



Agenda

DATE 2/22/17 TIME 2:25 PM
SERVED BY Guadalupe Aguilar
RECEIVED BY Melissa Ryan

AMENDED

PLANNING COMMISSION
Thursday, March 2, 2017 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF AGENDA**
- D. ELECTION OF LONG RANGE PLANNING SUBCOMMITTEE (THREE MEMBERS)**
- E. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS**

MINUTES: February 2, 2017

FINDINGS/CONCLUSIONS:

Case #2016-159. 454 St. Michaels Drive Development Plan Amendment and Variance.

- F. OLD BUSINESS**
- G. NEW BUSINESS**

- 1. Case #2016-140. 5154 Beckner Road Preliminary Subdivision Plat.** James W. Seibert and Associates, agent for Las Soleras Oeste, LTD. Co, requests approval of a six-lot preliminary subdivision plat of Tract 28-F of the Las Soleras Master Subdivision. The property is an 18.865-acre parcel zoned C-2 (General Commercial), and is located at 5154 Beckner Road. (Noah Berke, Case Manager)
- 2. Case #2016-124. Alma Dura Final Subdivision Plat.** JenkinsGavin Inc. agent for Vallecita, LLC, requests final subdivision plat approval for 9 lots on +/- 10.73 acres. The property is located south of the intersection of Valley Drive and Vallecita Drive and is zoned R-1 (Residential, one dwelling unit per acre). (Dan Esquibel, Case Manager)
- 3. Case #2017-07. 1611 Alcaidesa St. Railyard Master Plan Amendment.** Santa Fe Railyard Company and WoodMetal Concrete Art & Architects, agents for WSB Management LLC, request an amendment to the Railyard Master Plan to increase the allowable massing to change from two separate single-story buildings to one three-story building within the height limits of the Railyard Master Plan Design requirements. The property is located on Lease Parcel P within the Santa Fe Railyard and zoned BCDRED (Business Capitol District – Redevelopment District). (Dan Esquibel, Case Manger)
- 4. Case #2017-08. 1611 Alcaidesa St. Railyard Development Plan.** WoodMetal Concrete Art & Architects, agents for WSB Management LLC, request a Development Plan approval to construct an 11,000 square-foot three-story building. The property is located on Lease Parcel P within the Santa Fe Railyard and zoned BCDRED (Business Capitol District – Redevelopment District). (Dan Esquibel, Case Manger)

5. **Case #2017-01. Estancias de Las Soleras, Unit 2-A.** James Siebert, agent for the Pulte Group of New Mexico requests approval of preliminary subdivision plat for 81 residential lots on ±19.87 acres. The property is located north of Beckner Road and east of the realigned Rail Runner Road and is zoned R-12 (Residential, 12 dwelling units per acre). The proposal includes a modification to the Beckner Road improvements to allow two additional lanes adjacent to the median, from Walking Rain to the eastern boundary of Unit 2. (Donna Wynant, Case Manager)

7. **Case #2017-02. SafeLock Storage, 6350 Airport Road General Plan Amendment.** JenkinsGavin Inc., agent for SafeLock Storage, LLC, requests approval of a General Plan future land use map amendment to change the designation from Office to Community Commercial for a 2.186-acre parcel located at 6350 Airport Road. (Donna Wynant, Case Manager)

8. **Case #2017-03. SafeLock Storage, 6350 Airport Road Rezoning.** JenkinsGavin Inc., agent for SafeLock Storage, LLC, requests approval of rezoning from C-1 (Office and Related Commercial) to C-2-PUD (General Commercial, Planned Unit Development Overlay District) for a 2.186-acre parcel located at 6350 Airport Road. The request includes approval of a Development Plan to allow a 350-unit climate controlled indoor storage facility. The property is located in the Airport Road Overlay District. (Donna Wynant, Case Manager)

9. **Case #2017-04. SafeLock Storage, 6350 Airport Road Special Use Permit and Development Plan.** JenkinsGavin Inc., agent for SafeLock Storage, LLC, requests approval of a special use permit to allow a 350-unit climate controlled indoor storage facility located at 6350 Airport Road. A special use permit is required for an indoor storage facility in the C-2 (General Commercial) district *and a development plan* is required for developments over 10,000 square feet within 200 feet of residentially-zoned property. The property is currently zoned C-1 (Office and Related Commercial) and rezoning to C-2 is pending. The property is located in the Airport Road Overlay District. (Donna Wynant, Case Manager)

H. STAFF COMMUNICATIONS

I. MATTERS FROM THE COMMISSION

J. 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

DATE 2/13/17 TIME 11:35 AM

SERVED BY Geraldine Quirk

RECEIVED BY [Signature]

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City Council Chambers
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MINUTES: February 2, 2017

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2. **Case #2016-124. Alma Dura Final Subdivision Plat.** JenkinsGavin Inc. agent for Vallecita, LLC, requests final subdivision plat approval for 9 lots on +/- 10.73 acres. The property is located south of the intersection of Valley Drive and Vallecita Drive and is zoned R-1 (Residential, one dwelling unit per acre). (Dan Esquibel, Case Manager)
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SUMMARY INDEX
PLANNING COMMISSION
 March 2, 2017

ITEM	ACTION TAKEN	PAGE(S)
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B. Pledge of Allegiance	Recited	1
C. Approval of Agenda	Approved as amended	2
D. Approval of Minutes & Findings and Conclusions Minutes: February 2, 2017	Approved as amended	2
Findings of Fact & Conclusions of Law	Approved as presented	2
E. Old Business	None	3
F. New Business		
1. Case #2016-140. 5154 Beckner Road Preliminary Subdivision Plat.	Approved with conditions	3-5
2. <u>Case #2016-124.</u> Alma Dura Final Subdivision Plat	Approved with conditions	5-7
3. Case #2017-07. 1611 Alcaidesa St. Railyard Master Plan Amendment	Approved with conditions	16-20
4. Case #2017-08. 1611 Alcaidesa St. Railyard Development Plan	Approved with conditions	16-21
5. Case #2017-01. Estancias de Las Soleras, Unit 2-A.	Approved with conditions	7-10
6. Case #2017-02. SafeLock Storage, 6350 Airport Road <i>General Plan Amendment</i>	Approved with conditions	10-14
7. Case #2017-03. SafeLock Storage, 6350 Airport Road <i>Rezoning</i>	Approved with conditions	10-15
8. Case #2017-04. SafeLock Storage, 6350 Airport Road <i>Special Use Permit and Development Plan</i>	Approved with conditions	10-16
G. Staff Communications	Discussion	21
H. Matters from the Commission	Discussion	21-22
I. Adjournment	Adjourned at 9:25 p.m.	22-23

PLANNING COMMISSION
Thursday, March 2, 2017 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

CALL TO ORDER

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

A. ROLL CALL

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

Members Present

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

Members Absent

None

Others Present:

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

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

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. APPROVAL OF AGENDA

Commissioner Kapin asked to hear Case 4, Case #2017-08. 1611 Alcaidesa St. Railyard Development Plan Alcaidesa at the end of the agenda because she needed to recuse herself from that case.

MOTION: Commissioner Kapin moved to approve the agenda as amended with Case #4 heard last. Commissioner Greene seconded the motion and it passed by unanimous voice vote.

D. ELECTION OF LONG-RANGE PLANNING SUBCOMMITTEE (THREE MEMBERS)

Chair Kadlubek thought Commissioner Hochberg, Commissioner Greene and Chair Kadlubek had agreed to be members.

MOTION: Commissioner Hiatt moved to approve the election of those three Commissioners to the Lon-Range Planning Subcommittee. Commissioner Kapin seconded the motion and it passed by unanimous voice vote.

E. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

1. MINUTES: February 2, 2017

Commissioner Greene and Commissioner Hiatt provided typo corrections to the Stenographer.

MOTION: Commissioner Hiatt moved to approve the minutes of February 2, 2017 as amended with minor grammatical corrections that were submitted to the Stenographer. Commissioner Hochberg seconded the motion and it passed by unanimous voice vote.

2. FINDINGS/CONCLUSIONS:

- **Case #2016-159. 454 St. Michaels Drive Development Plan Amendment and Variance.**

The Findings of Fact and Conclusions of Law for Case #2016-159 are available in the packet at the Land Use website.

MOTION: Commissioner Hiatt moved to approve the Findings of Fact and Conclusions of Law for Case #2016-159. 454 St. Michaels Drive Development Plan Amendment and Variance as presented. Commissioner Hogan seconded the motion and it passed by voice vote with all voting in favor except Commissioner Hochberg who recused himself.

F. OLD BUSINESS

There was no old business to consider.

G. NEW BUSINESS

- 1. Case #2016-140. 5154 Beckner Road Preliminary Subdivision Plat.** James W. Siebert and Associates, agent for Las Soleras Oeste, LTD. Co, requests approval of a six-lot preliminary subdivision plat of Tract 28-F of the Las Soleras Master Subdivision. The property is an 18.865-acre parcel zoned C-2 (General Commercial), and is located at 5154 Beckner Road. (Noah Berke, Case Manager)

Mr. Berke presented the staff report for Case #2016-140. The Staff Report is available on the City website. Mr. Berke reported that no members of the public were present at the ENN meeting. All criteria were met and Staff recommended approval with the condition that the Final Subdivision Plat must be submitted before any construction permits are undertaken.

Condition #5 is not to be included in this approval because it is not applicable to this tract. Also, the technical corrections as shown on Exhibit A also subject along with the rest of the Staff conditions.

Applicant's Presentation

Mr. James Siebert, 915 Mercer, was sworn. He shared a display of the subdivision site map and pointed out various existing elements, including the PNM substation, stormwater system, and roads. The only thing added is a cul-de-sac. The right-of-way was based on the agreement with Presbyterian Hospital. It is completed and a letter was in the submittal affirming it.

There is one large tract and a smaller one and it might need some adjustment to the plat and they wanted to avoid going through a 6-9 month process. They agreed with all staff recommendations and technical corrections as stated by Staff.

Public Comment

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

Questions to the Applicant

Commissioner Propst pointed out in Exhibit B that the memo from Traffic was not addressed. It had to do with no access from Beckner Road to certain lots.

Mr. Berke said it was a Staff oversight and he would add that as a condition of approval.

Mr. Siebert said the restriction prohibits access from Beckner Road whatsoever and the reason is that it could not meet the highway access requirement so that has to take place internally from the 30' easement to the future roundabout to the new development. It facilitates the flow of traffic on Beckner. Mr. Siebert agreed with the condition.

Chair Kadlubek said it should be added as shown in Exhibit D.

Commissioner Greene asked what signage restrictions there are facing the highway corridor and that would pre-empt a large sign along the highway.

Mr. Berke said the visual analysis is included as a condition. So, the signage ordinance will apply to this property. The Factory Outlets signs were approved because it was in the County when approved. The signage is regulated but no more than what is in Chapter 14.

Commissioner Greene asked if the Commission could prohibit signs on a building.

Chair Kadlubek clarified that would be determined in the Final Subdivision Plat.

Mr. Berke added that there were variances requested by Presbyterian because it is a medical campus but no variances are proposed for this land.

Chair Kadlubek asked what a "visual analysis" is and if condition #4 covered Commissioner Greene's concerns.

Mr. Berke said Staff will ask, in future applications, to show proposed signage and the Commission can take that into account.

Commissioner Greene suggested the Commission could require all signage to be six feet or lower, pointing out that the highway is a protected corridor.

Chair Kadlubek said he could make a motion at the end of discussion.

Mr. Smith added that the Applicant must come to the Planning Commission if they propose any sign larger than 80 sq. ft.

Mr. Shandler said he hoped the Planning Commission would focus on what is in Chapter 14 and advised against any specific language for what is in Planning Commission's jurisdiction.

Commissioner Hochberg suggested including signage in condition #4 so it could be analyzed separately and the Commission could consider that when it is clear.

Commissioner Greene and Mr. Shandler agreed.

Action of the Commission

MOTION: Commissioner Hiatt moved to approve Case #2016-140 - 5154 Beckner Road Preliminary Subdivision Plat, subject to the conditions of approval and technical corrections in Exhibit A, minus condition 5 and subject to the amendment of Commissioner Hochberg adding, "including signage" and Commissioner Greene's amendment in condition 4. Commissioner Greene seconded the motion and it passed by unanimous roll call vote with Commissioners Hogan, Greene, Kapin, Gutierrez, Propst, Abeyta, Hiatt and Hochberg voting in favor and none voting against.

2. **Case #2016-124. Alma Dura Final Subdivision Plat.** JenkinsGavin Inc. agent for Vallecita, LLC, requests final subdivision plat approval for 9 lots on ± 10.73 acres. The property is located south of the intersection of Valley Drive and Vallecita Drive and is zoned R-1 (Residential, one dwelling unit per acre). (Dan Esquibel, Case Manager)

Commissioner Greene recused himself from this case and left the room.

Mr. Esquibel presented the staff report. It was reviewed on September 8, 2016 and an appeal was dismissed by the Governing Body on January 25. The applicant complied with preliminary requirements and Staff recommended approval, subject to conditions and technical corrections in Exhibits A and B. One condition the Planning Commission imposed was a Traffic Impact Analysis (TIA) and the Applicant addressed that except for those subject at time of construction.

Mr. John Romero reported on the TIA. The Applicant performed the TIA and access at Bishops Lodge Road at Valley Drive.

Mr. Romero noticed one crash, attributed to excessive speed. This type of crash is not influenced by volume. The proposed subdivision will not have an impact on the surrounding road network.

Commissioner Kapin asked him to point out in the table what numbers keep this within the allowable volume.

Mr. Romero clarified that it is not a number and briefly explained it in the table and all intersections are operating at A or B level of service and would continue at that level after the development is completed.

Commissioner Hochberg noted this TIA was done in October 5, 2016 and asked why it isn't in the packet.

Mr. Esquibel said a lot of technical review are not always in the packet because they are so technical and it can increase the packet load tremendously. The Planning Commission has never had those and he asks applicants to bring them if needed.

Commissioner Hochberg appreciated having a smaller volume of paper but this was discussed in a prior meeting and this was the key element of concern and in other cases like that. Even though the Commissioners are lay people, we are still required to adjudicate and it should be here for us to consider.

He agreed this shows no harm. But, in the future, key elements of concern should have the information included, especially since the applicant did it five months ago.

Mr. Esquibel apologized and promised to include it in the future.

Commissioner Hogan added that when it is in the packet, it is available to the public.

Mr. Shandler said he wouldn't argue with it but Mr. Romero's memo was available to the public.

Chair Kadlubek asked if the TIA was done because the Commission requested it.

Mr. Romero agreed. For a subdivision this small, it wouldn't normally be done but it was done at the Commission's request.

Chair Kadlubek asked if that adds to the cost.

Mr. Smith said the applicant could respond after being sworn.

Applicant's Presentation

Ms. Jennifer Jenkins and Colleen Gavin, 130 Grant Avenue, Suite 101, were sworn.

Ms. Jenkins said the preliminary plan was approved and they had done a cursory traffic evaluation and Commission asked for a full TIA and they did that. It costs \$5,000 to do a study like that.

She didn't have a lot to add and agreed with all recommendations of approval. All levels of service are currently A or B and after this project, the traffic volumes will continue at those levels.

Public Comment.

Ms. Judith Johnson, 132 Valley Drive, was sworn. She said her only concern, and she brought it for the ENN, was for those on Valley Drive, facing the subdivision across the arroyo with just the road going through the subdivision, that the lights of cars after dark would hit the houses across the arroyo. She didn't know how that is laid out and asked for some kind of barrier to shield those lights sine their windows all face that way. She was not so sure bushes would do it.

Mr. Richard Rosenthal, 851 Magee Lane, was sworn. His only question was that at some point, if each lot had the ability to have one or more casitas. If it is still part of the plan, how many could go in and what anticipated usages would there be.

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

Mr. Esquibel responded that Chapter 14 does allow a casita on each lot unless the developer decides to disallow it.

Chair Kadlubek asked if a TIA takes headlights into account.

Mr. Romero said it is not part of the actual analysis but that could be considered in design review. That is very hard to mitigate.

Commissioner Hiatt asked Ms. Jenkins about including casitas.

Ms. Jenkins said there are no plans for them right now. Each home would be a custom home. There might be some. Some of the lots would not allow for a second structure. The developer is not doing speculative building.

Commissioner Hiatt asked if she had any opinion about the headlights.

Ms. Jenkins showed the site map and the arroyo. As vehicles come in, they are not pointing across the arroyo. The arroyo is a natural buffer with lots of good vegetation. The lost pinon trees will be replanted.

Commissioner Kapin thought maybe they could be congregated at the area where it could be a problem beside the arroyo. Ms. Jenkins agreed.

Commissioner Hochberg pointed out that the cost of a TIA is not insignificant but was done in response to the public's concern and incumbent of the Commission to allay that concern as much as possible. If the applicant had objected because of cost, the Commission should have considered that.

Action of the Commission

MOTION: Commissioner Hogan moved approval of Case #2016-124, Alma Dura Final Subdivision Plat, including recommendations of Staff and technical corrections in Exhibits A and B. Commissioner Hiatt seconded the motion and it passed by unanimous roll call vote with Commissioners Hogan, Kapin, Propst, Gutierrez, Abeyta, Hiatt and Hochberg voting in favor and none voting against and Commissioner Greene not voting, having recused himself.

After the vote was taken, Commissioner Greene returned to the bench.

- 5. Case #2017-01. Estancias de Las Soleras, Unit 2-A. James Siebert, agent for the Pulte Group of New Mexico requests approval of preliminary subdivision plat for 81 residential lots on ±19.87 acres. The property is located north of Beckner Road and east of the realigned Rail Runner Road and is zoned R-12 (Residential, 12 dwelling units per acre). The proposal includes a modification to the Beckner Road improvements to allow two additional lanes adjacent to the median, from Walking Rain to the eastern boundary of Unit 2. (Donna Wynant, Case Manager)**

Ms. Wynant presented the Staff report for Case #2017-01, Estancias de Las Soleras, Unit 2-A. A copy of the Staff Report is available at the City's web site. This has 81 residential lots and will be marketed as

traditional housing (not age-restricted). It includes modifications to Beckner Road to provide two additional lanes.

She reported that the preliminary plan meets the criteria. At the ENN meeting, no opposition was expressed. If granted, the plan would expire in three years. The notes of technical corrections, she would defer to the Traffic Engineer and the Applicant.

Applicant's Presentation

Mr. Jim Siebert (previously sworn) used a display board to explain the subdivision, which follows up on the engineer's conceptual plan with a realigned power line, a play field and detention pond. He showed the areas of the open space plan and pointed out the trails.

There are two changes to traffic pattern to see what the roundabout would look like and the engineer showed what slopes would be required. There was a question if there is sufficient space for the roundabout and there is. When they return with the final plan, the area will be dedicated. The other change is from Walking Rain. They were given the right to do a rural road for Walking Rain and that would just continue the current section and then change to a rural road.

Public Comment

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

Commission Discussion

Commissioner Kapin said at the ENN, there were concerns about power poles and their location.

Mr. Siebert said Peter Stein is the construction manager and he went out and took care of that.

Commissioner Kapin said there was evidently a power pole in a person's yard.

Mr. Siebert explained that a line cut across to Beckner Road and came up "here" and transitioned. And it went to a different pole. The poles are big. This one has to take the load in a different direction so much bigger. Additional planning will help resolve that.

Commissioner Hochberg asked if there is a pole in someone's lot now.

Mr. Siebert said they were taken out and a new pole placed not on her property. It is on Pulte property, not her property

Commissioner Greene commented that this is an opportunity for 12 units per acre and the City is giving that up for 4 units per acre. Since the City is in a housing crunch, this is an opportunity to have a higher

density - perhaps 6 to 7 units per acre as an ecological model for Pulte.

Chair Kadlubek said he liked this layout a lot. He thought it was alright for density. The multi-family model should be located where it is close to centers, bus routes, etc. However, Commissioner Greene's comment is well taken. He was glad this development is happening at all.

Mr. Siebert said the demand for these is twice what Pulte expected.

Commissioner Kapin asked how many of the lots have been sold.

Mr. Kevin Patton, Pulte Homes, 7601 Jefferson Street, Albuquerque, was sworn, and said sales are strong. Full build out is 300 lots at this size. The first phase was 150 age-targeted as C and 1-A and about 58 are booked.

Commissioner Greene asked about cost of the homes.

Mr. Patton said the average price is around \$285,000.

Chair Kadlubek asked about the parks - how the large park in Los Soleras and Monte del Sol are going.

Mr. Patton said they have pulled a permit for the regional park and should have it dedicated in November.

Chair Kadlubek asked if the Monte del Sol school accepted the dedication.

Mr. Patton said they will dedicate the track and practice soccer field and a detention pond.

Mr. Siebert added that the agreement with Monte del Sol is a 30-page agreement and Pulte is in compliance with that agreement.

Action of the Commission

MOTION: Commissioner Hiatt moved for approval of Case #2017-01. Estancias de Las Soleras, Unit 2-A. subject to the section 14-3.7(c), including the criterion 1 which indicates we have given due regard to legislation, water sites and historic structures and criterion 2 that this plat does not increase the danger to health, safety, and welfare, aggregated erosion or flood control, 3, that all plats comply with standards of Chapter 14, 4, that the plat does not create economic inequality or increase the degree of an existing nonconformity with revisions of Chapter 14 or the City Code. Commissioner Hochberg seconded the motion and it passed by unanimous roll call vote with Commissioners Hogan, Greene, Kapin, Hiatt, Propst, Abeyta, Gutierrez and Hochberg voting in favor and none voting against.

The next three cases were considered together.

6. **Case #2017-02. SafeLock Storage, 6350 Airport Road General Plan Amendment.** JenkinsGavin Inc., agent for SafeLock Storage, LLC, requests approval of a General Plan future land use map amendment to change the designation from Office to Community Commercial for a 2.186-acre parcel located at 6350 Airport Road. (Donna Wynant, Case Manager)
7. **Case #2017-03. SafeLock Storage, 6350 Airport Road Rezoning.** JenkinsGavin Inc., agent for SafeLock Storage, LLC, requests approval of rezoning from C-1 (Office and Related Commercial) to C-2-PUD (General Commercial, Planned Unit Development Overlay District) for a 2.186-acre parcel located at 6350 Airport Road. The request includes approval of a Development Plan to allow a 350-unit climate controlled indoor storage facility. The property is located in the Airport Road Overlay District. (Donna Wynant, Case Manager)
8. **Case #2017-04. SafeLock Storage, 6350 Airport Road Special Use Permit and Development Plan.** JenkinsGavin Inc., agent for SafeLock Storage, LLC, requests approval of a special use permit to allow a 350-unit climate controlled indoor storage facility located at 6350 Airport Road. A special use permit is required for an indoor storage facility in the C-2 (General Commercial) district and a development plan is required for developments over 10,000 square feet within 200 feet of residentially-zoned property. The property is currently zoned C-1 (Office and Related Commercial) and rezoning to C-2 is pending. The property is located in the Airport Road Overlay District. (Donna Wynant, Case Manager)

Ms. Wynant presented the staff report for Case #2017-04. The Staff Report is available on the City's web site. It is in the Airport Overlay District, now zoned as C-1 and rezoning to 2 PUD is pending to construct a climate-controlled storage facility. Staff did not take a strong position on it. However, the requirements for the plan are compliant. There are incentives in the overlay to encourage certain kinds of uses. Storage is a permitted use in C-2 zones. There were many requirements and it meets them. The benches required are 19 and they asked for alternate compliance that makes sense. There were issues there that could be answered.

She attended the ENN meeting for a different use but there is no opposition to this use.

Applicant's Presentation

Ms. Jennifer Jenkins (previously sworn) said Mike Gomez is the civil and traffic engineer on this project and part of the development team with David Schutz. This is a request for a General Plan Amendment, a rezone, a development plan approval and a special use permit.

She provided a description of the site and surrounding developments. It is a little over two acres, zoned C-1; the business incubator to the west is C-2 and there is mixed use zoning to the east, residential to the south and a shopping center to the north. The General Plan (GP) land use is office. It is a great site on

Airport Road with a perfect signalized intersection. So, she explained why it is still empty. The airport overlay doesn't permit curb cuts, so access must be from side or rear. The access is problematic and not many uses could be accommodated on that site. It is too close to permit full access on Paseo. They would love to have a grocery or medical office but couldn't make the traffic work for it. Nothing produced less traffic than a storage unit. There is high demand for interior climate-controlled storage and that would be allowed with a rezone to C-2 PUD.

She showed the site plan with access off Geo Lane and a small parking area and a 2-story building that reads as two buildings. It will likely be built in two phases. It has a 25' setback from Airport Road and 25' setback from the south with a 15' landscape buffer and 15' from Paseo. Providing benches based on the frontage - it would require 19 benches but she proposed four benches and a pedestrian connection to the sidewalk on Airport Road.

The design makes it look a little like an office building but it doesn't generate any traffic. She showed a rendering of it and added they might have a dwelling unit on ground floor to manage the storage site.

The design meets or exceed every one of the design standards and exceeds minimum open space at 33%.

She briefly explained the TIA of two intersections on Airport Road was done.

Public Comment

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

Commission Discussion

Mr. Shandler noted that Staff is unclear on the GP conditions and he didn't know how to write the Findings because he didn't know Staff's position or the applicant's position on them.

Mr. Smith said, on behalf of Staff, who, in addition to the applicant, noted various issues for various uses, he would listen carefully to the evaluation of the Commission and assist in making specific findings, retaining the conditions of the Airport Overlay restrictions and consistency with those plans.

Mr. Shandler asked for a few sentences from Ms. Jenkins.

Ms. Jenkins said, "We are in the designated future growth area of the City - urban staging area #1. So, we fit that standard as well as other parts of the GP for infill development. We are surrounded by other developments and roadways.

Regarding the prevailing character, the Airport Corridor is incredibly diverse. It is a mixed-use corridor so in no way is this novel for use and it is consistent with other uses. We are more than two acres so it fits for rezoning. We also meet a need. The market analysis showed a need for this use, especially climate

controlled storage. People are living in smaller spaces and need a place, even temporarily, to store their belongings.”

Mr. Shandler thanked her.

Commissioner Hochberg commended Ms. Jenkins for her enthusiasm. The way things now stand, to make it a usable lot, we would have to find some creative use or seek to have curbside access from Airport Road, which is disallowed. So, this is surely less an impediment to the overall plan.

He commented that Ms. Jenkins keeps calling it a storage unit which conveys something ugly but this is a very attractive office looking building. It is all indoors and has no garage doors outside. The Commission just discussed today the need for high density residential and wherever that is, with smaller units, the need for storage units is higher. This is terrific.

Chair Kadlubek asked in the testimony that is largely based on traffic issues that make it undevelopable, what the times for those peaks are.

Ms. Jenkins said 7-9 a.m. and 4-6 p.m. were observed consistently. Sometimes it is congested in midafternoon. This intersection doesn't have the big bell curve - it is fairly busy throughout the day.

Chair Kadlubek thought evening usage as a restaurant might work or as a solid shell studio space for mostly evening work would be possible. But it would be difficult if the traffic is all day long.

Ms. Jenkins clarified regarding access to Paseo del Sol, it maybe could be approved by Mr. Romero and could have a right in and right out but there would be no way to get a left in.

Commissioner Kapin asked if coming out of Geo Lane to Airport Road is right only so a person wanting to go left on Airport must turn right and make a U-turn on Airport Road.

Ms. Jenkins agreed. They are being required to have right turn only all over. So, there is no way that south-bound traffic could use it.

Mr. Romero said it depends on what volume they propose how that affects the turn lanes including at Geo Lane. A McDonalds would bring too much traffic.

Commissioner Kapin asked about left turns and U-turns and Mr. Romero addressed them. He would need to examine the TIA to give opinions on any other uses.

Commissioner Gutierrez asked if storage could be approved with the current zoning and a special use permit.

Mr. Smith said no. As proposed by the applicant, the storage use would be prohibited unless it was rezoned.

Commissioner Gutierrez asked if Geo Lane is a public street.

Mr. Smith affirmed it is.

Mr. Romero believed it was a county road the City received through annexation.

Commissioner Gutierrez surmised that sidewalks are part of the development.

Mr. Romero agreed.

Mr. Smith said Geo Lane is also identified as County Road 61A.

Commissioner Gutierrez thought it might have other uses but with children lining up for Capital High in the morning, he understood this choice.

Commissioner Greene liked having a studio across from the incubator. He noticed in the plan that Paseo del Sol would have no curb or gutter improvements.

Ms. Jenkins agreed. It is because they are not accessing Paseo. The landscaping is there and there is no sidewalk to connect to on the south. It would make more sense if there was a sidewalk to connect to.

Commissioner Greene thought sidewalks were required everywhere and the Airport Corridor Overlay encourages sidewalks. He asked what kind of fences or walls would be installed.

Ms. Jenkins said there would not be any fences or walls.

Ms. Jenkins asked Mike Gomez to address the left turns issue that Commissioner Kapin raised.

Mr. Mike Gomez, 1589 S. St. Francis, was sworn. He said they looked at every possible option and improving the queue there. Left turning at Geo Lane to force people to use the U-turn at Paseo del Sol would force a closure for about fifty residences. Buffalo Grass Road would push all traffic to Paseo del Sol and that lane already backs up all the way and beyond so it is not an option.

Commissioner Kapin clarified that she wasn't suggesting anything on Paseo del Sol.

Mr. Gomez said she was suggesting a U-turn at the traffic signal. They observed zero left turns at Paseo del Sol and Airport Road but over 30 U-turns at Geo Lane. So moving those U-turns over to Paseo del Sol would mean that lane will fill up and block the main line. He ran the numbers and every option and could not come up with a solution.

Commissioner Hogan asked Mr. Gomez regarding the red line on Paseo del Sol, described as the queuing for the right turn onto Airport Road, whether an option they considered was a double lane to increase the queue for those turns.

Mr. Gomez didn't think dual right turn lanes would work at that corner with utilities and a signal that would have to be removed. That would be hugely expensive.

Commissioner Gutierrez asked Mr. Gomez what the difference in cars per day for this storage use compared with office use.

Mr. Gomez said storage would be big on weekends. This one generated one or two cars per day and an office would be hundreds of cars. He wasn't sure of the square footage but the projection was 92 cars in the peak hour.

Commissioner Propst said, after reading the packet, she felt the proposed use didn't make sense but the arguments in the presentation made sense to her and she was persuaded by them.

Action of the Commission

MOTION: Commissioner Propst moved to recommend to the Governing Body approval of Case #2017-02. SafeLock Storage, 6350 Airport Road *General Plan Amendment* with the criteria as described by Ms. Jenkins. Commissioner Hochberg seconded the motion.

Chair Kadlubek said we have one Commissioner from District 3. He asked Commissioner Abeyta about it.

Commissioner Abeyta had no questions because the presentation made a lot of sense. It has been vacant for a long time and now, he understood why, with the restrictions on access. It is a pain to have to make a U-turn on Airport Road. But he would rather see something there than nothing at all.

Commissioner Gutierrez said he felt much like Commissioner Propst after reading it. But after the presentation it also made sense to him.

Commissioner Greene asked for a friendly amendment to include sidewalks on the Paseo del Sol side to connect with future sidewalks to the nearby school.

Commissioner Propst asked to defer that to a later motion.

Mr. Smith agreed there would be an opportunity for conditions then.

Commissioner Hogan commented that it is hard to see a site like this holding such opportunity for other uses in desperate need. But storage is also a need and serves people in compact quarters better. He appreciated the offset back to 25' and encouraged that as it is done, that space will be an effective buffer to look at the landscape materials and other improvements supplemented by softer scaped areas for pedestrians. He would vote in favor.

Commissioner Kapin didn't think this plan complies with the Overlay restrictions. She understood that a lot of energy is put into this but she would vote no.

Commissioner Abeyta thought they should have seen different uses considered but the overlay was the fault so he would vote in favor.

Commissioner Hochberg thought it was a very attractive design and would look much better than a vacant lot. He would vote yes.

The motion passed by majority (7-1) roll call vote, with Commissioners Hogan, Greene, Propst, Abeyta, Gutierrez, Hiatt and Hochberg voting in favor, and Commissioner Kapin voting against.

Mr. Shandler asked if Mr. Romero could address the sidewalk issue. The applicant said it was not required but maybe Mr. Romero could clarify.

Mr. Romero said it would be appropriate to add a sidewalk there, even though there is not any connection now since there could be a connection in the future.

Mr. Shandler suggested it could be a condition of the rezone or perhaps on the development plan.

Commissioner Greene said he would request it on the rezoning.

Commissioner Greene moved to add a sidewalk to the west side of the site plan to connect at the corner and to a future sidewalk at the next property to the south. There was no second to his motion.

Ms. Jenkins reluctantly agreed to that.

MOTION: Commissioner Propst moved in Case #2017-03 - SafeLock Storage, 6350 Airport Road Rezoning, to recommend that the Governing Body approve the rezoning with technical corrections proposed by Staff and the sidewalk condition as proposed by Commissioner Greene. Commissioner Hiatt seconded the motion and it passed by majority roll call vote with Commissioners Hogan, Abeyta, Greene, Hiatt, Propst, Gutierrez, and Hochberg voting in favor and Commissioner Kapin voting against.

Commissioner Greene said in regard to Commissioner Hogan's request that the corridor along Airport Road is not fenced he would move that the 15' buffer be designed as open space and kind of urban streetscape park with some additional street trees, maybe expanded sidewalks, maybe a couple of benches off the street. ...

Chair Kadlubek asked if that could be just "no fence?"

Commissioner Greene agreed. It would be unfenced and landscaped.

Commissioner Hochberg pointed out that the landscape in the picture doesn't contemplate fencing.

Ms. Jenkins agreed.

MOTION: Commissioner Hiatt moved in Case #2017-04 - SafeLock Storage, 6350 Airport Road Development Plan to recommend to the Governing Body approval, subject to technical corrections recommended by Staff and that it have no fence. Commissioner Hogan seconded the motion.

Commissioner Kapin said this is the most beautiful of all storage units and she still would vote no.

The motion passed by majority (8-1) roll call vote with Commissioners Hogan, Greene, Propst, Gutierrez, Abeyta, Hiatt and Hochberg voting in favor and Commissioner Kapin dissenting.

Case #2017-04. SafeLock Storage, 6350 Airport Road Special Use Permit

MOTION: Commissioner Hiatt moved to approve Case #2017-04, SafeLock Storage, 6350 Airport Road Special Use Permit with technical corrections. Commissioner Propst seconded the motion and it passed by majority (8-1) roll call vote with Commissioners Hogan, Greene, Propst, Gutierrez, Abeyta, Hiatt and Hochberg voting in favor and Commissioner Kapin voting against.

- 3. Case #2017-07. 1611 Alcaldesa St. Railyard Master Plan Amendment. Santa Fe Railyard Company and WoodMetal Concrete Art & Architects, agents for WSB Management LLC, request an amendment to the Railyard Master Plan to increase the allowable massing to change from two separate single-story buildings to one three-story building within the height limits of the Railyard Master Plan Design requirements. The property is located on Lease Parcel P within the Santa Fe Railyard and zoned BCD-RED (Business Capitol District – Redevelopment District). (Dan Esquibel, Case Manger)**
- 4. Case #2017-08. 1611 Alcaldesa St. Railyard Development Plan. WoodMetal Concrete Art & Architects, agents for WSB Management LLC, request a Development Plan approval to construct an 11,000 square-foot three-story building. The property is located on Lease Parcel P within the Santa Fe Railyard and zoned BCD-RED (Business Capitol District – Redevelopment District). (Dan Esquibel, Case Manger)**

Commissioner Kapin recused herself from consideration of these two cases and left the meeting.

Mr. Esquibel presented the staff reports for both of these cases together. He explained that both are recommendations to the Governing Body. The Staff Reports for Case #2017-07. 1611 Alcaldesa St. Railyard Master Plan Amendment and Case #2017-08. 1611 Alcaldesa St. Railyard Development Plan are available at the City web site.

Staff recommended approval of the Master Plan Amendment and the Development Plan. The Railyard Master Plan design parameters are left up to the reviewing body in this area of the Railyard (Guadalupe Street edge). The Applicant has gone through the Railyard Corporation review process which has two committee reviews. Exhibits D and E in the packet show the architectural graphics. The infrastructure is already in place. The Applicant has addressed all criteria for the Development Plan and all

criteria for the Master Plan amendment. He would answer questions on BCD zoning and uses and the mixed use in the Guadalupe edge.

This is one of 3 undeveloped parcels. Parking was a concern and he put enough information in to say that parking has been addressed. He showed he site plan and pointed out the parking areas. A letter from their attorney speaks to it. The plan meets occupancy requirements for parking.

Applicant's Presentation

Mr. Richard Czoski was sworn and clarified he represents the nonprofit charged with leasing and property management for the Railyard. The only part not leased is the 10-acre park. He used a power point to show the application details.

He described first, the Master Plan amendment and what the Railyard Corporation considered, including density, parking, views and use and community benefit of this property. They held two ENN meetings - one in December and one in January. Regarding density, the proposal is a three-level building. The Master Plan has flexibility built in and was approved 15 years ago by the City. This project adds 7,000 square feet to the density (over the 4,000 in the Master Plan), or about 1.77% increase. So, materiality is important. They also combined two parcels in the Railyard to make one parcel. Parking came up in the ENN meetings. He showed a chart on reconciliation of parking which provides 94 more parking spaces that the Master Plan required. Based on the BCD code, it could not have shared parking. This particular property requires 18 spaces. The calculation is based on net leasable area. He showed a chart on estimated demand for parking in the north railyard at full development.

The view corridor came up in the ENN meeting as well. The map showed the protected view corridor and the project is 50 feet to the east. The Master Plan shows this property as a mixed-use parcel. The application has retail, office and restaurant uses. In Santa Fe, the average office use has 8 employees. Right now, the smallest retail space is 838 at Market Place.

Mr. Tom Easterson Bond, 23A Arroyo Griego, was sworn and provided copies of the presentation just given and reviewed some of the architectural components. A copy of the hand out provided is attached to these minutes as Exhibit 1. It showed several views and he described the details of the structure including setbacks, walkways, and easements. The elevator was located at the back toward the loading dock on the Gross Kelly side. On top is a roof deck and part of the restaurant. He said it is not a complete third story but only half. The building is within the height limitations and is at a level below Gross Kelly.

Public Hearing

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

Commission Discussion and Questions