



Agenda

CITY CLERK'S OFFICE

DATE 8/30/17 TIME 3:40

SERVED BY [Signature]

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AMENDED

PLANNING COMMISSION
Thursday, September 7, 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. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: August 3, 2017

FINDINGS/CONCLUSIONS:

Case #2017-35. 3430 Cerrillos Road Development Plan. (POSTPONED FROM AUGUST 3, 2017)

Case #2017-52. 2977 Rodeo Park Drive East Special Use Permit, Development Plan and Variance. (POSTPONED FROM AUGUST 3, 2017)

Case #2017-53. Vegas Verde Self-Storage Special Use Permit and Development Plan. (POSTPONED FROM AUGUST 3, 2017)

Case #2017-63. Casa Mason Preliminary Subdivision Plat.

Case #2017-24. 3501 Cerrillos Rd Special Use Permit and Development Plan.

- E. OLD BUSINESS
- F. NEW BUSINESS

1. Informational item regarding the City of Santa Fe Water Division Hospital Tank Permanent Driveway Access. (Shannon Jones/Nick Schiavo).
2. Case #2017-72. **Antigua Sol Rezone Amendment.** JenkinsGavin, Inc., agent for Antigua Sol LLC, requests to amend various conditions of approval from Ordinance #2006-67 which rezoned Tracts 1, 2 & D-1, Wagon Road from I-1 and C-1 to R-21-PUD (Residential - 21 units per acre - Planned Unit Development). The three tracts total approximately 14.58± acres and are located south of Santa Fe Place Mall along the south side of Wagon Road and east of Office Court Drive. (Donna Wynant, Case Manager)
3. Case #2017-44. **Estancias de Las Soleras Unit 2-B Final Subdivision Plat.** James W. Siebert & Associates, agent for the Pulte Group of New Mexico, requests approval of a Final Subdivision Plat for 77 residential lots on 26.584 acres on Tract 14-A1 in the Los Soleras Master Plan. The property is zoned R-6 (Residential - Six dwelling units per acre). (Dan Esquibel, Case Manager) **(TO BE POSTPONED TO SEPTEMBER 21, 2017)**

4. **Case #2017-73. 4480 Cerrillos Road Storage Special Use Permit and Development Plan.** James Siebert and Associates, Inc., agent for Cerrillos Self-Storage LLC, request a Special Use Permit for self-storage units within a C-2 General Commercial district and a Development Plan. The project is located within the Santa Fe Auto Park. The property is 3.94± acres and zoned C-2-PUD (General Commercial, Planned Unit Development). (Donna Wynant, Case Manager) *(TO BE POSTPONED TO SEPTEMBER 21, 2017)*
5. **Case #2017-74. Soleras Station Final Development Plan.** The Santa Fe Community Housing Trust, owner/agent, requests approval of a *Final Development Plan* for an 87-unit multi-family residential development on 4.5 acres. The property is located on Tract 9-A-2 of the Las Soleras Master Plan, and is zoned R-21 (Residential 21 dwelling units per acre). (Margaret Ambrosino, Case Manager)

G. STAFF COMMUNICATIONS

H. MATTERS FROM THE COMMISSION

I. ADJOURNMENT

NOTES:

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



Agenda

CITY CLERK'S OFFICE

DATE 8/22/17 TIME 10:25

SERVED BY Rosalind Quyalis

RECEIVED BY [Signature]

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City Hall 1st Floor - 200 Lincoln Avenue

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SUMMARY INDEX
PLANNING COMMISSION

September 7, 2017

<u>ITEM</u>	<u>ACTION TAKEN</u>	<u>PAGE(S)</u>
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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: August 3, 2017	Approved as presented	2
Findings of Fact & Conclusions of Law	Approved	2-3
E. Old Business	None	3
F. New Business		
1. Information regarding Water Division Hospital Tank Permanent Driveway Access.	Report by Mr. Jones	3
2. <u>Case #2017-72</u> . Antigua Sol Rezone Amendment	Approved with conditions	3-10
3. <u>Case #2017-44</u> . Estancias de Las Soleras Unit 2-B Final Subdivision Plat	Postponed to September 17	10
4. <u>Case #2017-73</u> . 4480 Cerrillos Road Storage Special Use Permit and Development Plan	Postponed to September 17	10
5. <u>Case #2017-74</u> . Soleras Station Final Development Plan.	Approved with conditions	10-13
G. Staff Communications	Discussion	13-14
H. Matters from the Commission	Discussion	14-15
I. Adjournment	Adjourned at 7:25 p.m.	15

PLANNING COMMISSION
Thursday, September 7, 2017 - 6:00 pm
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 Commissioner Vince Kadlubek, Chair, 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 Justin Greene
Commissioner Brian Patrick Gutierrez
Commissioner Stephen Hochberg
Commissioner Mark Hogan
Commissioner Sarah Cottrell Propst

Members Absent

One vacancy

Others Present:

Ms. Lisa Martinez, Planning and Land Use Director
Mr. Noah Berke, Current Planning Division Manager & Staff Liaison
Mr. Richard Word, Assistant City Attorney
Ms. Margaret Ambrosino, Planner Senior
Ms. Donna Wynant, Planner Senior
Mr. Geronimo Griego, Deputy Fire Chief
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 and available on the City's web site.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. APPROVAL OF AGENDA

Items 3 and 4 were postponed until the next meeting.

Ms. Martínez indicated the next regularly scheduled meeting (September 21) is Rosh Hashanah and some members could not attend and there would be no quorum. These two cases will be heard at the meeting on October 5, 2017.

Commissioner Greene said in the Findings of Fact Case #2017-63 was incorrectly titled "Casa Mason" and should be 1882 Conejo Drive. He asked if that Finding should be delayed.

Ms. Martínez said he was correct; it is the 1882 Conejo Drive subdivision plat. She thought it could still be heard at this meeting.

MOTION: Commissioner Hiatt moved to approve the agenda as published (with items 3 and 4 postponed). Commissioner Greene seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

1. MINUTES OF AUGUST 3, 2017

MOTION: Commissioner Hiatt moved to approve the minutes of August 3, 2017 as presented. Commissioner Kapin seconded the motion and it passed by unanimous voice vote.

2. FINDINGS/CONCLUSIONS:

Case #2017-35. 3430 Cerrillos Road Development Plan

MOTION: Commissioner Kapin moved to approve the Findings of Fact and Conclusions of Law for Case #2017-35, 3430 Cerrillos Road Development Plan, as presented. Commissioner Hiatt seconded the motion and it passed by unanimous voice vote.

Case #2017-52. 2977 Rodeo Park Drive East Special Use Permit, Development Plan and Variance

MOTION: Commissioner Kapin moved to approve the Findings of Fact and Conclusions of Law for Case #2017-52, 2977 Rodeo Park Drive East Special Use Permit, Development Plan and Variance, as presented. Commissioner Hiatt seconded the motion and it passed by unanimous voice vote.

Case #2017-53. Vegas Verde Self-Storage Special Use Permit and Development Plan

MOTION: Commissioner Kapin moved to approve the Findings of Fact and Conclusions of Law for Case #2017-53, 53 Vegas Verde Self-Storage Special Use Permit and Development Plan, as presented. Commissioner Hiatt seconded the motion and it passed by unanimous voice vote.

Case #2017-63. Casa Mason 1882 Conejo Drive Preliminary Subdivision Plat.

MOTION: Commissioner Kapin moved to approve the Findings of Fact and Conclusions of Law for Case #2017-63, 1882 Conejo Drive Preliminary Subdivision Plat, as presented. Commissioner Hiatt seconded the motion and it passed by unanimous voice vote.

Case #2017-24. 3501 Cerrillos Rd Special Use Permit and Development Plan.

MOTION: Commissioner Kapin moved to approve the Findings of Fact and Conclusions of Law for Case #2017-24, 3501 Cerrillos Road Special Use Permit and Development Plan, as presented. Commissioner Hiatt seconded the motion and it passed by unanimous voice vote.

E. OLD BUSINESS

There was no old business.

F. NEW BUSINESS

- 1. Informational item regarding the City of Santa Fe Water Division Hospital Tank Permanent Driveway Access. (Shannon Jones/Nick Schiavo).**

Public Utilities Director Shannon Jones reported that the Water Division had completed the construction of a four million gallon tank. The Division is aware that to protect the tank its operation and maintenance is critical. St. Vincent Hospital allowed temporary access to the site, which was the only reason the project could be completed. Retaining that access is in the best interest of the Water Division and Public Works has approved a hard surface to access the tank. The Division is looking forward to moving forward with that.

Chair Kadlubek thanked him for the information.

- 2. Case #2017-72. Antigua Sol Rezone Amendment. JenkinsGavin, Inc., agent for Antigua Sol LLC, requests to amend various conditions of approval from Ordinance #2006-67 which rezoned Tracts 1, 2 & D-1, Wagon Road from I-1 and C-1 to R-21-PUD (Residential - 21 units per acre – Planned Unit Development). The three tracts total approximately 14.58± acres and are located south of Santa Fe Place Mall along the south side of Wagon Road and east of Office Court Drive. (Donna Wynant, Case Manager)**

Mr. Berke called attention to the supplemental handout for this case. [A copy of the handout is attached to these minutes as Exhibit 1.]

Ms. Wynant presented information to the Commission on the case, formerly called Antigua del Sol and now Antigua Sol. This is a planned multiunit family development with several conditions and things have changed.

The zoning map was shown (in the packet). On the eastern terminus, R-21 PUD, the case would amend five conditions from Ordinance 2006-67; Tracts 1 and 2 and D1 on Wagon Road. Zoning is for a 240-unit multifamily apartment development approved by City Council on December 13, 2006 with conditions. A preliminary development plan was approved for the 240-unit apartment community.

The land has not been developed due to the economy and the applicant is requesting amendments to the zoning to remove the conditions 4, 5, 16, 17 and 18 of the PUD approval in the rezone ordinance.

Staff Report

Conditions 4 and 5 involve Wagon Road; 16 and 18 involve affordable housing and condition 17 is the pedestrian bridge across the Arroyo Chamiso.

The plan approved by the Governing Body in December 2006 has expired and the case has been referred to the Governing Body. They will determine at that time whether the future development plan application will be reviewed by both the Commission and the Governing Body, or just the Commission. The Commission packet includes a copy of the required plan with the PUD zoning request.

The case captions are listed on page 3 of the Staff memo: M 2006-30 is the General Plan Amendment; M2006-31 the Master Plan amendment and ZA 2006-15 is the PUD rezoning that the applicant has asked to be amended. The last page of the report has the distinction for amending versus approving. Some of the conditions would be completely removed and some would be amended.

The corrections that should be made are included in the late communications and come down to whether the full extent of Wagon Road should be urbanized and paved. The Traffic Engineer's memo calls for the condition of approval to pave up to the entrance, not the full extent of Wagon Road. There is also a request to remove the conditions that involve affordable housing and to bring the conditions up to the current standards for the affordable housing requirements.

Ms. Wynant noted that Alexandra Ladd was present to address questions regarding affordable housing.

Applicant's Presentation

Ms. Jennifer Jenkins, 130 Grant Ave, Suite 101 was sworn on behalf of Leslie Investment Properties and the Leslie Family in requests for amendments to the Antigua Sol rezone of 2006.

Ms. Jenkins showed an aerial of the 14.5 acres bordered by the Mall to the north, commercial to the west, office development to the south and to the southeast Nava Adé with about 4 dwellings per acre of a single-family subdivision.

The paved portion of Wagon Road terminates at Office Court Drive, but 50 feet of right-of-way continues and dies at the midpoint of the subject property. The property was rezoned in 2006 for a 240-unit apartment community but did not occur because of the recession.

The applicant will be moving forward with a new development plan application, but there are outdated conditions of approval. The area is a mixed-use part of town and the 2006 plan approved was for a traditional garden style community with access off Wagon Road.

Ms. Jenkins reviewed the Conditions:

1. Affordable Housing conditions in 2006 were that many apartments were being converted to condominiums. The City was suffering from a rental housing shortage and City Council granted conditions of approval relative to ensuring this development would not be for conversion to condominiums and if converted, what the affordability requirement would be.

The City of Santa Fe Homes Program was recently amended to allow multifamily communities to pay a fee in lieu of. The request is to remove the old affordable housing standards and comply with the current written ordinance.

2. The applicant was asked in 2006 to contribute to the pedestrian bridge that would connect to the city soccer park and the Arroyo Chamiso Trail and trail system in Nava Adé, at that time in the planning stages.

A final development plan was never recorded and the point of contribution was never reached. In lieu of that, the applicant has agreed to build a critical trail connection extending the trail along the Wagon Road alignment to connect to Office Court Drive.

3. Also in 2006, Wagon Road was planned to have a vehicular bridge that crossed Arroyo Chamiso and connected to Rising Sun Road in Nava Adé. That connection is no longer desired and has been pulled from the City Transportation Plan. The applicant is requesting that condition be removed and the City Traffic Division agrees. The Wagon Road Bridge connection to Nava Adé is no longer needed.

The Traffic Engineer has requested now for the applicant to improve Wagon Road curb and gutter between Office Court Drive and the entrance to their project and the trail connection previously described. There is currently a right-of-way off Wagon Road east of their entrance to accommodate the trail connection and from a beautification standpoint, the applicant is seeking a licensing agreement with the City to landscape and maintain the City space.

Public Hearing

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

Questions to the Applicant and Discussion

Commissioner Hochberg asked if it had been determined dollar for dollar what the cost of improvements would be, opposed to the previous commitment for contribution.

Ms. Jenkins replied she had not determined that but thought some areas would have savings. She noted that construction cost is higher than in 2006. A Traffic Impact Analysis (TIA) will be done to demonstrate that the road network that serves the project is adequate. The applicant will be responsible if additional improvements are required, but this is still in the early stages of resurrecting the project.

Commissioner Hochberg confirmed there would be about 240 rentals. The contribution to the City in lieu of was about a quarter of a million dollars.

He was sympathetic to housing in the area, but was troubled because of the number of 'in lieu of payments' rather than housing. He confirmed the original obligation required the applicant to build 35 units and now they would be getting a quarter of a million dollars. The City would get improvements, but the improvements also enhance the applicant's property.

Commissioner Greene asked when the connection into Nava Adé had been removed from the plans and whether the Commissioners have documentation on the original obligation and the changes to the original commitment.

Ms. Jenkins explained the connection removal happened through an approval for the Nava Adé project. The removal stemmed from concerns of the residents with the new improvement with Governor Miles, which made it seem less important and unnecessary. The Nava Adé community lobbied to remove the connection.

Commissioner Greene said no one wants a bridge once they live in the neighborhood, but neighborhood cut-throughs are a service to the neighborhood. He noted he did not have a record of when the connection was ended and the applicant had guaranteed to fund at least 35% in their plans. The bridge seemed to be necessary, for both for the apartment community as well as Nava Adé.

On the counter side, Wagon Road has intersection problems. He asked if the applicant would be willing to flip the 35% and fix the stretch of intersection into the apartment project and Villa Linda.

Ms. Jenkins replied they have been communicating with Public Works and will address the Wagon Road access. They will make modifications deemed necessary as part of resurrecting and bringing a new development plan in for the Commission.

Commissioner Greene asked if they would be willing to swap and have a condition that they would do 50% of the Wagon Road redesign and reengineering needed by the Mall, the self-storage, Office Court etc. for those around the project.

Ms. Jenkins said she was not willing to commit to mathematical conditions now, because the improvements are based upon fair share contributions and needs of the project. She confirmed she is willing and open to a condition that said the issue needs to be addressed. The applicant will need to work with the Traffic Division staff to ensure a safe and functional apartment access, but she was not comfortable today to commit to a dollar amount without knowing all the elements.

Commissioner Greene pointed out that Ms. Jenkins is proposing a site plan and asking the Commission to remove conditions. He is saying if a bridge is not needed, which he does not fully agree with, would they commit to flip it to the other side.

Ms. Jenkins said she would commit to doing what is required of them to address Wagon Road.

Commissioner Greene said at fair share, there are 200 thousand people at the Villa Linda Mall and the project is only 240 houses. The applicant had been on the hook for 35% of a million-dollar bridge, so committing to 35% of a redesign of that stretch seemed fair; or to a \$350k commitment to improvements on Wagon Road.

Ms. Jenkins stated she was not present to discuss a site plan that had expired and she did not have the new TIA and the data. She could say they have already been in communications with Public Works about the issue and everyone is aware that access into Santa Fe Place Mall is an issue. She could meet with staff to look at solutions pending the completion of the TIA. She noted that a clear majority was on Santa Fe Place property.

Commissioner Greene pointed out that Ms. Jenkins represented both the Mall and the applicant.

Chair Kadlubek recommended Commissioner Greene make a motion he recommends to the Governing Body that included his condition of approval and the Commission could vote on the motion.

Commissioner Greene acknowledged Mr. Berke from the Traffic Division who was present.

Mr. Berke said the issue could also be addressed at the time of the development plan that would come back to the Commission. City Council could address the needs at their meeting as well as read the Commission minutes. He noted that James Martinez, a traffic engineer was present and could answer questions.

Commissioner Hiatt asked Ms. Jenkins what "urbanized" in this context meant.

Ms. Jenkins explained her interpretation was bringing up to present City standards the asphalt, curb and gutter as referenced by the traffic engineer and any relevant requisite pedestrian improvements.

Commissioner Kapin confirmed the trail connection was paved.

Commissioner Gutierrez asked the number of entrances on the 14+ acres.

Ms. Jenkins replied there would probably be one, but the site plan is still in flux and if there were two points of connection there might be a horseshoe.

Commissioner Gutierrez confirmed that the applicant would not rezone or remove the PUD designation.

He addressed the Fire Chief regarding conductivity for emergency vehicles.

Chief Griego said this area is in District 7 and would be served by Station 7 and Station 8.

Commissioner Gutierrez asked about the utilization of the Chavez Center cutoff from Station 7 to get onto Cerrillos Road.

Chief Griego agreed Station 7 does use that. There is quite a bit of traffic to expedite response to the north part of the arroyo.

He indicated if responding it is faster from two points of access. He expressed concern that there could be only one access to the property as a residential with over 30 dwellings should have two accesses.

Commissioner Gutierrez asked if emergency vehicles could get through Nava Adé and Las Soleras with improvements, even if gated.

Chief Griego said the design could provide access with a 75,000-pound capacity all-weather road.

Commissioner Gutierrez said he understood that the design is forthcoming, but wanted Ms. Jenkins to work with the fire department if the bridge is not going to be built.

Commissioner Kapin asked Ms. Jenkins to bring the Commission details on dust control and a serious grading plan, so Nava Adé does not get that from both sides.

Commissioner Hochberg asked to hear from Traffic on the various issues.

Mr. Martínez passed out a MPO Future Roadway Network map. She reviewed the map:

- The map shows areas the City wants to improve or create connections on roadways. Public Works had mentioned it would be hard to condition an approval without a plan in place and this plan has been approved by the MPO comprised of the County, City and State.
- To condition them to build a vehicle or bridge is not in the City's domain.
- Google Map shows the Arroyo Charniso Trail as it comes down the east side of the arroyo by Santa Fe Place Mall and the 2006 bridge connection that was completed. The City is requesting the applicant make a connection from Santa Fe Place Mall to the end of Wagon Road connecting to Cerrillos Road. The Bicycle Master Plan shows that the developer is to make that connection along Wagon Road and that connection is a condition of the Traffic Division.

Commissioner Greene thought the four-way intersection of Wagon Road from Santa Fe Place Mall is strange. He asked if improvements and redesign would be necessary with 240 units exiting onto that.

Mr. Martinez replied that with the Traffic Analysis they will have a better idea of the development and there could be conditions that improvements be made.

Commissioner Greene pointed out the applicant was willing to accept 35% of improvements to the bridge 10 or so years ago. He asked what a fair share commitment would be in this case.

Mr. Martinez explained it is based on the percentage of the impact and they do not have the TIA study, but that would be looked at once they do.

Commissioner Greene noted this would be at peak hour and in and out and the intersection needs redesign. He asked if Mr. Martinez would recommend the developer commit and should probably be included in the rezoning.

Mr. Martinez said there is some concern but those conditions would be made at the point the applicant brings the development plan back. At this point they are just trying to amend past conditions.

Commissioner Greene replied they would not get anywhere close to 35% with the traffic study and they are getting off easy.

Action of the Commission

MOTION: Commissioner Greene moved to approve Case #2017-72 rezone amendment for three parcels located at the western terminus of Wagon Road called the Antigua Sol rezone amendment with the conditions of approval as stated: the removal of conditions 4, 5, 16, 18 and amend condition 17, and create a new condition that compels the developer to contribute 35% of improvements to the intersection of Wagon Road and Villa Linda Mall, Santa Fe Place, the identified trouble spot.

Ms. Martinez asked Commissioner Greene if he correctly tracked the conditions to be approved and amended per page two.

Chair Kadlubek noted that condition #4 is not being removed just amended.

Commissioner Hochberg suggested a friendly amendment.

AMENDED MOTION: Commissioner Greene amended his motion with staff concurrence with the applicant removal of conditions 5, 16, and 18; however, staff recommends that conditions 4 and 17 be amended as stated in the Conditions of Approval, part 2 of this report. Commissioner Kapin seconded the motion, which passed by unanimous voice vote.

Commissioner Propst said given what the Commission just heard on percentages and that the studies have not been done, she was uncomfortable voting for an exact percentage. She would probably vote against the motion. Commissioner Hiatt agreed.

Commissioner Kapin asked if there was a dollar amount, etc., they would be comfortable with.

Commissioner Propst thought a commitment to look at the intersection was reasonable and she was not comfortable with a percentage or dollar amount in the motion today.

The motion failed 4-3 with a roll call vote showing Commissioners Hogan, Hiatt, Propst and Gutierrez voted against and Commissioners Greene, Kapin and Hochberg voted in favor.

MOTION: Commissioner Hochberg moved to approve the same motion with the addition that the planners work with the City on the issue and that they previously committed to an amount equal to 35% of a million-dollar bridge. Commissioner Hiatt seconded the motion.

Commissioner Hiatt pointed out the recommendation is to the City Council and the Council may want to change the motion after reading the Commission's minutes.

Chair Kadlubek confirmed the motion for a recommendation to the Governing Body to approve the request to amend various conditions of approval from Ordinance 2006-67 subject to the staff conditions of approval listed below and the technical corrections listed in Exhibit A and with the additional recommended condition of approval stated by Commissioner Hochberg.

The motion passed unanimously (7-0) by roll call vote with all Commissioners in favor of the motion. There were no votes against and no abstentions.

- 3. Case #2017-44. Estancias de Las Soleras Unit 2-B Final Subdivision Plat. James W. Siebert & Associates, agent for the Pulte Group of New Mexico, requests approval of a Final Subdivision Plat for 77 residential lots on 26.584 acres on Tract 14-A1 in the Los Soleras Master Plan. The property is zoned R-6 (Residential – Six dwelling units per acre). (Dan Esquibel, Case Manager) **(TO BE POSTPONED TO SEPTEMBER 21, 2017)****

This case was postponed under Approval of the Agenda.

- 4. Case #2017-73. 4480 Cerrillos Road Storage Special Use Permit and Development Plan. James Siebert and Associates, Inc., agent for Cerrillos Self-Storage LLC, request a Special Use Permit for self-storage units within a C-2 General Commercial district and a Development Plan. The project is located within the Santa Fe Auto Park. The property is 3.94± acres and zoned C-2-PUD (General Commercial, Planned Unit Development). (Donna Wynant, Case Manager) **(TO BE POSTPONED TO SEPTEMBER 21, 2017)****

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- 5. Case #2017-74. Soleras Station Final Development Plan.** The Santa Fe Community Housing Trust, owner/agent, requests approval of a Final Development Plan for an 87-unit multi-family residential development on 4.5 acres. The property is located on Tract 9-A-2 of the Las Soleras Master Plan, and is zoned R-21 (Residential 21 dwelling units per acre). (Margaret Ambrosino, Case Manager)

Commissioner Hiatt recused himself and left the room.

Staff Report

Ms. Ambrosino presented the Staff Report:

The Soleras Station Final Development Plan project is from the Santa Fe Community Housing Trust for an 87 unit, multifamily residential development, zoned R-21 on Tract 9-A-2. Access is proposed by Rail Runner Court. The original project came before the Planning Commission in January 2016 under the Pulte Group, Case #2015-116. Significant conditions of approval in the original matrix have carried over to the final development stage.

The Housing Trust has worked on the project via a low-income housing tax credit award in June. Approval by the Planning Commission is required because the project exceeds 30,000 square feet. New drawings were submitted for the packets and some of the analysis may not be included. Specific conditions about landscaping the site were carried over from the preliminary plan and have been addressed in the re-submittal. All the approval criteria have been met.

There was an Early Neighborhood Notification (ENN) meeting and about 5 people attended in November 2015 and there was not a lot of discussion. The final development plan does not require an ENN and Staff did not receive any inquiries from the community on this case.

Staff carried over some of the original conditions from 2015, which are included in the packet. Clarification with reference to Exhibit C-1 where March 2 is referenced twice for meeting minutes and Findings of Facts and Conclusions is incorrect. Exhibit C-1 is actually January 17, 2016 minutes and the February 4, 2016 FF/CL. Exhibits specific to the original case are included in the minutes and not as part of the exhibits for the final Staff analysis.

Staff recommends approval with those conditions.

Applicant's Presentation

Mr. Zach Thomas at 1111 Agua Fria Street, Housing Trust, was sworn.

Mr. Thomas expressed happiness to be before the Commission. He explained this is a culmination of a great project the Housing Trust is proud of, but the whole community could be as well. This is a joint effort

between the City and Housing Trust and the Pulte Development and the project serves as the affordable housing component.

The tax credit has enabled the Trust to move forward with this and this is the same preliminary development plan with minor modifications that address concerns as well as the conditions of the Fire Department. An emergency access was added on the west side of the three-story buildings within the project site and there were minor architectural details. Construction is anticipated to begin in about four months, if approved.

The project will provide 73 affordable units, some as low as 30% AMI level and is a mixed income project with 14 market rate units, unique because of its location. The new hospital is being built and the units will serve a wide variety of residents working in the area. Engineer Fred Arfman is present to answer questions and they have provided larger architectural exhibits for the Commission.

Public Hearing

There were no public comments and the public hearing portion was closed.

Questions to the Applicant and Discussion

Commissioner Hochberg welcomed Ms. Ambrosino.

He confirmed there would be 87 units built in about four or five months.

Mr. Thomas explained there were 87 one, two and three-bedroom units and they anticipate around January to have 73 affordable units below the 60% AMI level and as low as 30 percent.

Commissioner Hochberg confirmed without project approval the tax credit would be lost.

Commissioner Greene congratulated Mr. Thomas on the award. He asked the status of the park and about the incorporation of parking in the park.

Mr. Berke explained this is Phase 1 of the park. This originally came before the Commission as a preliminary development plan almost 2 years ago and there had been a discussion of a parking area adjacent the fire access road. That parking area was eliminated because the discussion got into safety concerns. Parking was moved north into the cul-de-sac of the Rail Runner Court and will have about 25 spaces.

There are three phases to the park and this is the first phase. A three-lot subdivision will come before the Planning Commission to divide the park and dedicate to the City and the City will begin Phase 1 and then Phase 2, which will have another lot. The City will take control of the park and the liability and maintenance.

Phase 2 will be triggered by the Ross' Peak Development which will be before the Commission within the next 2 months. They had a small delay and had to move a water line, but the deadline is December 31 of this year to finish all of the Phase 1 components.

Commissioner Greene asked about the dust issue.

Mr. Berke indicated there had been no complaints from neighbors, but that did not mean there is no dust. Staff is looking at a pilot project with the Solid Waste Division to develop solutions for future phases. They currently require grading to be phased for new applications and this afternoon will talk with Pulte about phasing their grading plan for their final subdivision plat as a condition of approval. Also the City will look at phased grading for the future development for Ross' Peak.

Commissioner Gutierrez noted approval by the Commission of an increased height of 36 feet and R-21 zoning that would allow for 94 units on the lot, consistent with the preliminary development plan. He asked Mr. Thomas about the decision to scale down from 94 to 87 units.

Mr. Thomas explained low-income housing tax credit projects must balance achieving the maximum amount of density with the maximum available funding under the Finance Authority criteria. He explained that the number 87 was the one that worked and they worked backward from the things that were eligible and important to the project.

Commissioner Gutierrez commented he would like ninety-four units but is excited about the 84 units and seeing the project go forward. He echoed Commissioner Greene's congratulations.

Action of the Commission

MOTION: Commissioner Hochberg moved to approve Case # 2017-74 Final Development Plan as recommended by the Land Use Department subject to the Staff Conditions of Approval and technical corrections. Commissioner Kapin seconded the motion.

The motion passed unanimously (7-0) by a roll call vote with all Commissioners voting for the motion. Commissioner Hiatt was not present for the vote, having recused himself from consideration of this case.

G. STAFF COMMUNICATIONS

Ms. Martínez presented two items. There have been a lot of questions about appointments for the Planning Commission and Commissioner Abeyta recently resigned because of his run for City Council. The Mayor is reviewing the letters of requests for reappointments from the Commissioners and will make a recommendation to City Council in their September 27 meeting.

Secondly, the LRP (Long-Range Planning) subcommittee made a presentation to Public Works and the Land Use Committee of their work on amendments to the General Plan. The information was well received

and the Departments made some recommendations and suggested bringing it back to the Commission for a more in-depth discussion.

Ms. Martinez noted the subcommittee would eventually like to move the work forward to the City Council as they work on their strategic planning. She asked if Commissioners would like a study session, or a presentation, etc.

Chair Kadlubek asked how the October agenda looked.

Mr. Berke said it would be a long night and adding this item would be even longer. There are about six items and some may be controversial and was why he wanted a second September meeting.

Chair Kadlubek was fine with a second meeting in October to discuss the long-range recommendations.

Commissioner Hochberg said he does not want a subcommittee because it would be further delayed and the sooner the Commission could move it along the better. A study session would be okay and could be tacked onto the second meeting.

Ms. Martinez noted the second meeting would be October 19, 2017 and there should be a full Planning Commission by then. She agreed to provide materials in advance.

H. MATTERS FROM THE COMMISSION

Commissioner Gutierrez said when there had been controversies with Morning Star and Agua Fria with the Buffalo the Commission had always mentioned doing something with the General Plan. He asked if that was still the intention and if someone was working on that.

Ms. Martinez explained the subcommittee work had not been a formal General Plan amendment and there was not much desire to update the GP from beginning to end. The focus was to look at the components specific to Land Use in the context of what might be City-wide priorities. This was their best effort to look at what is being done by the City through other subcommittees, agencies and committees throughout the City.

They can see when going through the priorities, that there is a lot of work being done in the City, but none of it is coming together. The subcommittee looked at the overall priorities they thought most important with the thought of how to add to or enhance the work of some of the other groups. Then they could take it to City Council and suggest these might be priorities as they do their strategic planning, as that seemed to be their direction. That at least could be a starting point for now.

Commissioner Hochberg agreed with Ms. Martinez that it is guidelines and the Commission has to deal with the existing law and people's expectations and investments. The subcommittee tried to address where the City is going, what they are doing and what they are looking so they are on the same page.

Commissioner Hochberg suggested circulating the document as a draft to the Commission as soon as possible, with the glossy piece. Reading the document a second time would give the feeling of where they are going and why and what they thought everyone should be doing and would add cohesiveness to the discussions.

Commissioner Greene noted on that point that he discussed with Director Martinez and there is an opportunity within this revision. It is a good set of guidelines but there are two areas the Commission could focus on to update the General Plan. One is the newly annexed areas that have never had a Master Plan. They should be identified and go through that process. There is a Housing initiative in town and looking at proactive planning steps from a City level might move things faster.

The second area is a way to use the new plan. There are fifteen pages of priorities and they could create a scorecard for Staff to score projects based on those priorities; does a climate-controlled warehouse project contribute to affordable housing in Santa Fe; does the project create connectivity, street vibrancy, etc. A scorecard would make it easier for Commissioners to see how the project scored and make recommendations.

Commissioner Hochberg added this would be fair to the applicants so they have a good idea of the Commission's vision and could address things in context.

Mr. Berke said also Public Works and Land Use subcommittees have taken interest in the GP. The Plan is definitely outdated, the last update was in 1999 and cost over half million dollars. They need to have the political will from City Council and for someone to step up and sponsor the update, which is hard to get in this climate now.

He noted that Reed has done great supplemental updates and many things in the GP are true and consistent with today from the '99 perspective such as sustainability, affordable housing, etc.

I. ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

Approved by:



Vince Kadlubek, Chair

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.

Planning Commission
September 7, 2017

EXHIBIT 1

City of Santa Fe, New Mexico

memo

DATE: September 7, 2017
TO: Planning Commission
FROM: Current Planning Division
RE: Additional Information

The attached information is not in your September 7, 2017 Planning Commission packet. The information is in the following order:

Case #2017-72. Antigua Sol Rezone Amendment.

- Corrections to staff report prepared by Donna Wynant, Case Manager.



Land Use Department Planning Commission

DATE: September 7, 2017

TO: Planning Commission

VIA: Lisa D. Martinez, Director, Land Use Department
Noah Berke, Current Planning Division, Planner Manager

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

Case #2017-72. Antigua Sol Rezone Amendment. JenkinsGavin, Inc., agent for Antigua Sol LLC, requests to amend various conditions of approval from Ordinance #2006-67 which rezoned Tracts 1, 2 & D-1, Wagon Road from I-1 and C-1 to R-21-PUD (Residential - 21 units per acre – Planned Unit Development). The three tracts total approximately 14.58± acres and are located south of Santa Fe Place Mall along the south side of Wagon Road and east of Office Court Drive. (Donna Wynant, Case Manager)

CORRECTIONS TO THE STAFF MEMO

Please replace pages 2, 4, 7 and Traffic Engineering Memo into your staff memo packet for this case with the attached corrected pages:

Page 2 of 8

Correction as stated in the Conditions of Approval chart:

Amend Condition #4 with the following condition:

At the time of development, the developer shall pave and urbanize the unpaved portion of Wagon Road ~~ensuring that the extended portion of road meets City's standards using the lane criteria~~ up to the development access easement, ensuring that the segment of road meets City's standards using the lane criteria.

Page 4 of 8

Correction:

City traffic engineer's response:

Amend Condition #4: At the time of Development, the developer shall pave and urbanize the unpaved portion of Wagon Road ~~ensuring that the extended portion of road meets City's~~

~~Standards using the Lane Criteria~~ up to the development access easement, ensuring that the segment of road meets City's standards using the lane criteria.

Page 7 of 8

Correction:

Staff concurs with the applicant in the removal of ~~Condition 5, 6 and 18 and the amendment of Conditions 4 and 17 as stated in the Conditions of Approval (Part II of this report)~~ Conditions 5, 16, and 18. However, staff recommends Conditions 4 and 17 be amended as stated in the Conditions of Approval (Part II of this report).

Replace the memo from Traffic Engineer (in Exhibit A) in your packet with the attached revised memo from Mr. Martinez.

	<p><u>Amend Condition #4 with the following condition:</u> At the time of Development, the developer shall pave and <i>urbanize</i> the unpaved portion of Wagon Road up to the development access easement, ensuring that the segment of road meets City's Standards using the Lane Criteria.</p>	Traffic Engineering/Public Works
2	<p><u>Condition #5:</u> <i>"Contribute a proportional share of the cost of the bridge connecting Wagon Road to Rising Sun Road as well as for other infrastructure improvements necessary to accommodate increased traffic from the project prior to recording the development plan."</i></p> <p><u>Remove Condition #5:</u> Remove condition #5 imposed by City Council on 12/13/06. The financial contribution for condition #5 is no longer needed.</p>	Traffic Engineering/Public Works
3	<p><u>Condition #16:</u> <i>"Santa Fe Homes Program Proposal for Rental Units shall be amended to provide that affordable units shall remain affordable for thirty years. If the apartments are converted before 30 years, the percentage of affordable units shall be increased from 15% to 30%."</i></p> <p><u>Remove Condition #16:</u> Remove condition #16 imposed by City Council on 12/13/06. The applicant will be required to submit an Affordable Housing Proposal at the time of development plan.</p>	Affordable Housing Office
4	<p><u>Condition #17:</u> <i>"The applicant shall pay 35% of the cost of a pedestrian bridge across the Arroyo Chamiso, but in no event to exceed \$65,000, and no other pro-rata contribution for trails and open space is required. The contribution for the bridge is in addition to the minimum requirements of the code for land dedication and park improvement funding."</i></p> <p><u>Amend Condition #17 with the following condition:</u> Provide a trail connection along the Wagon Road right-of-way to provide pedestrian and bicycle connectivity from the Arroyo Chamiso Trail south of the Santa Fe Place Mall towards the entrance of Office Court Drive.</p>	Traffic Engineering/Public Works
5	<p><u>Condition #18:</u> <i>"Planning Commission Exhibit A, Applicant's letter July 10, 2006, Page 67 in the Council Agenda Packet, is corrected to correspond to the Santa Fe Homes Proposal: "In accordance with the Santa Fe Homes Program, 31 36 of the units (15%) will be priced affordably."</i></p> <p><u>Remove Condition #18:</u> Remove condition #18 imposed by City Council on 12/13/06. The applicant will be required to submit an Affordable Housing Proposal at the time of development plan.</p>	Affordable Housing Office

Applicant's response:

Rationale: Per James Martinez, City Traffic Engineer, the extension of Wagon Road across the Arroyo de Los Chamisos to connect to Rising Sun Road is no longer part of the City's Transportation Master Plan. Therefore, there is no need to improve the eastern segment of Wagon Road as a public roadway "to nowhere". Similarly, the financial contribution required in Condition #5 is no longer applicable. Alternatively, the City is planning trail improvements in the Wagon Road right-of-way that will provide pedestrian and bicycle connectivity between the soccer field on the east side of the Mall and the Arroyo de Los Chamisos.

City traffic engineer's response:

Amend Condition #4: At the time of Development, the developer shall pave and *urbanize* the unpaved portion of Wagon Road ensuring that the extended portion of road meets City's Standards using the Lane Criteria.

Remove Condition #5:

Remove Condition #5 imposed by City Council on 12/13/2006. The financial contribution for Condition #5 is no longer needed.

Pedestrian bridge across the Arroyo Chamiso

Remove Condition #17: *"The applicant shall pay 35% of the cost of a pedestrian bridge across the Arroyo Chamiso, but in no event to exceed \$65,000, and no other pro-rata contribution for trails and open space is required. The contribution for the bridge is in addition to the minimum requirements of the code for land dedication and park improvement funding."*

Applicant's response:

Rationale: At the time of the rezone approval, the pedestrian bridge was in the planning stages. It has since been constructed and is no longer an active project seeking funding.

City traffic engineer's response:

Amend Condition #17: Provide a trail connection along the Wagon Road right-of-way to provide pedestrian and bicycle connectivity from the Arroyo Chamiso Trail south of the Santa Fe Place Mall towards the entrance of Office Court Drive.

Affordable Housing

Remove Condition #16: *"Santa Fe Homes Program Proposal for Rental Units shall be amended to provide that affordable units shall remain affordable for thirty years. If the apartments are converted before 30 years, the percentage of affordable units shall be increased from 15% to 30%."*

Remove Condition #18: *Planning Commission Exhibit A, Applicant's letter July 10, 2006, Page 67 in the Council Agenda Packet, is corrected to correspond to the Santa Fe Homes Proposal: "In accordance with the Santa Fe Homes Program, ~~31~~ 36 of the units (15%) will be priced affordably."*

<p>Criterion 8: <i>If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.</i></p>	<p>Criterion Met: (Yes/No/Conditional/N/A) YES</p>
<p>Impact fees will be required pursuant to Section 14-8.14, and the payment of impact fees and construction of road improvements will occur at the time of development.</p>	

V. EARLY NEIGHBORHOOD NOTIFICATION

An Early Neighborhood Notification meeting was held on June 27, 2017 to discuss the rezone amendment. Neighbors asked questions about the previous approvals and current request. Some adjacent Nava Ade neighbors expressed concern about the approved multi-family development and how it would impact factors such as heat, light, and noise. Three members of the applicant’s team and three members of the public were in attendance (See **Exhibit C**).

VI. EXPIRATION

The rezoning to R-21-PUD does not expire, although the preliminary development plan approval associated with the original rezoning has expired, as explained in Section III of this report. If the current amendment request is approved by the Governing Body, the applicant will then return to the Planning Commission, and possibly also to the Governing Body, for a new development plan approval.

VII. CONCLUSION

The following changes in various circumstances have affected the R-21PUD zoning conditions of approval for Antigua Sol:

- The extension of Wagon Road across the Arroyo de Los Chamisos to connect to Rising Sun Road is no longer part of the City’s Transportation Master Plan;
- The financial contribution required for the bridge connecting Wagon Road to Rising Sun Road as well as for other infrastructure improvements necessary to accommodate increased traffic from the project is no longer applicable; and
- The change in the Santa Fe Homes Program (Ordinance #2016-9) to permit the payment of a fee-in-lieu of complying with the 15% affordability requirement.

Staff concurs with the applicant in the removal of Condition 5, 16 and 18. However, staff recommends Conditions 4 and 17 be amended as stated in the Conditions of Approval (Part II of this report).

The applicant has complied with all application process requirements. The applicant conducted a pre-application meeting on May 25, ENN on June 27, 2017 and notice requirements pursuant to Section 14-3.1(H).

City of Santa Fe, New Mexico

memo

DATE: August 10, 2017
TO: Donna Wynant, Planning and Land Use Department
VIA: John Romero P.E., Engineering Division Director *JR*
FROM: James A. Martinez P.E., Traffic Engineer *J.A.M.*
CASE: Antigua Sol Rezone Amendment – Case # 2017-72

ISSUE:

JenkinsGavin, Inc., agent for Antigua Sol LLC, Requests a rezone of Tracts 1, 2, & D-1, Wagon Road from R-21PUD (Planned Unit Development) to R-21 (Residential - 21 units per acre). The three tracts total approximately 14.58± acres and are located south of Santa Fe Place Mall along the south side of Wagon Road and east of Office Court Drive.

RECOMMENDED ACTION:

The agent for Antigua Sol LLC is requesting a rezone of Tracts 1, 2, & D-1, Wagon Road from R-21 PUD (Planned Unit Development) to R-21 (Residential - 21 units per acre). With this application for the rezone, the agent is requesting amendments to the conditions imposed on the R-21 PUD zoning, which were approved by City Council on 12/13/2006. The City's Engineering Division recommends amending the following conditions:

Current Condition #4: Pave the unpaved portion of Wagon Road extending to the site at the time of development.

Amend Condition #4 to read: At the time of Development, the developer shall pave and urbanize the unpaved portion of Wagon Road up to the development access easement, ensuring that the segment of road meets City's Standards using the Lane Criteria.

Rationale: Provide specifics to follow the Lane Criteria to urbanize the segment of newly constructed roadway up to the driveway access point to meet current City Standards.

Remove Condition #5: Contribute a proportional share of the cost of the bridge connecting Wagon Road to Rising Sun Road as well as for other infrastructure improvements necessary to accommodate increased traffic from the project prior to recording the development plan.

Rationale: The vehicular bridge crossing from Wagon Road to Rising Sun Road is no longer part of the City's Transportation Master Plan. Therefore, the financial contribution for Condition #5 is no longer needed.

Current Condition #17: The applicant shall pay 35% of the cost of a pedestrian bridge across the Arroyo Chamiso, but in no event to exceed \$65,000, and no other pro-rata contribution for trails and

open space is required. The contribution for the bridge is in addition to the minimum requirements of the code for land dedication and park improvement funding.

Amend Condition #17 to read: The developer shall construct a trail extension from the Arroyo Chamiso Trail south of the Santa Fe Place Mall towards the entrance of Office Court Drive.

Rationale: The pedestrian bridge crossing at the Santa Fe Place Mall Park to Nava Ade has been constructed and is no longer an active project. Therefore, the financial contribution toward the project is no longer applicable.

The City's Traffic Engineering is in support of the amending these conditions as follows:

Review comments are based on development plan letter received on July 24, 2017. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittal unless otherwise noted:

AMENDED CONDITIONS OF APPROVAL:

MUST BE COMPLETED BY:

Amend #4	At the time of Development, the developer shall Pave and <i>urbanize</i> the unpaved portion of Wagon Road ensuring that the extended portion of road meets City's Standards using the Lane Criteria.	Prior to Certificate of Occupancy
Amend #5	Remove Condition #5 imposed by City Council on 12/13/2006. The financial contribution for Condition #5 is no longer needed.	
Amend #17	Provide a trail connection along the Wagon Road right-of-way to provide pedestrian and bicycle connectivity from the Arroyo Chamiso Trail south of the Santa Fe Place Mall towards the entrance of Office Court Drive.	Prior to Certificate of Occupancy

TECHNICAL CORRECTIONS:

ITEM	DESCRIPTION OF CORRECTION	MUST BE COMPLETED BY:
	N/A	

If you have any questions or need any more information, feel free to contact me at 955-6953. Thank you.