppm	1000 ml	100 mg	10 mg	None
4	Arabidopsis	Standard	16h/8h	22°C	65%	400 ppm	1000 ml	100 mg	10 mg	None
5	Arabidopsis	Standard	16h/8h	22°C	65%	400 ppm	1000 ml	100 mg	10 mg	None
6	Arabidopsis	Standard	16h/8h	22°C	65%	400 ppm	1000 ml	100 mg	10 mg	None
7	Arabidopsis	Standard	16h/8h	22°C	65%	400 ppm	1000 ml	100 mg	10 mg	None
8	Arabidopsis	Standard	16h/8h	22°C	65%	400 ppm	1000 ml	100 mg	10 mg	None
9	Arabidopsis	Standard	16h/8h	22°C	65%	400 ppm	1000 ml	100 mg	10 mg	None
10	Arabidopsis	Standard	16h/8h	22°C	65%	400 ppm	1000 ml	100 mg	10 mg	None

~~SECRET~~ 10/27/19

*[Signature]* 07/26/2015

By                      Deputy  
                     Clerk

LOT LINE ADJUSTMENT PLAT

APPROVED FOR:

LAS SOLINAS DBL. SUB., LLC

LAS SOLINAS OESTE L72A CO.

LAS SOLINAS COMMUNITY DESIGN, LLC

APPROVED FOR: 796007

ELECTIONS 3, 5<sup>th</sup> AND 6<sup>th</sup> CONGRESS IN SEPTIMA SEPTIMA & SEPTIMA  
 NEW MEXICO NATIONAL ARCHIVE  
 CITY OF ALBUQUERQUE  
 ALBUQUERQUE COUNTY, NEW MEXICO  
 OCTOBER 2019

10-21-65

CITY OF SAN FRANCISCO  
11/1/74

~~SECRET~~ **CONFIDENTIAL** ~~SECRET~~ 10-16-15  
PAGE

SECURITY LINE DOZALIER  
This Act was made necessary for CONSTITUTIONAL GOVERNMENT, and should be kept

10-16-75  
DATE

4. **Public Access:** Emergency or other studies ("Type 5" long duration operations) that are not for public access, but that require a permit to conduct research on the beach, dunes, or other sensitive areas, may be approved for public access. These studies may be approved for public access if they are approved for public access by the permittee and the permittee is approved for public access by the permittee.

- **Why study the Chapter on Individual, reproduction, and article of society and their reproduction and their reproduction and their reproduction** is a critical method for analysis
- **Chapter on the Chapter on Individual, reproduction, and article of society and their reproduction and their reproduction and their reproduction** is a critical method for analysis

[illegible][illegible]

Electronic file for available transcripts/summaries are highlighted, and ordered for

**2003-2007**

In 2003, the City of Dallas, Texas, was awarded a contract by the City of Dallas, Texas, to provide a full range of services to the City of Dallas, Texas, including the following:

**LOT LINE ADJUSTMENT**  
TITLE AND RECORD INFORMATION FOR CREATY CLERK

TRACT 18 LPPC 1-050-094-003-370  
TRACT 128 LPPC 1-048-074-405-463

TRACT 15 WPT. 1-030-094-248-466  
PL 33 LOCATION LYING WITHIN SECTION 7, 37 AND 11

CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

**SURVOLEX, INC.**

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
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[illegible]

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David J. Thompson  
 GEORGE A. THOMPSON OPTICALS, INC.  
 10000 W. 10th Avenue  
 Golden, CO 80401  
 303-440-1111  
 FAX 303-440-1112  
 10000 W. 10th Avenue  
 Golden, CO 80401  
 303-440-1111  
 FAX 303-440-1112

1. LOCATION OF SUBJECT  
 STATE OF NEW HAMPSHIRE  
 COUNTY OF ROCKFORD  
 2. NAME OF SUBJECT  
 Mr. [redacted]  
 3. DATE OF BIRTH  
 [redacted]  
 4. DATE OF DEATH  
 [redacted]  
 5. DATE OF BURIAL  
 [redacted]  
 6. DATE OF INTERVIEW  
 [redacted]  
 7. DATE OF REPORT  
 [redacted]  
 8. DATE OF REVIEW  
 [redacted]  
 9. DATE OF REVISION  
 [redacted]  
 10. DATE OF FINAL REVIEW  
 [redacted]

4/16/2027  
BY CHRISTOPHER BOWEN  
J.A.D.  
JURY NO. 1

**OFFICIAL seal**  
**Trish A. Lopez**  
Mayor  
City of Los Angeles  
2013-2017

[illegible]

**DISCOUNT BOOK**  
**PRINCE & LOREN**  
**NEW YORK**  
**NEW YORK**

CONFIDENTIAL - SECURITY INFORMATION  
STATE OF NEW YORK  
COUNTY OF Saratoga 186  
IN SENATE JANUARY 11, 1966  
AND JOINT LEGISLATIVE COURT WITH CONCURRENCE AND AGREEMENT  
BEFORE ME, J. HENRIKH JACOBSON, CLERK OF THE SENATE, LAST  
NOMINATED FOR SEN. 11E, DIST. 1, DAY OF October  
1966, I HAVE SIGNED THE AFFIDAVIT OF QUALIFICATION  
IN WITNESS WHEREOF  
BY COMMISSIONER SERVICES

LAURENCE, ALICE E. DOB 12/15/1917  
LAURENCE, ALICE E. DOB 12/15/1917

James P. Thompson  
JAMES P. THOMPSON, CHAIRMAN

[illegible]

**STANDARD VINYL**  
BY COMBINATION COVER

**19.**

NATIONAL ASSOCIATION  
 STATE OF NEW YORK  
 COUNTY OF SULLY  
 THE UNDERSIGNED FORKLIFT AND MATERIALS AND EQUIPMENT  
 SERVICE, INC. OF NEW YORK, 1000 NEW YORK AVENUE, NEW YORK  
 CITY, NEW YORK 10001, HAS THE HONOR TO ADVISE YOU THAT  
 IT HAS BEEN DETERMINED THAT THE ABOVE NAMED COMPANY  
 IS NOT A MEMBER OF THE NATIONAL ASSOCIATION OF  
 FORKLIFT AND MATERIALS AND EQUIPMENT SERVICE, INC.  
 OF NEW YORK, NEW YORK.

NATIONAL ASSOCIATION  
 STATE OF NEW YORK  
 COUNTY OF SULLY  
 THE UNDERSIGNED FORKLIFT AND MATERIALS AND EQUIPMENT  
 SERVICE, INC. OF NEW YORK, 1000 NEW YORK AVENUE, NEW YORK  
 CITY, NEW YORK 10001, HAS THE HONOR TO ADVISE YOU THAT  
 IT HAS BEEN DETERMINED THAT THE ABOVE NAMED COMPANY  
 IS NOT A MEMBER OF THE NATIONAL ASSOCIATION OF  
 FORKLIFT AND MATERIALS AND EQUIPMENT SERVICE, INC.  
 OF NEW YORK, NEW YORK.

4846

[illegible]

**COMPANIES:**  
L&S BUILDING CONSULTING FIRM, LLC  
4 WEST WILSON STREET, LAUREL, MARYLAND

Robert F. Kennedy  
 Center for Social Justice and  
 Policy Studies  
 1111 14th Street, NW  
 Washington, DC 20005  
 202-691-6000

[illegible]

**WILLIAM**  
BY APPOINTMENT OF THE  
HONORABLE SECRETARY OF THE ARMY

**OFFICIAL SEAL**  
THOMAS R. BARNETT  
GOVERNOR  
JANUARY 1, 2003

1. AMOUNT OF MONEY  
 2. DATE OF LAST CHECK  
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**OFFICIAL MODEL**  
Training & Support  
Model 4210071000

**CHANGES**  
 ADDRESSING FROM MAIL, LLC  
 14 NEW GARDEN LANE/ST. LOUIS, MO 63105

*[Handwritten signature]*

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**DATE** \_\_\_\_\_  
**SIGNATURE** \_\_\_\_\_  
**BY** \_\_\_\_\_  
**FOR** \_\_\_\_\_

**LOT LINE ADJUSTMENT PLAT**  
 PREPARED FOR  
**LAS SOLERIAS DEL SUR, LLC**  
**LAS SOLERIAS DESITE LTD CO**  
**LAS SOLERIAS COMMUNITY CENTRM, LLC**  
**GEORGINO ECHOLS, LLC**  
 COMMUNAL ECHOLS TRACTS 8, 9, 10A, 11 AND 12, LAS SOLERIAS  
 AND PORTIONS OF ROL TRACTS NORTH AND EASTING CERRADO ROAD  
 ADJACENT WITHIN  
 SECTIONS 7, 8 AND 9, TOWNSHIP 10 NORTH, RANGE 8 EAST  
 AND RANGE 10 EAST  
 CITY OF SANTA FE  
 SANTA FE COUNTY, NEW MEXICO  
 OCTOBER, 2015



**SHERRY & CO. 3**

---

**SERV-O-TEX, INC.**

Circle 20 on Reader Service Card

Discovering interesting new technology and new materials, new products and new people is our business. We are constantly seeking new ideas and new people to help us grow. If you are interested in this type of work, please send us your resume and a recent photograph. We will consider you for our next project. We are looking for people who are creative, motivated, and have a strong background in the textile industry. We are looking for people who are willing to work hard and who are willing to learn. We are looking for people who are willing to take on new challenges and who are willing to work with us to make our company a success. We are looking for people who are willing to work with us to make our company a success. We are looking for people who are willing to work with us to make our company a success.

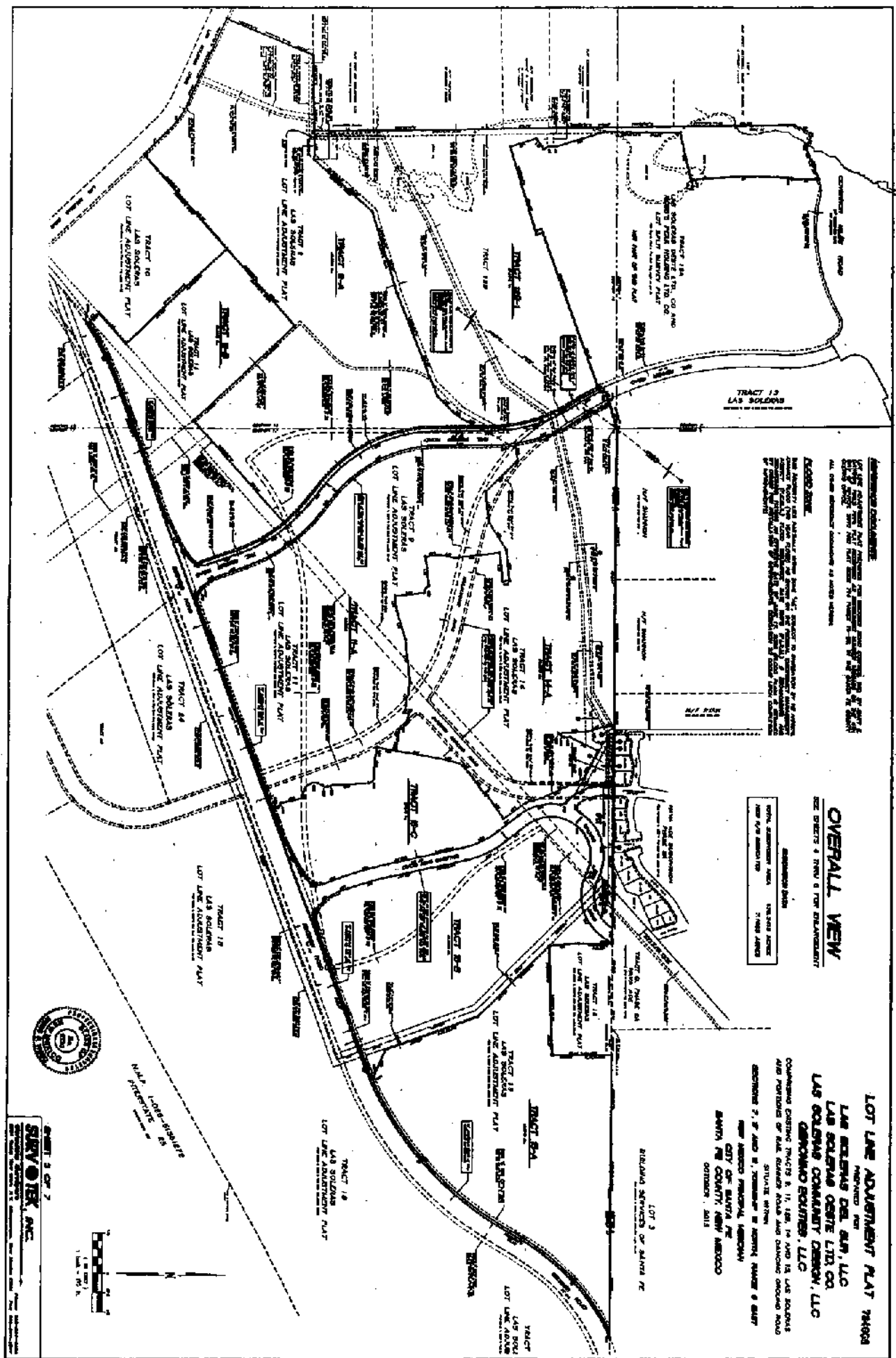
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**ASSUMPTIONS AND NOTES:**  
 THIS SURVEY WAS MADE FROM THE "AS SHOWN" RECORD PLATS AND FIELD NOTES OF THE PREVIOUS SURVEYS. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES IN THE BOUNDARIES OF THE TRACTS SINCE THE PREVIOUS SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES IN THE BOUNDARIES OF THE TRACTS SINCE THE PREVIOUS SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES IN THE BOUNDARIES OF THE TRACTS SINCE THE PREVIOUS SURVEY.

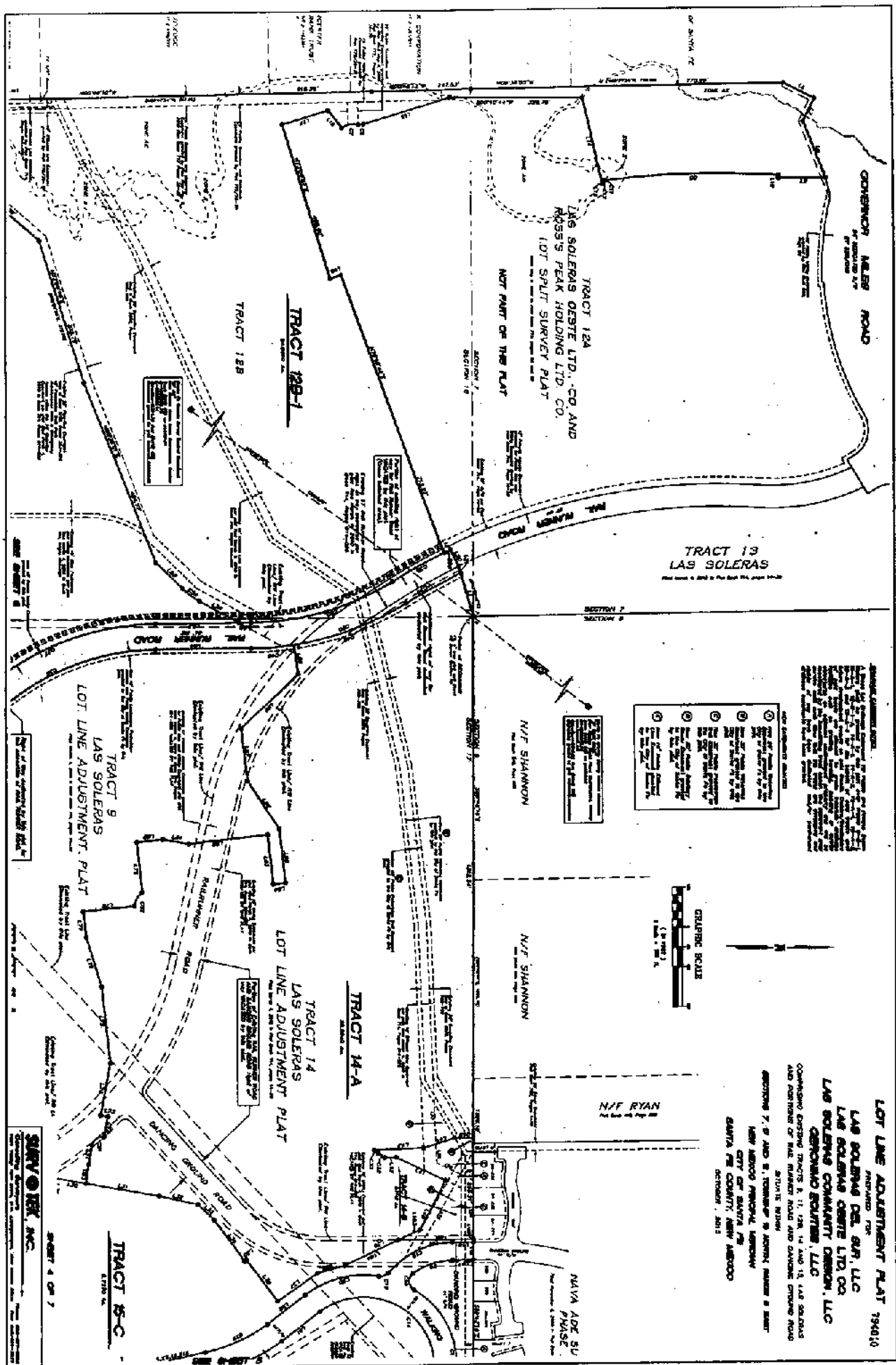
**OVERALL VIEW**  
 SEE SHEETS 1, 2 AND 3 FOR ADJUSTMENT

ADJUSTMENT DATA	THIS ADJUSTMENT
ADJUSTMENT DATA	THIS ADJUSTMENT
ADJUSTMENT DATA	THIS ADJUSTMENT

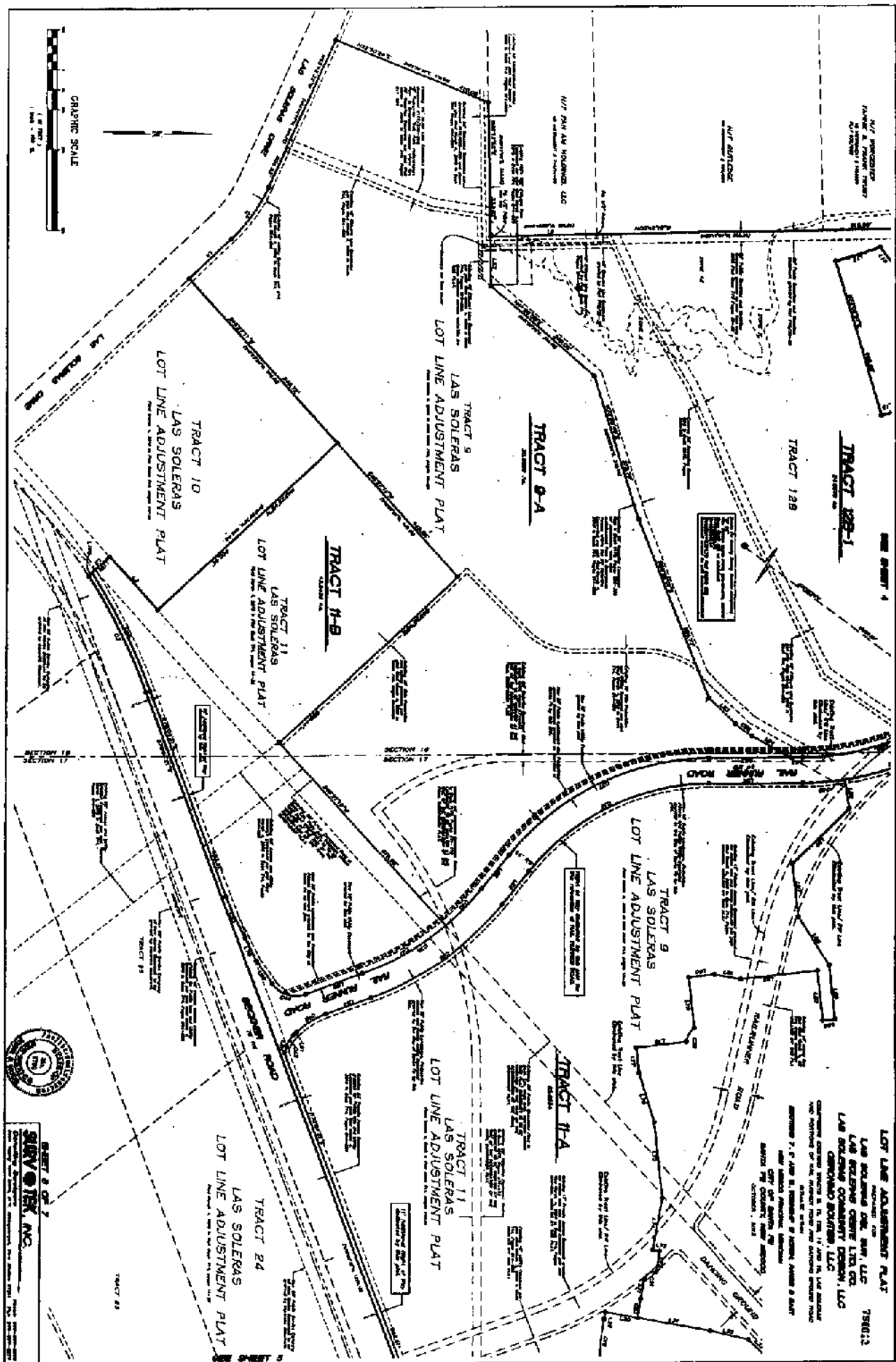
**LOT LINE ADJUSTMENT PLAT 74804**  
 PREPARED FOR  
**LAS SOLINAS DEL SUR, LLC**  
**LAS SOLINAS OESTE, LTD. CO.**  
**LAS SOLINAS COMPANY, LLC**  
**CHANDLER, ARIZONA**  
 CORRECTIONS TO TRACTS 1, 11, 12, 13, 14 AND 15, LAS SOLINAS  
 AND PORTIONS OF RAIL BLVD, RAIL BLVD AND CHANDLER BLVD  
 SITUATE WITHIN  
 SECTION 2, 3, 4 AND 5, TOWNSHIP 12 NORTH, RANGE 9 EAST  
 CITY OF SANTA FE  
 BERNILLO COUNTY, NEW MEXICO  
 OCTOBER, 2011



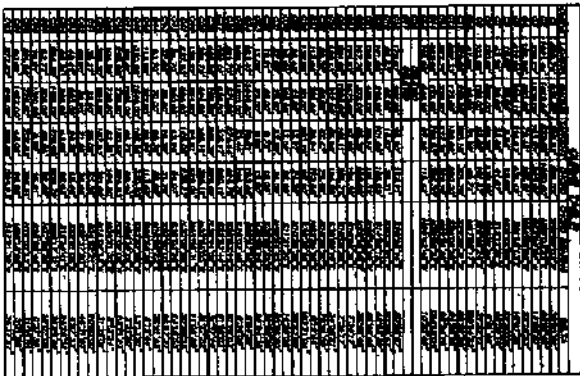
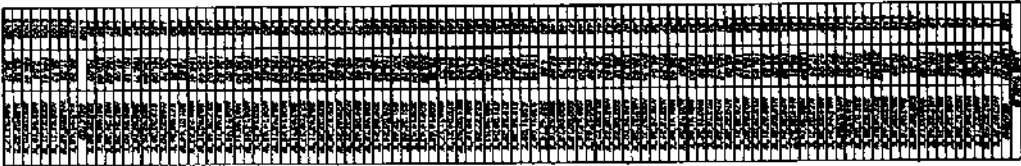
**SWAYTEK, INC.**  
 10000 N. 10TH AVENUE, SUITE 100  
 DENVER, CO 80231  
 (303) 751-1000  
 www.swaytek.com











**LOT LINE ADJUSTMENT PLAT 74413**

PREPARED FOR

**LAS SOLINAS DBL. SUR, LLC**

**LAS SOLINAS CORTE LTD CO.**

**LAS SOLINAS COMMUNITY CENTER, LLC**

**GENOMIA SOLINAS, LLC**

CONGRESS STREET TRACTS 3, 11, 12B, 14 AND 15, LAS SOLINAS

AND PORTIONS OF RAIL TRACTS ROAD AND DUNCAN BROWN ROAD

SECTION 7, 8 AND 9, TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF SANTA FE

SANTA FE COUNTY, NEW MEXICO

OCTOBER, 2013



**STANLEY, INC.**  
 10000 N. 10TH AVENUE, SUITE 100  
 DENVER, CO 80231  
 (303) 750-1000  
 www.stanleyinc.com

Planning Commission  
July 7, 2016

## **EXHIBIT 5**



# SANTA FE MEDICAL CENTER



# Presbyterian Healthcare Services Variance from Various Sign Regulations for Tract 8 of Las Soleras

## Purpose of Sign Regulations

**“To establish a comprehensive balanced system of sign control that accommodates the need for well-maintained, safe & attractive environment in the city, the need for effective communications including business identification”**

### **Specific purposes:**

- a) To eliminate potential hazards to motorist and pedestrians using the public streets, sidewalks and right-of-ways;
- b) To safeguard and enhance private investment and property values;
- c) To control public nuisances;
- d) To protect government investments in public buildings, streets, sidewalks, traffic control and utility devices, parks and open spaces;
- e) To preserve and improve the appearance of the city through adherence to reasonable aesthetic principles, in order to create an environment that is attractive to residents and nonresidents who come to live, visit, work, or trade;
- f) To eliminate excessive and confusing sign displays; and
- g) To encourage signs which by their design are integrated with and harmonious to the surrounding environment and the buildings and sites they occupy

- **Aesthetics**
- **Integrate signs with architecture**
- **Provide direction (way-finding)**
- **Identification**

## Hospital Zone (HZ) Sign Regulations

- Total building mounted sign area: 32 square feet combined for no more than two signs
  - Maximum height on sign above adjoining grade: 15 feet
  - Number of free-standing identification signs: 2 (with two roadways)
    - Permitted sign size: 16 square feet each
  - Directional signs
    - Maximum number: 1
    - Maximum area: 4 square feet
- (Mirrors C-1 office district)
-

# Variances Requested

Variance for size & height above finished grade, number limited to 2 signs.

14-8.10(G)(2), 14-8.10(G)(4), 14-8.10(E)(6)(b)

## Proposed Wall Signs-Phase I

3 main signs		295 Sq. ft.	<u>Height on Building</u>
			▪ NW Elevation: 31'-2"
			▪ SE Elevation: 67'-8"
			▪ SW Elevation: 67'-8"



Emergency

15 Sq. ft.

Height on Building: 16'-0"

WHITE LETTERING  
RED BACKGROUND



Ambulance only

18 Sq. ft.

Height on Building: 16'-0"

WHITE LETTERING  
RED BACKGROUND

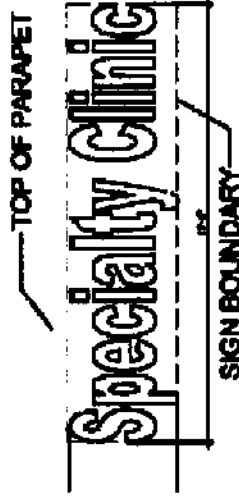
# Variances Requested

Variance for size & height above finished grade, number limited to 2 signs  
14-8.10(G)(2), 14-8.10(G)(4), 14-8.10(E)(6)(b)

## Proposed Wall Signs-Phase II

- Height on Building
- NW Elevation: 32'-8"
  - NE Elevation: 16'-8"
  - SW Elevation: 32'-8"
  - SE Elevation: 16'-8"

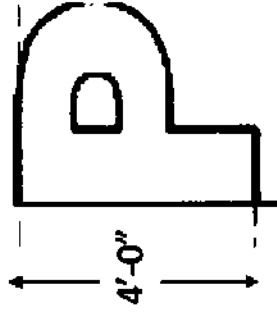
4 Main Clinic Signs



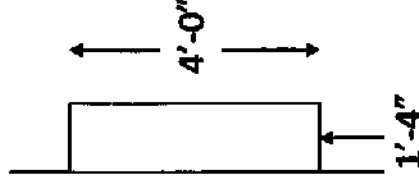
36 Sq. ft.

# Variance for Height of Wall Mounted Letter & Distance from Building Facade

## Phase I- Three Wall Mounted Main Signs



Mounted Letter Front View

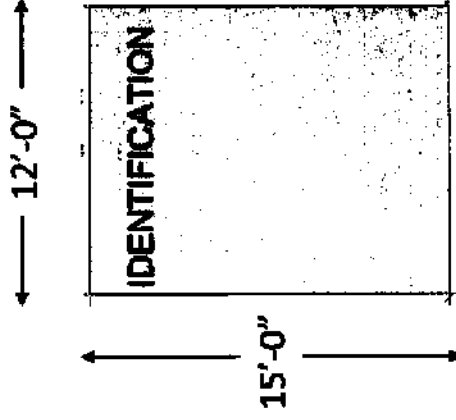


Mounted Letter Side View



# Free Standing (Identification Signs)

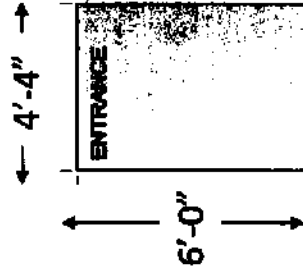
Variance on Size  
14-8.10(E)(1)



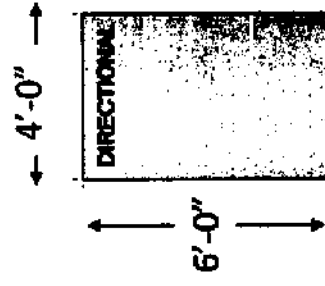
180 sq. ft.

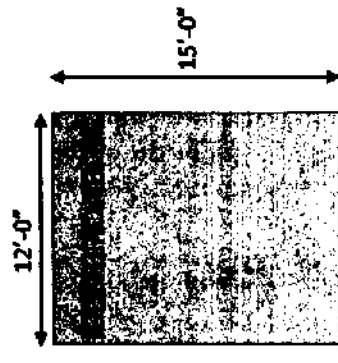
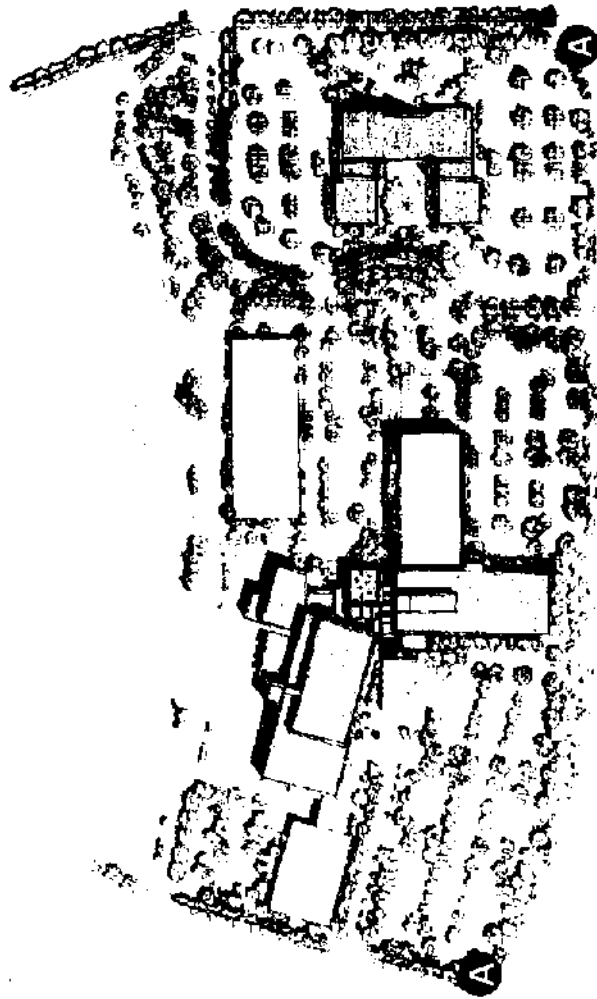
Variance on Number  
14-8.10(E)(8)

Entrance Signs: 4  
26 sq. ft.



Directional Signs: 17  
24 sq. ft.



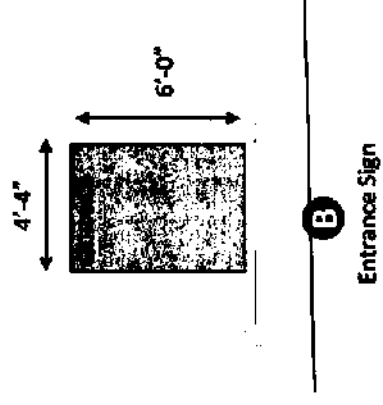
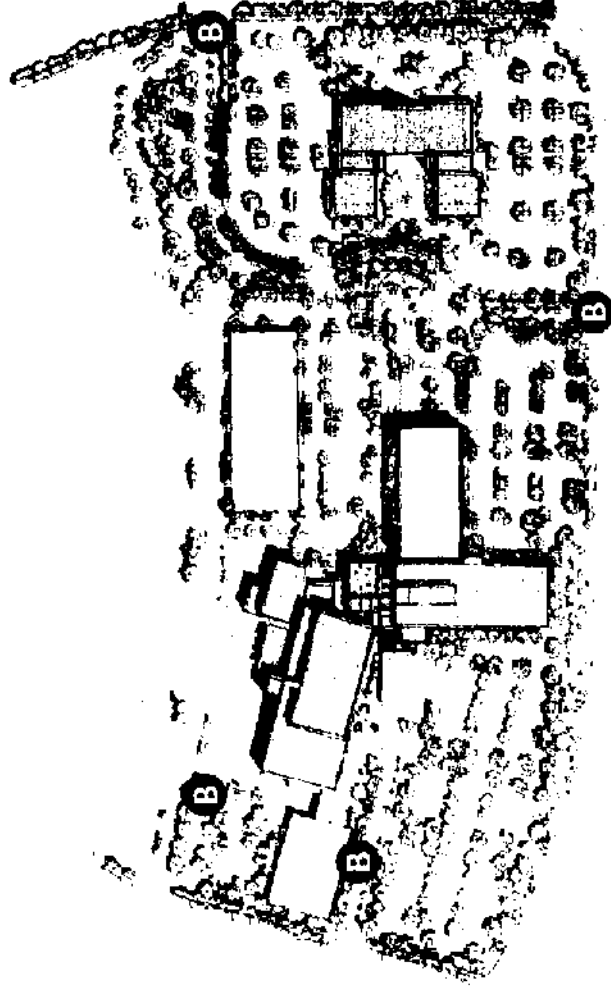


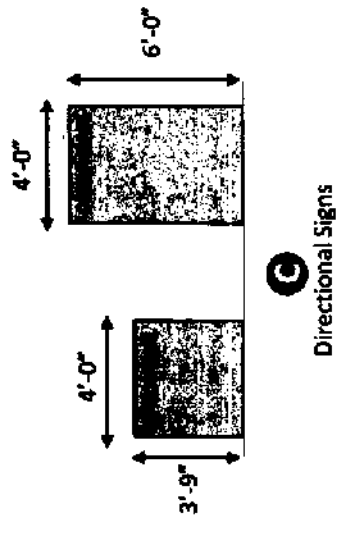
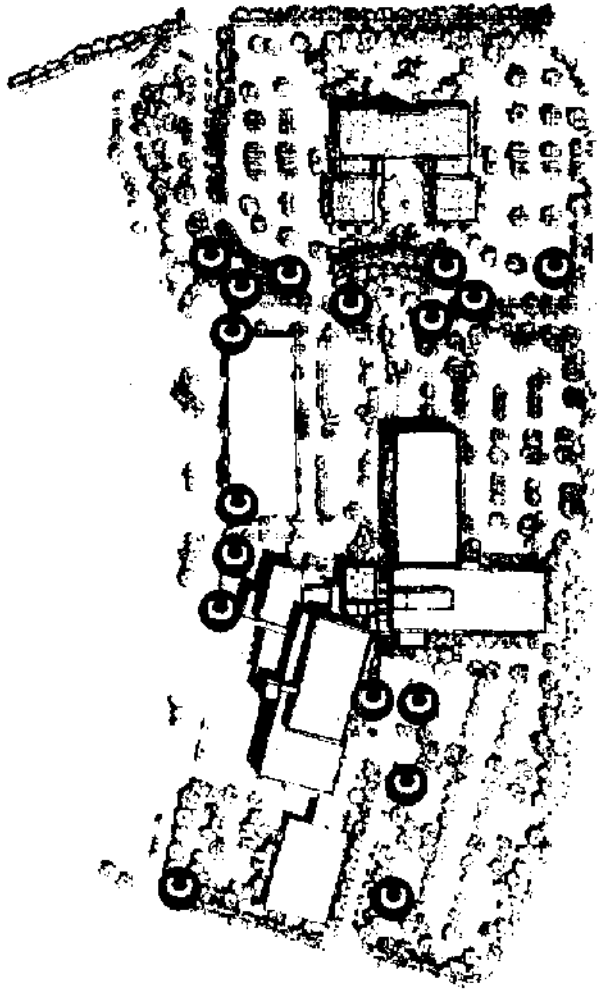
A

Monument Sign

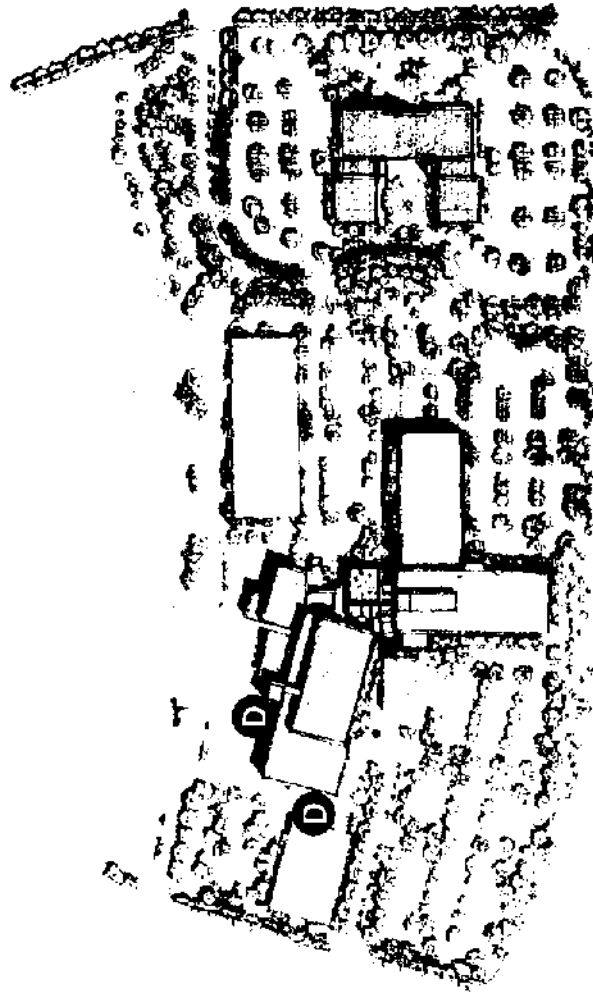
# Identification Sign

# Entrance Sign



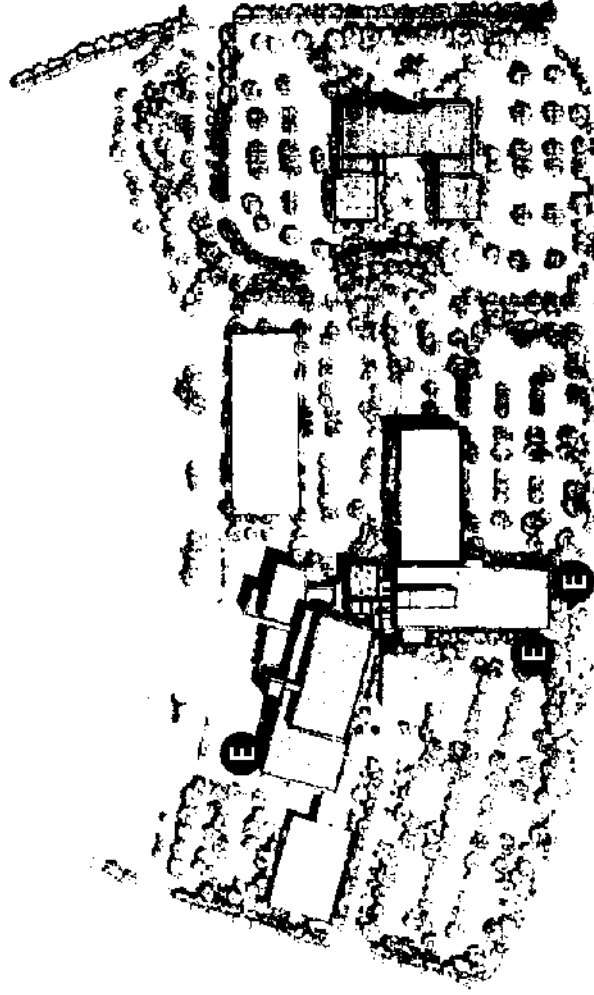


# Directional Sign



**D**  
Building Entrance Signs

# Building Entrance Sign



8'-4"

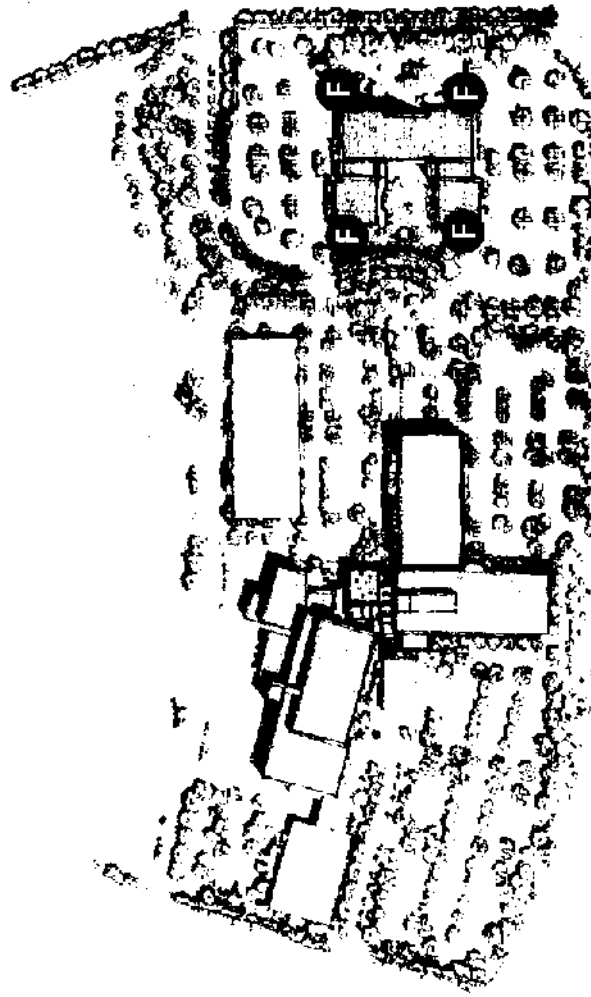
47'-1"

**A** **PRESBYTERIAN**  
NAME MEDICAL CENTER

**E**

Building Mounted Signs

## Building Mounted Signs



3' 12' Specialty Clinic

**F**

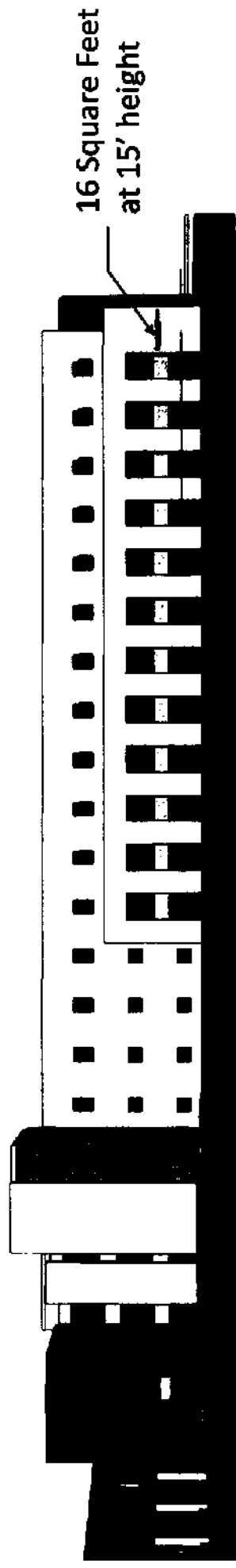
Building Mounted Signs

## Building Mounted Sign-Clinic

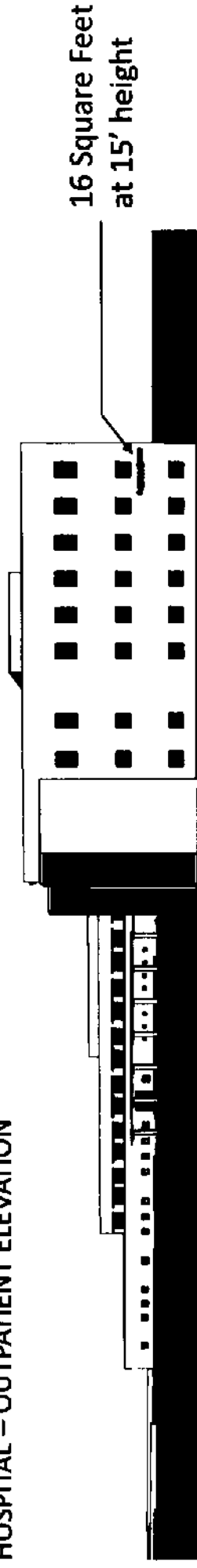




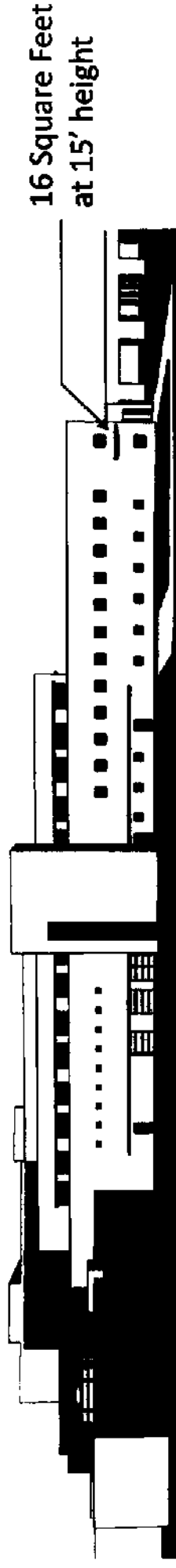
# Exterior Views – Current Ordinance



HOSPITAL – OUTPATIENT ELEVATION



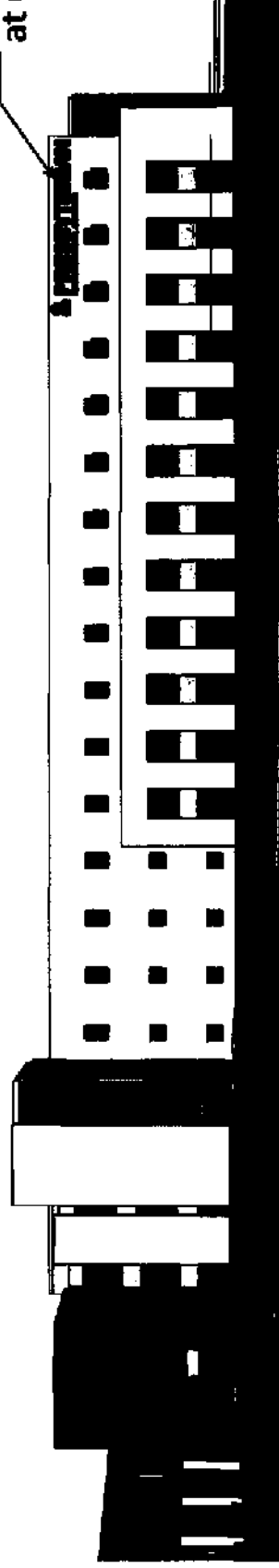
HOSPITAL – OUTPATIENT ELEVATION



HOSPITAL EXPANSION - WEST ELEVATION

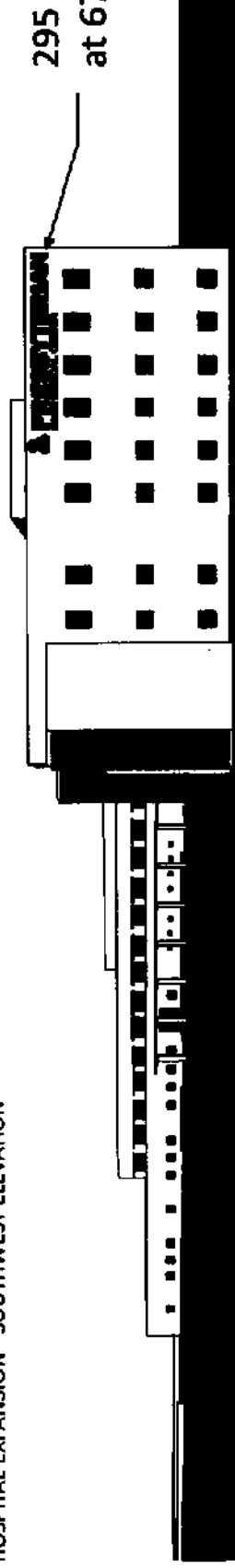
# Exterior Views - Proposed Signage

295 Square Feet  
at 67'-8" height



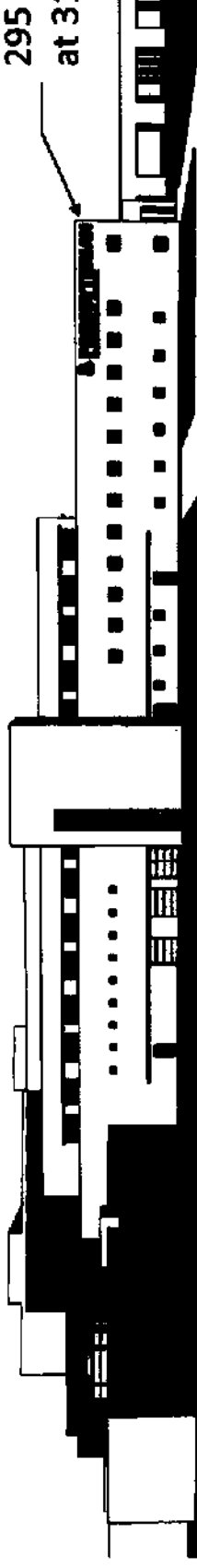
HOSPITAL EXPANSION - SOUTHWEST ELEVATION

295 Square Feet  
at 67'-8" height



HOSPITAL EXPANSION - EAST ELEVATION

295 Square Feet  
at 31'-2" height

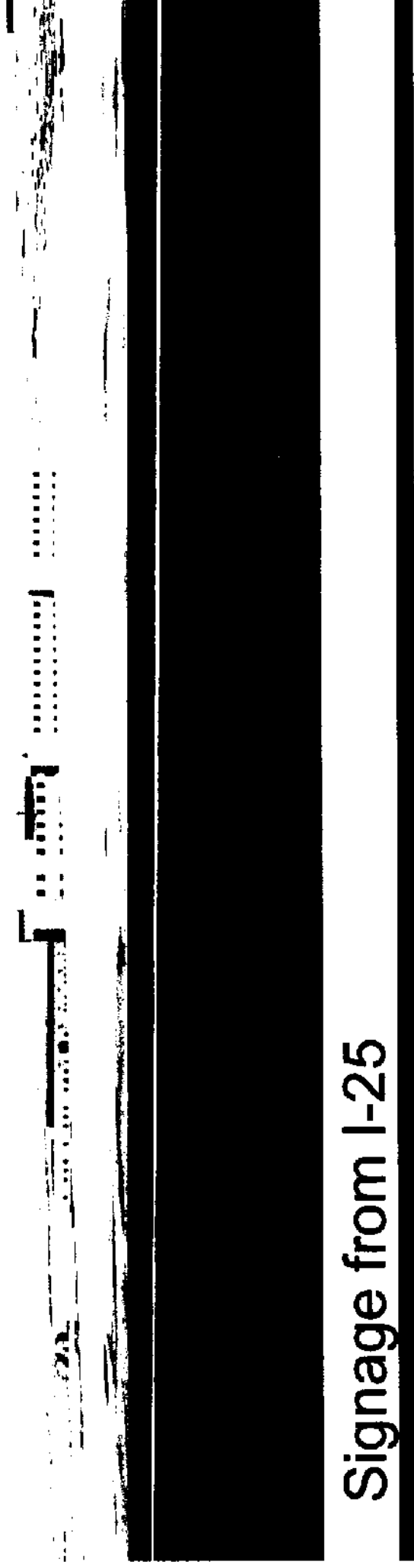


HOSPITAL EXPANSION - WEST ELEVATION

- Southbound I-25 with 16 SF sign
- 1' tall channel letters

Signage from I-25

- Southbound I-25 with 295 SF sign
- 4' tall channel letters



Signage from I-25

Planning Commission  
July 7, 2016

## **EXHIBIT 6**

## SIGN VARIANCE REQUEST AND RESPONSE TO VARIANCE CRITERIA

As a reference to the variances that are being requested and their location on the development plan, the following listing of sign types is provided as noted by the letter and number (eg. F.48 is a wall mounted sign). For the type and location of signs see sheets AS 102, AS 103, and AS 502 included at the end of the sign variance section and in the plan set.

### Phase 1

#### Wall mounted signs (F.48)

Proposed number of wall mounted signs: 5

Permitted number of signs: 2      *Variance requested: 3 signs*

Proposed sign area: 3 @ 295sq.ft. Total = 885 sq.ft.

Permitted sign area: 32 sq.ft. *Variance request: 853 sq.ft.*

Emergency & Ambulance signs: 2 (G.2 & G3)

Proposed sign area: 33 sq.ft. for 2 signs

Permitted sign area: 0 sq.ft. *Variance requested: 33sq.ft.*

#### Maximum Sign Height from Adjoining Roadway for Wall Mounted Signs

Proposed height: 3 main signs 65ft.

Permitted height: 15ft. *Variance requested 50ft*

Proposed height: 2 emergency & ambulance signs: 28 ft

Permitted height: 15 ft *Variance requested: 13 ft above permitted height*

Permitted size: 20" *Variance requested: 40"*

#### Size of Letters (F.48) (applies to 3 wall mounted signs)

Proposed main wall mounted: 60"

Permitted size: 20" *Variance requested: 40"*

Depth of letters from wall (applies to 3 wall mounted signs)

Proposed depth: 16"

Permitted depth: 12" *Variance requested: 4"*

Freestanding Identification Signs (A.1)

Proposed number of freestanding identification signs: 2

Permitted signs: 2 one for each side of the road, no variance requested for main identification signs

Proposed sign area each: 180 sq.ft. x 2 = 360 sq. ft.

Permitted size of sign: 16 sq.ft. @ *Variance requested 328 sq. ft., both signs*

Proposed sign height: 15 ft

Permitted sign height: 14 ft *Variance requested: 1 ft*

Entrance Signs (B.1)

Number of signs: Unspecified

Permitted number of signs: 0 *Variance requested: 3*

Sign area @ 3 signs: 26 sq. ft.=78 sq. ft. *Variance requested: 78 sq. ft. total*

Directional signs (B.3, B.4, C.1, E.1, E.2, H.1)

Code allows for 3 signs not to exceed each 4 square feet for a total allowable area of 15 square feet

(B.3) Proposed number of signs: 1

Proposed sign area: 24 sq.ft.

Permitted sign area: 4 sq.ft. *Variance requested: 24 sq.ft.*

(B.4) Proposed number of signs: 1

Proposed sign area: 24 sq.ft.

Permitted sign area: 4 sq.ft. *Variance requested: 20 sq.ft.*

(C.1) Proposed number of signs: 1

Proposed sign area: 15 sq.ft.

Permitted sign area: 4 sq.ft. *Variance requested: 11sq.ft.*

(E.1) Proposed number of signs: 15

Proposed sign area: 24 sq. ft. x 15 = 360 sq.ft.

Permitted sign area: 56sq.ft. *Variance requested: 360 sq.ft.*

(E.2) Proposed number of signs: 2

Proposed sign area: 24 sq.ft. x 2 = 48 sq.ft.

Permitted sign area: 8 sq.ft. *Variance requested: 48 sq.ft.*

(H.1) Proposed number of signs: 11

Proposed sign area: 6 sq.ft. x 11 = 66 sq.ft.

Permitted sign area: 44 sq.ft. *Variance requested: 22 sq.ft.*

Variance from total number of directional signs: 28

## Phase 2

### Wall mounted signs

(T.1) Proposed number of signs: 4

Permitted signs: 2 *Variance requested: 2*

Proposed sign area: 36 sq. ft. x 4 = 144 sq.ft.

Permitted sign area: 32 sq.ft. *Variance requested: 112 sq.ft.*

Proposed sign height: 26ft

Permitted sign height: 15ft *Variance requested: 11 ft*

### Directional signs

(E.1) Number of signs: 3



Proposed sign area: 24 sq.ft. x 3 = 72 sq.ft.

Permitted sign area: 12 sq.ft.      *Variance requested: 72 sq.ft.*

(E.2) Number of signs: 2

Proposed sign area: 24 sq.ft x 2 = 48 sq.ft.

Permitted sign area: 8 sq.ft.      *Variance Requested: 48 sq.ft.*

(H.1) Number of signs: 4

Proposed sign area: 6 sq.ft. x 4 = 24 sq.ft.

Permitted sign area: 16 sq.ft.      *Variance requested: 24 sq.ft.*

Variance from total number of directional signs: 6

**Request for variance of number and square feet of wall signs per Section 14-8.10 (G)(2) to allow for 3 wall signs on the hospital in phase 1, and four on a separate building in phase 2, with a total sign area in phase 1 of 885 square feet, and total wall mounted sign area of 144 square feet in phase 2 from the 32 square feet permitted by City Code.**

## **RESPONSE TO VARIANCE CRITERIA**

Subsections 14-3.16(C)(1) through (5) and, if applicable, Subsection 14-3.15(C)(6), 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;

*The building housing the hospital is 786 feet from the southbound driving lane of I-25, is 1,318 feet from the closest travel lane on Cerrillos Road. The medical center is not located adjacent to major, heavily trafficked roadways. Although with the completion of Beckner as a 4 lane facility and completion of the two bridge crossings of the Arroyo de los Chamisos for the Crossing at Chamiso and Las Soleras Drive will considerably increase the traffic in Las Soleras it will most likely be several years before all of the above roadways are completed. Visibility is paramount since people arriving at the hospital for several years will not have an understanding of the road systems that are existing and will be constructed in the area. People who are arriving at the hospital in an emergency situation need to easily identify the location of the hospital from the principal roadways providing access to the site.*

*Four signs are requested on the free-standing building in phase 2 to have visibility from Las Soleras Drive and from inside the medical center. Each sign is 36 square feet in size to be seen from Las Soleras Drive and from the furthest distance in the parking lot when approaching the building.*

*The maximum of 32 square feet divided between two signs on different sides of the building façade would not be sufficient to provide for visibility from Cerrillos Road and I-25 or the specialty clinic when approaching the medical center from Las Soleras Drive.*

(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;

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

(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).

- (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.

*The need for the larger sign area is for the benefit of the user of Presbyterian Healthcare Services medical facilities. This a matter not only of visibility but of safety. In emergency situations it is essential to have a sign visible from I-25 and Cerrillos Road since the majority of regional users will most likely arrive via I-25 and local Santa Fe residents will utilize Cerrillos Road as the principal access to the hospital.*

*During the first few years of the medical center operations the visibility aspect will be critical since both local and regional patients are not familiar with Las Soleras and the internal road system within Las Soleras. The building itself will create an identifiable landmark but readable signage will be necessary to identify the building as a hospital.*

- (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.

*There is only one zoning district in the entire City that is classified as the Las Soleras Hospital zone. Therefore, is not possible to compare the intensity of use to other properties in Santa Fe.*

- (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:

*There is a question regarding the maximum permitted sign area allowed in the City Code which is a combined area of 32 square feet for two facades of the building. This compares to a building in a commercial retail zone district that permits a sign area of 80 square feet per building in a multi-building complex and a free standing sign of 16 square feet. Given that hospitals are set back a considerable distance from the roadway and have a greater need for visibility it seems that there is an imbalance in allowable sign area between an HZ district and commercial districts in Santa Fe.*

*It is interesting to observe that professional office buildings, including medical offices have the same sign restrictions as a hospital building in a Hospital Zone district. Given the difference in scale of a professional office building to a hospital the difference in sign area is not proportional. The area for the façade facing I-25 (SE elevation) is 8,490 square feet. The area of the sign represents 3.5 percent of the building façade. The area for the façade facing Cerrillos Road and Beckner Road (SW elevation) is 18,452 square feet representing 1.6 percent of the façade for this side of the building. The NE façade facing Cerrillos is 16,650 square feet representing 1.8 percent of the building façade.*

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

*A variety of uses are permitted within an HZ district, including single family dwellings. A low density single family housing project could most likely be planned for the property without the need for variances. Any lesser intensity use other than uses allowed for medical related*

*purposes would be contrary to the intent of the district which is the provision of a range of medical services needed to serve the community. The development plan as proposed is limited to medical and health related services.*

(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*.

#### City Code

Section 14-1.3 (B) of the City Code states:

Create conditions favorable to the health, safety, convenience, prosperity and general welfare of the residents of Santa Fe by coordinating streets within proposed subdivisions with existing or planned streets or other features of the general plan; providing parks and trails; providing sewer, water and other infrastructure; providing adequate open space for traffic, recreation, drainage, light and air; and providing for the appropriate distribution of population and traffic.

*The medical center creates conditions favorable to the health, safety, convenience and general welfare of the residents of Santa Fe. The medical center is part of the Las Soleras planned community where streets, utilities, trails and parks have been coordinated and received a comprehensive review by professional staff and local government authorities.*

#### General Plan Themes

##### 2.2 Quality of Life

"Enhance the quality of life of the community and ensure provision of community services for residents."

*What greater service can be offered to a community than protecting the health of the individuals living or visiting in the Santa Fe and the region. PHS already serves 60,000 patients in the northern New Mexico and this is the opportunity to improve on the level of service already provided in the region.*

##### 2.6 Regional Perspective

"Maintain a regional growth management perspective and work with other private and governmental entities towards that goal."

*PHS provides a health care service for the regional community. Many of the local and state government employees will have the opportunity to avail themselves of additional health services not currently provided in Santa Fe by PHS. As part of the development review application process PHS has reached out to variety of health care providers in Santa Fe. The 135 million dollars for the construction of phase 1 will create hundreds of jobs during the building process. After the building is completed several hundred jobs will be created for doctors, nurses, support personnel and for building and grounds engineering and maintenance.*

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

*This variance is in the public interest since the larger signs will assist people traveling to the medical center the ability to directional orient themselves from I-25 and Cerrillos Road and better find their way to the center from the two major roadways. There is no harm created to individuals or the public by granting this variance.*

**Request for variance of sign area per section 14-8.10(E)(6)(b) from a maximum sign area of 80 square feet to 885 square feet for three signs on the main building in Phase I and 144 square feet in Phase II.**

### **RESPONSE TO VARIANCE CRITERIA**

Subsections 14-3.16(C)(1) through (5) and, if applicable, Subsection 14-3.15(C)(6), 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;

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*Four signs are requested on the free-standing building in phase 2 to have visibility from Las Soleras Drive and from inside the medical center. Each sign is 36 square feet in size to be seen from Las Soleras Drive and from the furthest distance in the parking lot when approaching the building.*

*The maximum of 32 square feet divided between two signs on different sides of the building façade would not be sufficient to provide for visibility from Cerrillos Road and I-25 or the specialty clinic when approaching the medical center from Las Soleras Drive or Beckner Road.*

- (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;

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

*This variance is in the public interest since the larger signs will assist people traveling to the medical center the ability to directional orient themselves from I-25 and Cerrillos Road and better find their way to the center from the two major roadways. There is no harm created to individuals or the public by granting this variance.*

**Request for variance of projection for wall mounted sign from the wall for individual letters on main wall mounted sign from one foot from the wall to one foot four inches, per Section 14-8.10 (E) (6) (a)) for 3 main wall mounted signs in Phase 1.**

### **RESPONSE TO VARIANCE CRITERIA**

**Subsections 14-3.16(C)(1) through (5) and, if applicable, Subsection 14-3.15(C)(6), 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;

*The building housing the hospital is 786 feet from the southbound driving lane of I-25, is 1,318 feet from the closest travel lane on Cerrillos Road. The medical center is not located adjacent to major, heavily trafficked roadways. Although with the completion of Beckner as a 4 lane facility and completion of the two bridge crossings of the Arroyo de los Chamisos for the Crossing at Chamiso and Las Soleras Drive will considerably increase the traffic in Las Soleras it will most likely be several years before all of the above roadways are completed. Visibility is paramount since people arriving at the hospital for several years will not have an understanding of the road systems that are existing and will be constructed in the area. People who are arriving at the hospital in an emergency situation need to easily identify the location of the hospital from the principal roadways providing access to the site. The height of the individual letters and the need to back light the letters for observation after dark requires an internal structure and mounting structure that results in a total depth of one foot four inches. A lesser depth to the letter would not provide sufficient light to see the sign from a distance during the night time.*

(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;

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



(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).

(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.

*The need for a sign greater than the permitted depth is for the benefit of the user of Presbyterian Healthcare Services medical facilities. This a matter not only of visibility during the night but of safety. In emergency situations it is essential to have a sign visible from I-25 and Cerrillos Road since the majority of regional users will most likely arrive via I-25 and local Santa Fe residents will utilize Cerrillos Road as the principal access to the hospital. This is especially important during the night time since patients arriving in an emergency situation and unfamiliar with the location of the hospital need to orient themselves. A well-lit light is essential for that orientation to occur.*

(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.

*There is only one zoning district in the entire City that is classified as the Las Soleras Hospital zone. Therefore, is not possible to compare the intensity of use to other properties in Santa Fe.*

(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:

*It is minimum variance from the standpoint of visibility. It would be difficult to see the main sign given the distance from I-25 and Cerrillos Road. Visibility during the night becomes a critical factor in emergency situations. A thinner sign could not accommodate the wattage that is needed to provide a sufficiently bright sign to be easily visible from I-25 and Cerrillos Road and arriving at the hospital from Beckner Road.*

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

*A variety of uses are permitted within an HZ district, including single family dwellings. A low density single family housing project could most likely be planned for the property without the need for variances. Any lesser intensity use other than uses allowed for medical related purposes would be contrary to the intent of the district which is the provision of a range of medical services needed to serve the community. The development plan as proposed is limited to medical and health related services.*

(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*.

## City Code

Section 14-1.3 (B) of the City Code states:

Create conditions favorable to the health, safety, convenience, prosperity and general welfare of the residents of Santa Fe by coordinating streets within proposed subdivisions with existing or planned streets or other features of the general plan; providing parks and trails; providing sewer, water and other infrastructure; providing adequate open space for traffic, recreation, drainage, light and air; and providing for the appropriate distribution of population and traffic.

*The medical center creates conditions favorable to the health, safety, convenience and general welfare of the residents of Santa Fe. The medical center is part of the Las Soleras planned community where streets, utilities, trails and parks have been coordinated and received a comprehensive review by professional staff and local government authorities.*

## General Plan Themes

### 2.2 Quality of Life

"Enhance the quality of life of the community and ensure provision of community services for residents."

*What greater service can be offered to a community than protecting the health of the individuals living or visiting in the Santa Fe and the region. PHS already serves 60,000 patients in the northern New Mexico and this is the opportunity to improve on the level of service already provided in the region.*

### 2.6 Regional Perspective

"Maintain a regional growth management perspective and work with other private and governmental entities towards that goal."

*PHS provides a health care service for the regional community. Many of the local and state government employees will have the opportunity to avail themselves of additional health services not currently provided in Santa Fe by PHS. As part of the development review application process PHS has reached out to variety of health care providers in Santa Fe. The 135 million dollars for the construction of phase 1 will create hundreds of jobs during the building process. After the building is completed several hundred jobs will be created for doctors, nurses, support personnel and for building and grounds engineering and maintenance.*

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

*This variance is in the public interest since the greater depth to the sign and the brighter the light from the sign will assist in the night time visibility providing the public with a safety beacon to assist in seeking out the hospital from I-25 and Cerrillos Road. There is no harm created to individuals or the public by granting this variance.*

**Request for variance of Identification Signs per Section 14-8.10 (E) (8) from a maximum area of 32 square feet for each sign to 180 square feet and Section 14-8.10(G)(4) limiting the height to 15 feet requesting a height of 18 feet 4 inches, which includes a 3 foot 4 inch masonry base.**

## **RESPONSE TO VARIANCE CRITERIA**

**Subsections 14-3.16(C)(1) through (5) and, if applicable, Subsection 14-3.15(C)(6), 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;**

*One identification sign is located on Beckner Road and one identification sign is located on the Crossing at Chamiso, which is permitted by Code. These two roadways will serve as the principal access roads to the hospital, especially in the first years of the hospital's operation before the connection is completed for Las Soleras Drive from Cerrillos Road to Beckner Road. Identification signs are permitted on each of the two roadways, but 32 square feet is insufficient to adequately notice drivers of the hospital.*

**(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;**

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

**(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).**

**(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.**

*The inability to find the access to the hospital, especially for emergency purposes defeats the principal purpose of the hospital which is to provide the highest level of medical care possible. A client with a severe medical condition cannot wander around the medical center looking for the appropriate clinic, urgent care or emergency services. In the worst case this could end up in a needless death. Signage is one of the most critical design elements in the development of a hospital. Without adequate signage a hospital cannot function to the capacity that is needed for adequate health care.*

(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.

*There is only one zoning district in the entire City that is classified as the Las Soleras Hospital zone. Therefore, is not possible to compare the intensity of use to other properties in Santa Fe.*

(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:

*It is critical to catch the driver's attention as they approach the hospital on Beckner Road. The identification signs are used to alert the driver that a hospital access is forthcoming. A 32 square foot sign is insufficient to adequately advise drivers of the presence of an access point to the hospital. The sign height and size is a minimum standard for a driver approaching at 45 miles per hour, which is the posted speed limit for Beckner Road.*

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

*A variety of uses are permitted within an HZ district, including single family dwellings. A low density single family housing project could most likely be planned for the property without the need for variances. Any lesser intensity use other than uses allowed for medical related purposes would be contrary to the intent of the district which is the provision of a range of medical services needed to serve the community. The development plan as proposed is limited to medical and health related services.*

(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*.

#### City Code

Section 14-1.3 (B) of the City Code states:

Create conditions favorable to the health, safety, convenience, prosperity and general welfare of the residents of Santa Fe by coordinating streets within proposed subdivisions with existing or planned streets or other features of the general plan; providing parks and trails; providing sewer, water and other infrastructure; providing adequate open space for traffic, recreation, drainage, light and air; and providing for the appropriate distribution of population and traffic.

*The medical center creates conditions favorable to the health, safety, convenience and general welfare of the residents of Santa Fe. The medical center is part of the Las Soleras planned community where streets, utilities, trails and parks have been coordinated and received a comprehensive review by professional staff and local government authorities.*

## General Plan Themes

### 2.2 Quality of Life

"Enhance the quality of life of the community and ensure provision of community services for residents."

*What greater service can be offered to a community than protecting the health of the individuals living or visiting in the Santa Fe and the region. PHS already serves 60,000 patients in the northern New Mexico and this is the opportunity to improve on the level of service already provided in the region.*

### 2.6 Regional Perspective

"Maintain a regional growth management perspective and work with other private and governmental entities towards that goal."

*PHS provides a health care service for the regional community. Many of the local and state government employees will have the opportunity to avail themselves of additional health services not currently provided in Santa Fe by PHS. As part of the development review application process PHS has reached out to variety of health care providers in Santa Fe. The 135 million dollars for the construction of phase 1 will create hundreds of jobs during the building process. After the building is completed several hundred jobs will be created for doctors, nurses, support personnel and for building and grounds engineering and maintenance.*

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

*This variance is in the public interest since the ability to identify the hospital access from a distance is especially important to patients visiting the hospital for the first time. In emergency situations, is critical to have a visual identifier to locate the access to the hospital.. There is no harm created to individuals or the public by granting this variance and quite the contrary there is harm by not granting the variance.*

Request for variance of wall signs from maximum height of 15 feet to 65 feet per Section 14-8.10 (G) (4) for 3 main signs and 2 signs for emergency and ambulance from 15 feet to 28 feet.

## RESPONSE TO VARIANCE CRITERIA

Subsections 14-3.16(C)(1) through (5) and, if applicable, Subsection 14-3.15(C)(6), 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;

*The building housing the hospital is 786 feet from the southbound driving lane of I-25, is 1,318 feet from the closest travel lane on Cerrillos Road. The medical center is not located adjacent to major, heavily trafficked roadways. Although with the completion of Beckner as a 4 lane facility and completion of the two bridge crossings of the Arroyo de los Chamisos for the Crossing at Chamiso and Las Soleras Drive will considerably increase the traffic in Las Soleras it will most likely be several years before all of the above roadways are completed. Visibility is paramount since people arriving at the hospital for several years will not have an understanding of the road systems that are existing and will be constructed in the area. People who are arriving at the hospital in an emergency situation need to easily identify the location of the hospital from the principal roadways providing access to the site. A sign located 15 feet from the ground elevation at the building façade would eventually be hidden by the height of buildings between the I-25 and the hospital and Cerrillos Road and the hospital which under C-2 zoning allows for building heights up to 45 feet.*

(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;

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

(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).

(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.

*The need for a sign higher in height than 15 feet is for the benefit of the user of Presbyterian Healthcare Services medical facilities. This a matter not only of visibility but of safety. In emergency situations it is essential to have a sign visible from I-25 and Cerrillos Road since the*

*majority of regional users will most likely arrive via I-25 and local Santa Fe residents will utilize Cerrillos Road as the principal access to the hospital.*

*During the first few years of the medical center operations the visibility aspect will be critical since both local and regional patients are not familiar with Las Soleras and the internal road system within Las Soleras.*

(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.

*There is only one zoning district in the entire City that is classified as the Las Soleras Hospital zone. Therefore, is not possible to compare the intensity of use to other properties in Santa Fe.*

(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:

*It is minimum variance from the standpoint of visibility. It would be difficult to see the main sign at a 15 foot height when the hospital opens with little development between the hospital and I-25 and Cerrillos Road. At such time as buildings are constructed between I-25 and Cerrillos Road and the hospital the sign would be totally obstructed. There would be no benefit to approving a sign unless it is visible from the two major roadways. The location of the sign serves as a safety and directional factor for patients driving to the hospital.*

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

*A variety of uses are permitted within an HZ district, including single family dwellings. A low density single family housing project could most likely be planned for the property without the need for variances. Any lesser intensity use other than uses allowed for medical related purposes would be contrary to the intent of the district which is the provision of a range of medical services needed to serve the community. The development plan as proposed is limited to medical and health related services.*

(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*.

#### City Code

Section 14-1.3 (B) of the City Code states:

Create conditions favorable to the health, safety, convenience, prosperity and general welfare of the residents of Santa Fe by coordinating streets within proposed subdivisions with existing or planned streets or other features of the general plan; providing parks and trails; providing sewer, water and other infrastructure; providing adequate open space for traffic, recreation, drainage, light and air; and providing for the appropriate distribution of population and traffic.

*The medical center creates conditions favorable to the health, safety, convenience and general welfare of the residents of Santa Fe. The medical center is part of the Las Soleras planned community where streets, utilities, trails and parks have been coordinated and received a comprehensive review by professional staff and local government authorities.*

## General Plan Themes

### 2.2 Quality of Life

**"Enhance the quality of life of the community and ensure provision of community services for residents."**

*What greater service can be offered to a community than protecting the health of the individuals living or visiting in the Santa Fe and the region. PHS already serves 60,000 patients in the northern New Mexico and this is the opportunity to improve on the level of service already provided in the region.*

### 2.6 Regional Perspective

**"Maintain a regional growth management perspective and work with other private and governmental entities towards that goal."**

*PHS provides a health care service for the regional community. Many of the local and state government employees will have the opportunity to avail themselves of additional health services not currently provided in Santa Fe by PHS. As part of the development review application process PHS has reached out to variety of health care providers in Santa Fe. The 135 million dollars for the construction of phase 1 will create hundreds of jobs during the building process. After the building is completed several hundred jobs will be created for doctors, nurses, support personnel and for building and grounds engineering and maintenance.*

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

*This variance is in the public interest since the signs greater height will assist people traveling to the medical center the ability to directional orient themselves from I-25 and Cerrillos Road and better find their way to the center from the two major roadways. There is no harm created to individuals or the public by granting this variance.*



**Request for variance of entrance signs per Section 14-8.10 (G) (3) from one sign to three signs and variance from Section 14-8.10 (G) (2) limiting all signs to maximum of 32 square feet.**

## **RESPONSE TO VARIANCE CRITERIA**

**Subsections 14-3.16(C)(1) through (5) and, if applicable, Subsection 14-3.15(C)(6), 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;**

*The entrance signs are located on Beckner Road, Las Soleras Drive and Crossing at Chamiso which are the three main roads providing access to the hospital. It is essential for patients arriving by these three main roadway to know that these access points serve as the entry to the hospital. The tract of land where the hospital is located is 39 acres in size. Having one entrance sign with three points of access for such a large parcel of land would require the traveler to search out the correct entrance to the hospital. In an emergency situation this could have harmful results to someone that is injured or suffering a severe illness.*

**(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;**

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

**(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).**

**(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.**

*The inability to find the access to the hospital, especially for emergency purposes defeats the principal purpose of the hospital which is to provide the highest level of medical care possible. A client with a severe medical condition cannot wander around the medical center looking for the appropriate clinic, urgent care or emergency services. In the worst case this could end up in a needless death. Signage is one of the most critical design elements in the development of a hospital. Without adequate signage a hospital cannot function to the capacity that is needed for adequate health care.*

(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.

*There is only one zoning district in the entire City that is classified as the Las Soleras Hospital zone. Therefore, is not possible to compare the intensity of use to other properties in Santa Fe.*

(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 minimum of one sign is needed from each of the three major roadways that provide access to the property. The variance the minimum needed to ensure that patients can arrive at their designated points with a minimum of delay.*

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

*A variety of uses are permitted within an HZ district, including single family dwellings. A low density single family housing project could most likely be planned for the property without the need for variances. Any lesser intensity use other than uses allowed for medical related purposes would be contrary to the intent of the district which is the provision of a range of medical services needed to serve the community. The development plan as proposed is limited to medical and health related services.*

(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*.

#### City Code

Section 14-1.3 (B) of the City Code states:

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*The medical center creates conditions favorable to the health, safety, convenience and general welfare of the residents of Santa Fe. The medical center is part of the Las Soleras planned community where streets, utilities, trails and parks have been coordinated and received a comprehensive review by professional staff and local government authorities.*

#### General Plan Themes

##### 2.2 Quality of Life

"Enhance the quality of life of the community and ensure provision of community services for residents."

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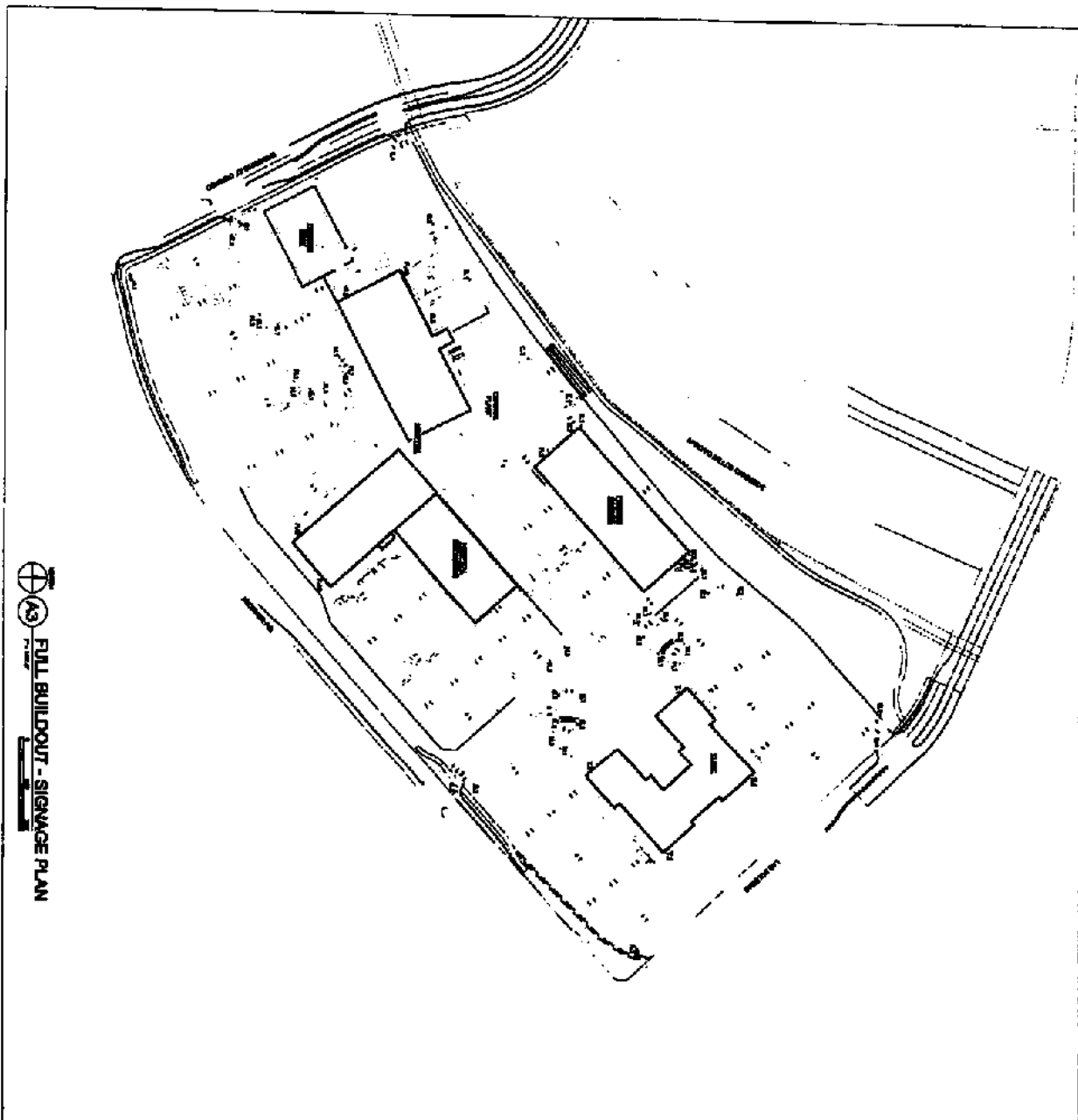
## 2.6 Regional Perspective

**"Maintain a regional growth management perspective and work with other private and governmental entities towards that goal."**

*PHS provides a health care service for the regional community. Many of the local and state government employees will have the opportunity to avail themselves of additional health services not currently provided in Santa Fe by PHS. As part of the development review application process PHS has reached out to variety of health care providers in Santa Fe. The 135 million dollars for the construction of phase 1 will create hundreds of jobs during the building process. After the building is completed several hundred jobs will be created for doctors, nurses, support personnel and for building and grounds engineering and maintenance.*

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

*This variance is in the public interest since the ability to arrive at the correct location within the medical center, especially in an emergency situation, is certainly in the public interest. There is no harm created to individuals or the public by granting this variance and quite the contrary there is harm by not granting the variance.*



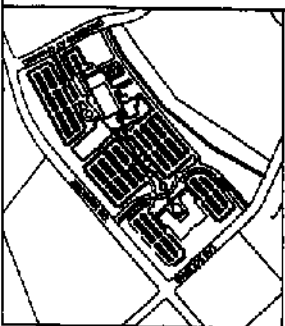


**FULL BUILDOUT - SIGNAGE PLAN**

**SIGNAGE NOTES AND LEGEND**

- 1. ALL SIGNAGE SHALL BE DESIGNED BY THE ARCHITECT.
- 2. ALL SIGNAGE SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE TEXAS SIGNAGE ACT.
- 3. ALL SIGNAGE SHALL BE DESIGNED TO BE EASILY READ AND UNDERSTOOD.
- 4. ALL SIGNAGE SHALL BE DESIGNED TO BE DURABLE AND WEATHER-RESISTANT.
- 5. ALL SIGNAGE SHALL BE DESIGNED TO BE EASILY MAINTAINED.
- 6. ALL SIGNAGE SHALL BE DESIGNED TO BE EASILY REPLACED.
- 7. ALL SIGNAGE SHALL BE DESIGNED TO BE EASILY IDENTIFIED.
- 8. ALL SIGNAGE SHALL BE DESIGNED TO BE EASILY LOCATED.
- 9. ALL SIGNAGE SHALL BE DESIGNED TO BE EASILY ACCESSIBLE.
- 10. ALL SIGNAGE SHALL BE DESIGNED TO BE EASILY VISIBLE.

**KEY PLAN**



**BECKER**  
**PERICH**  
**SABATINI**

7001 JEFFERSON BLVD. SUITE 200  
 DALLAS, TEXAS 75203  
 TEL: 214.750.1000 / FAX: 214.750.1001

Presbyterian  
 Santa Fe Medical Center  
 Beckner Rd  
 Santa Fe, NM

DEVELOPMENT PLAN  
 04/20/2011

1. ALL SIGNAGE SHALL BE DESIGNED BY THE ARCHITECT.  
 2. ALL SIGNAGE SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE TEXAS SIGNAGE ACT.  
 3. ALL SIGNAGE SHALL BE DESIGNED TO BE EASILY READ AND UNDERSTOOD.  
 4. ALL SIGNAGE SHALL BE DESIGNED TO BE DURABLE AND WEATHER-RESISTANT.  
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 9. ALL SIGNAGE SHALL BE DESIGNED TO BE EASILY ACCESSIBLE.  
 10. ALL SIGNAGE SHALL BE DESIGNED TO BE EASILY VISIBLE.

FULL BUILDOUT  
 SIGNAGE PLAN

AS102

# **STORAGE NOTES AND LEGEND**

- 1. ALL STORAGE AREAS SHALL BE DESIGNED TO ACCOMMODATE THE STORAGE OF THE FOLLOWING:
- 2. ALL STORAGE AREAS SHALL BE DESIGNED TO ACCOMMODATE THE STORAGE OF THE FOLLOWING:
- 3. ALL STORAGE AREAS SHALL BE DESIGNED TO ACCOMMODATE THE STORAGE OF THE FOLLOWING:
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- 10. ALL STORAGE AREAS SHALL BE DESIGNED TO ACCOMMODATE THE STORAGE OF THE FOLLOWING:

**DEKER  
PERICH  
SABATINI**

**7/20/11 APPROVED BY: [Signature]  
DATE: 7/20/11  
BY: [Signature]**

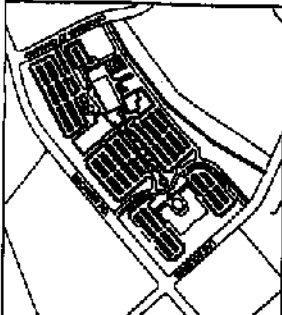
**Presbyterian  
Santa Fe Medical Center  
Bedford Rd  
Santa Fe, NM**

**DEVELOPMENT PLAN  
SUBMITTAL**

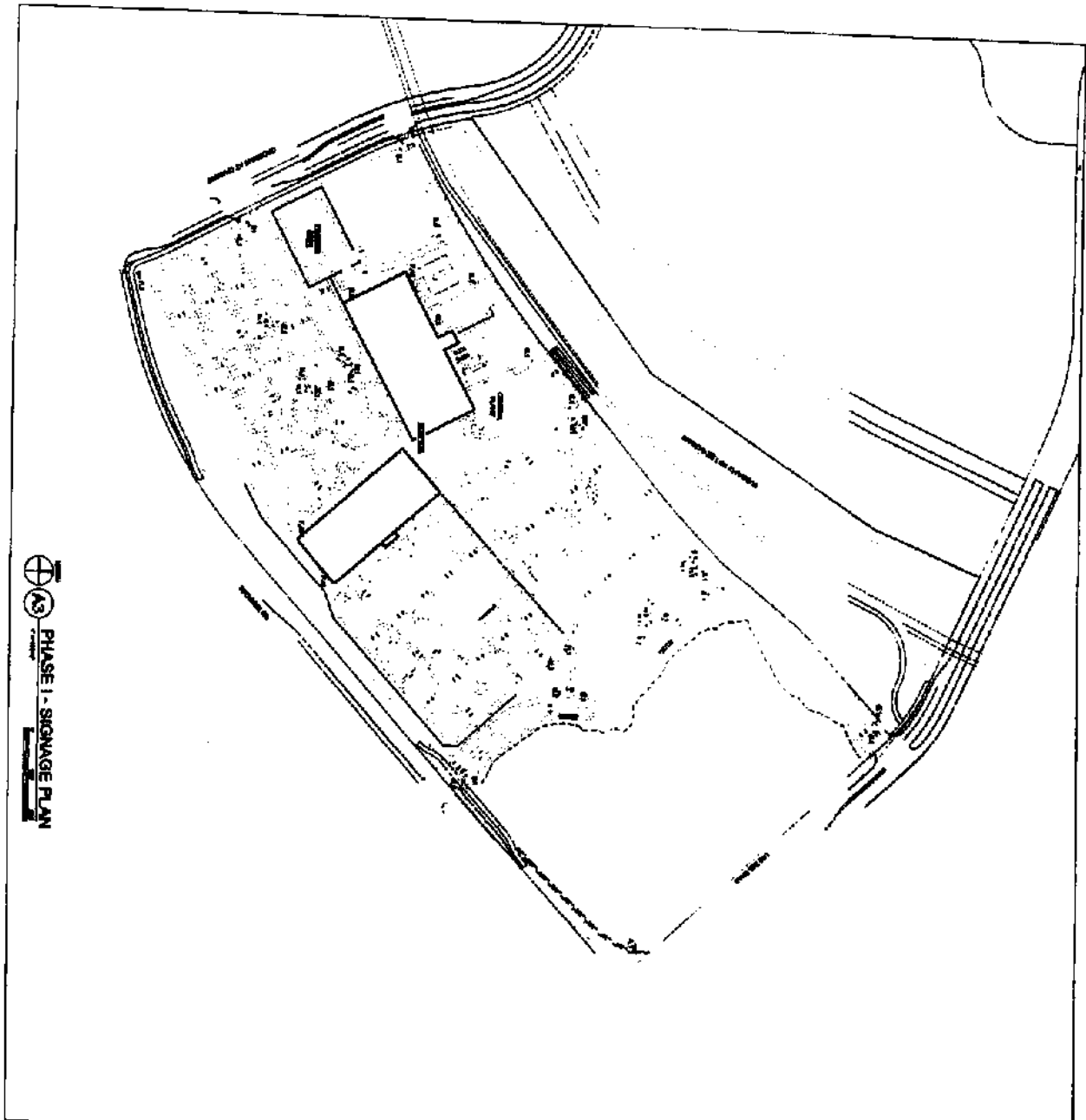
**PHASE I  
STORAGE PLAN**

**AS103**

## **KEY PLAN**



## **PHASE I - STORAGE PLAN**



# **PRESBYTERIAN** NAME MEDICAL CENTER

TOP OF SIGNAGE  
**Specialty Clinic**  
 SIGN BOUNDARY

TOP OF SIGNAGE  
**PATIENTS**  
 SIGN BOUNDARY

**S-1**  
 SIGNAGE MOUNTED  
 MONUMENTAL LETTER  
 PRESBYTERIAN  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**S-2**  
 SIGN MOUNTED  
 MONUMENTAL LETTER  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**S-3**  
 SIGN MOUNTED  
 MONUMENTAL LETTER  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**S-4**  
 SIGNAGE MOUNTED  
 MONUMENTAL LETTER  
 PRESBYTERIAN  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**S-5**  
 SIGNAGE MOUNTED  
 MONUMENTAL LETTER  
 PRESBYTERIAN  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**S-6**  
 SIGNAGE MOUNTED  
 MONUMENTAL LETTER  
 PRESBYTERIAN  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**ENTRANCE**  
 SIGN BOUNDARY

**Audience Only**  
 SIGN BOUNDARY

**S-7**  
 SIGNAGE MOUNTED  
 MONUMENTAL LETTER  
 PRESBYTERIAN  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**S-8**  
 SIGNAGE MOUNTED  
 MONUMENTAL LETTER  
 PRESBYTERIAN  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**S-9**  
 SIGNAGE MOUNTED  
 MONUMENTAL LETTER  
 PRESBYTERIAN  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**S-10**  
 SIGNAGE MOUNTED  
 MONUMENTAL LETTER  
 PRESBYTERIAN  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**S-11**  
 SIGNAGE MOUNTED  
 MONUMENTAL LETTER  
 PRESBYTERIAN  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**S-12**  
 SIGNAGE MOUNTED  
 MONUMENTAL LETTER  
 PRESBYTERIAN  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**S-13**  
 SIGNAGE MOUNTED  
 MONUMENTAL LETTER  
 PRESBYTERIAN  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**S-14**  
 SIGNAGE MOUNTED  
 MONUMENTAL LETTER  
 PRESBYTERIAN  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**(A1) SIGN TYPES**  
 18 1/2"

**S-15**  
 SIGNAGE MOUNTED  
 MONUMENTAL LETTER  
 PRESBYTERIAN  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**S-16**  
 SIGNAGE MOUNTED  
 MONUMENTAL LETTER  
 PRESBYTERIAN  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**S-17**  
 SIGNAGE MOUNTED  
 MONUMENTAL LETTER  
 PRESBYTERIAN  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**S-18**  
 SIGNAGE MOUNTED  
 MONUMENTAL LETTER  
 PRESBYTERIAN  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**S-19**  
 SIGNAGE MOUNTED  
 MONUMENTAL LETTER  
 PRESBYTERIAN  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**S-20**  
 SIGNAGE MOUNTED  
 MONUMENTAL LETTER  
 PRESBYTERIAN  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**S-21**  
 SIGNAGE MOUNTED  
 MONUMENTAL LETTER  
 PRESBYTERIAN  
 LETTERING  
 CORNELL SIZE 8' x 7' x 6' 11"  
 18 1/2"

**Santa Fe Presbyterian Center**  
 Santa Fe, NM

**DEVELOPMENT PLAN**  
 SUBMITTAL

**DATE**  
 1/1/19

**PROJECT**  
 1/1/19

**AS502**

**DEKKER PERICH SABATINI**

**7601**  
 1/1/19