



Agenda

AMENDED

PLANNING COMMISSION
Thursday, July 20, 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: July 6, 2017

FINDINGS/CONCLUSIONS:

Case #2017-25. Estancias de Las Soleras Unit 2-B Preliminary Subdivision Plat.

Case #2017-45. Arbolitos at Las Estrellas Final Subdivision Plat and Variances.

Case #2017-51. 922 B & C Shoofly Street Demolition Master Plan Amendment.

- E. OLD BUSINESS
- F. NEW BUSINESS

1. Case #2017-35. 3430 Cerrillos Road Development Plan. Jim Medley, Architects agent for Santa Fe Hampton Inn, request Development Plan approval to construct a 56,000 square foot, four story 91 room hotel on 1.88+/- acres. The property is zoned C-2 (General Commercial). (Dan Esquibel, Case Manager) (POSTPONED FROM JUNE 8, 2017 AND JULY 6, 2017)
2. Case #2017-52. 2977 Rodeo Park Drive East ~~Special Use Permit~~, Development Plan and Variance. Santa Fe Planning Group, agent for Titan Development requests a ~~special use permit and~~ development plan to construct a 3-story 101,268 square foot climate controlled storage facility on 3.4 +/- acres. The request also includes a variance to Section 14-5.5(A)(4)(ii) "Height" to allow a maximum height of 40 feet where 33 feet is allowed. The property is zoned BIP (Business Industrial Park) and located within the South Central Highway Corridor Overlay District (SCHC). (Richard Macpherson, Case Manager)
3. Case #2017-53. Vegas Verde Self-Storage Special Use Permit and Development Plan. Santa Fe Planning Group, agent for Titan Development requests a special use permit and development plan to construct a 3-story 88,006 square foot climate controlled storage facility on 1.67 +/- acres. The property is zoned C-2 (General Commercial) and located at the intersection of Vegas Verdes and Camino del los Arroyos Road. (Richard Macpherson, 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.**



CITY CLERK'S OFFICE
Agenda DATE 6/29/17 TIME 10:25
SERVED BY [Signature]
RECEIVED BY [Signature]

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SUMMARY INDEX
PLANNING COMMISSION
 July 20, 2017

ITEM	ACTION TAKEN	PAGE(S)
A. Roll Call	Quorum Present	1
B. Pledge of Allegiance	Recited	1
C. Approval of Agenda	Approved as amended	2
D. Approval of Minutes & Findings and Conclusions Minutes: July 6, 2017	Approved as presented	2
Findings of Fact & Conclusions of Law	Approved as presented	2-3
E. Old Business	None	3
F. New Business		
1. <u>Case #2017-35. 3430 Cerrillos Road</u> Development Plan.	Approved	4-10
2. <u>Case #2017-52. 2977 Rodeo Park Drive</u> Development Plan and Variance	Approved	10-16
3. <u>Case #2017-53. Vegas Verde Self-Storage</u> Special Use Permit & Development Plan	Approved	16-20
G. Staff Communications	Discussion	20
H. Matters from the Commission	Discussion	20
I. Adjournment	Adjourned at 8:30 p.m.	21

PLANNING COMMISSION
Thursday, July 20, 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 Commissioner John B. Hiatt, Secretary, 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 John B. Hiatt, Secretary
Commissioner Roman Abeyta
Commissioner Justin Greene [arriving later]
Commissioner Brian Patrick Gutierrez
Commissioner Stephen Hochberg
Commissioner Mark Hogan
Commissioner Sarah Cottrell Propst

Members Absent

Commissioner Vince Kadlubek, Chair
Commissioner Piper Kapin, Vice-Chair

Others Present:

Ms. Lisa Martínez, Land Use Department Director
Mr. Noah Berke, Current Planning Division Supervisor and Staff Liaison
Mr. Richard Word, Assistant City Attorney
Mr. Dan Esquibel, Planner Senior
Mr. Richard Macpherson, 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 and available on the City's web site.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. APPROVAL OF AGENDA

MOTION: Commissioner Abeyta moved to approve the agenda as published. Commissioner Gutierrez seconded the motion and it passed by unanimous voice vote. Commissioner Greene was not present for the vote.

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

1. MINUTES OF JULY 6, 2017

MOTION: Commissioner Abeyta moved to approve the minutes of July 6, 2017 as presented. Commissioner Hochberg seconded the motion and it passed by unanimous voice vote. Commissioner Greene was not present for the vote.

2. FINDINGS/CONCLUSIONS:

- ***Case #2017-25. Estancias de Las Soleras, Unit 2-B Preliminary Subdivision Plat***

MOTION: Commissioner Hogan moved to approve the Findings of Fact and Conclusions of Law for Case #2017-25 as presented. Commissioner Gutierrez seconded the motion and it passed unanimously on a voice vote. Commissioner Greene was not present for the vote.

- ***Case #2017-45. Arbolitos at Las Estrellas Final Subdivision Plat and Variances.***

MOTION: Commissioner Hogan moved to approve the Findings of Fact and Conclusions of Law for Case #2017-45 as presented. Commissioner Gutierrez seconded the motion and it passed by majority vote with all voting in favor except Commissioner Hochberg, who voted against. Commissioner Greene was not present for the vote.

- ***Case #2017-51. 922 B & C Shoofly Street Demolition Master Plan Amendment.***

MOTION: Commissioner Hogan moved to approve the Findings of Fact and

Conclusions of Law for Case #2017-51 as presented. Commissioner Hochberg seconded the motion and it passed unanimously on a voice vote. Commissioner Greene was not present for the vote.

F. OLD BUSINESS

There was no old business.

G. NEW BUSINESS

- 1. Case #2017-35. 3430 Cerrillos Road Development Plan. Jim Medley, Architects, agent for Santa Fe Hampton Inn, request Development Plan approval to construct a 56,000 square foot, four-story, 91-room hotel on 1.88± acres. The property is zoned C-2 (General Commercial). (Dan Esquibel, Case Manager) (POSTPONED FROM JUNE 8, 2017 AND JULY 6, 2017)**

Staff Report

The Staff Report was presented by Mr. Esquibel. A copy of the Staff Report for Case #2017-35 is available on the City's web site.

Mr. Esquibel described the project, whose agent is Jim Medley. Staff recommended approval with conditions on item 2 and also the technical corrections in Exhibit A. There was no variance for height or zoning in the corridor.

The ENN meeting had some controversy and after the ENN, the applicants and neighbors were brought together and were partly successful. Although there is still some opposition, the neighbors to the south did accept the mediation. Ms. Martinez was instrumental in the process.

There are lots of technical corrections and they are working them out and will need to make some changes, if approved.

The hotel association is in opposition and it dealt with the number of rooms proposed relevant to the industry as affected on Cerrillos Road. After discussion with Legal Staff and Tourism, our policies and regulations don't provide for a competition regulation. We were asked to do a study to see if more were rooms needed. We wouldn't ask that of a restaurant. We don't have that kind of mechanism in the code book or policy.

Our Tourism Director, Mr. Randall, is here and he can share his findings but he

has to go to another meeting soon.

Commissioner Hogan asked him to elaborate on condition #4.

Mr. Esquibel said they must bring in water rights to support the hotel. It is a requirement.

Commissioner Hogan said that condition makes reference to construction and dedication. It was not clear to him what "construct water infrastructure" meant.

Mr. Esquibel said there is water available along the public right-of-way and originally, when they provided the development plan, there was no water plan. So it is lack of information and Staff calculated how much water was needed for the hotel so she required them to submit a water plan.

Commissioner Hogan said that condition of approval would have a huge financial consequence for it. He questioned whether they can meet that requirement.

Mr. Esquibel said the Applicant worked with Dee and submitted a plan later after his report was finished. The Applicant can respond to that condition. It was postponed several times, first for lack of ENN and secondly when they were working with neighbors, so they postponed it. Engineering took place but the updated development plan is the result of them working on it. That would be filed as a complete development plan before the Engineer signed off.

Commissioner Propst noted in the memo it talks about the lighting plan not conforming to code. It is out of compliance but doesn't specify what is needed.

Mr. Esquibel said Staff didn't like that the Planning Commission approved it without meeting the Code. Without it, they would have to apply for a variance. They do have to bring in their lighting plan and they have agreed with all conditions. They will have a photometric analysis and light plan that complies with the Night Sky Ordinance and there will be no light pollution off property. Once achieved, it is included in the development plan and part of the review by building permit staff. Staff is not eliminating it.

Commissioner Propst pointed out that every other condition has a plan of action except this one.

Chair Pro Tem Hiatt announced a potential conflict of interest. He sits on the Housing Trust Board that owns Stagecoach Inn apartments next to this property. He has no financial interest in anything.

Mr. Randall reported that he didn't have an opinion on this but clearly, we welcome all first class hotel rooms in Santa Fe. He was here to see if

Commissioners have questions on the impact of 91 rooms on Cerrillos Road properties.

Chair Pro Tem Hiatt asked if Mr. Randall participated in the ENN or the mediation.

Mr. Randall said he did participate in the mediation. There were a couple of issues - one was water runoff and the other on the impact of 91 more rooms brought up by other operators. His role was to provide information on occupancy on Cerrillos Road and rev/par and for his opinion. It was to clarify the issues.

Commissioner Hochberg asked about the data for occupancy rates for hotels on Cerrillos Road as opposed to downtown or high rise as opposed to one-story.

Mr. Randall said what he has is the Smith Travel Report that most hotels subscribe to. They get information from the hotels. The City subscribes so we receive a set for the entire City and any segments we break out and we do break it out from downtown. There are 2,280 rooms on Cerrillos Road and 4,700 for the entire City and the Downtown has 1,900. The occupancy rate is by the month, running 3 months and running 12 months. Currently for rolling 12-month occupancy is 62% and the prior year was 58%. Downtown has 74% occupancy for that period up from 69% in prior year. So downtown has seen greater growth, even with the addition of Drury.

Commissioner Hochberg said what he was reading from should be part of the record.

Mr. Randall provided the written report as Exhibit 2, and is attached to these minutes as Exhibit 2. He said the group business has more impact on downtown; tourists impact either. The film business has more impact on Cerrillos road.

Commissioner Hochberg was surmising that additional availability of certain quality of rooms would enhance our ability to attract film business or large groups.

Mr. Randall agreed, as well for leisure travel. This puts Hampton back in the marketplace after being gone for several years.

Mr. Esquibel said regarding the water condition that there is a drainage pipe put in on Cerrillos Road. Our condition requires some street trees and decided it would not be good to have them on top of that pipe so we are changing the location of those trees instead of at the sidewalk.

Commissioner Hogan said on the handout sent by email under Section 2 that it was condition #3 so is this our record of conditions of approval.

Mr. Esquibel clarified that those are just a summary of all DRT comments in Exhibit B. Technically, it would be red-line comments. Street trees are something the code book requires. We found an anomaly to require pulling them further onto the property.

Chair Pro Tem Hiatt asked why is #5 (fire department) was highlighted.

Mr. Esquibel said he probably highlighted it but it is working right.

Applicant's Presentation

Ms. Nancy Long, 2200 Brother Road, was sworn and introduced the owner, Darlene C de Baca and Mr. Clark was also here.

Commissioner Greene arrived at 6:32.

Ms. Long said this property was Chez Renee restaurant at one time but was vacant for many years. A partially burned down house is there and a lot of camping out has happened on that site and lots of trash. This is a good infill project that will improve the area and improve safety and the look of Cerrillos Road.

The access issues have been resolved and Mr. Esquibel worked tirelessly with the team. He may have addressed some of these issues. She did hear the trees will be moved more to the interior. There is a statement in the report on landscaping and on the access easement which is no longer applicable.

In terms of the loading area on the property, this facility does not require a loading zone and loading will not block the entry or sidewalks. There will be trucks the size of UPS truck occasionally. They will store non-perishable items but will have food delivered.

In terms of parking on the property, 91 spaces are required and the Applicant will create 93 spaces. So, they will exceed the code requirement.

The applicant needs to submit a sign plan for staff approval prior to filing the development plan. This owner will use a subcontractor to design the signage and any signs shown on the plan are just illustrative and the contractor will submit an applicant for signage.

Commissioner Hochberg asked if she was making that representation.

Ms. Long agreed.

Commissioner Hochberg reasoned that tonight's approval won't include that.

Ms. Long agreed.

Commissioner Hogan noted on the second page of the email that the Fire Department required for domestic service over 2" and would be required and *developed before it can proceed. The Applicant must construct and dedicate additional water infrastructure and could be a substantial investment and an onerous obligation. He didn't know if she had reviewed that.*

Mr. Phil Clark, 19 Line Road, Edgewood, was sworn and said they are doing a 6" line tap for 40' and parallel to that a 2" tap for domestic water. There were no public line extensions.

Commissioner Hogan said that does answer his question.

Mr. Clark said they do have a water plan and presented it last November so Dee has had some time to review the 6" fire lines.

Public Hearing

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

Commission Questions/Discussion

Commissioner Hochberg said the project looks very attractive. He asked if there are no plans for a restaurant. The major amenity is the swimming pool.

Mr. Mimish Patel, 1712 Corporate Drive, Irving Texas, was sworn. He said they want to be part of the community. He was originally from New Mexico and this brings him back to Santa Fe and he is excited to be here and make sure he addresses the concerns.

One of the amenities is the indoor pool and another is a state of the art fitness center. When looking at ADR and occupancy, we need to compare apples to apples and we will market to an upper scale market.

Commissioner Hochberg asked if eating is only continental breakfast.

Mr. Patel agreed. There are lots of great places to eat here.

Commissioner Hochberg asked, when up and running, how many would be employed.

Mr. Patel said they would employ 20-25.

Commissioner Propst didn't see a couple of conditions on the list emailed to Commissioners. Parking is fine and lighting. She asked about complying with any that didn't have action item.

Mr. Patel said yes. They have added a bicycle rack and the lighting plan was revised.

Commissioner Propst asked about staff parking.

Mr. Patel said some guests rent cars or fly in and share services. Typically, on our analysis with other hotels we have had fewer parking spaces than rooms. Lots of time, not every room has a car coming. Hilton did a careful review of it.

Commissioner Greene asked if they will have a shuttle.

Mr. Patel said that will depend on when they get into the market what the need is. He could envision a shuttle to the Plaza. It all depends on what the demand requires.

Commissioner Greene asked if it would have a conference room.

Mr. Patel said they would have a small meeting space.

Chair Pro Tem Hiatt said it sounds like the competition is complaining about it. He asked Mr. Esquibel to comment.

Mr. Esquibel said the coalition of hotels that came and argued about it said Santa Fe can't support another hotel and they wanted the city to conduct a survey to see if it could handle another one on Cerrillos Road and that it would put them under, if approved.

Chair Pro Tem Hiatt asked if there is anything in the code that would allow us to consider that controversy.

Mr. Esquibel said in the memo on page 7 are three findings the Commission needs to consider to approve the plan - he listed them. The one on not adversely affecting the public interest is the one where you would make such a finding. The public interest is in general for the whole city, across the board - globally.

For the parking issue, when city made the standards, we looked across the area for common practices, it includes all impacts of its use patrons and employees.

Commissioner Gutierrez asked if tract B-2 is that part of the same property.

Mr. Esquibel said there were originally three tracts and two were put together and drainage issues came up and they agreed to go into it and a second lot line adjustment for development into the south.

Commissioner Gutierrez asked if there will be vacant area left.

Mr. Esquibel said yes but they can do the adjustment without jeopardizing that lot.

Commissioner Gutierrez felt they need to work with the applicant for some sort of fencing. He would like to see that at the end of that property line. He asked if this case will come back to the Commission.

Mr. Esquibel said no.

Commissioner Gutierrez asked that if it has on-site laundry, they would incorporate grey water recycling.

Commissioner Greene saw this parking as the bare minimum and the back lot is kept for future development.

Mr. Esquibel wasn't sure about further development.

Commissioner Greene asked about any outdoor sitting space and if this is a pet friendly hotel.

Mr. Esquibel said there is a seating area on the SE corner and, aside from that, all has been allocated.

Commissioner Greene asked if this hotel would be eligible for a liquor license and if they have any intent for that.

Mr. Esquibel said liquor licenses are allowed in C-2 zones.

Mr. Patel said the outdoor space includes a patio seating area adjacent to the pool for those who might want to sit outside. This hotel won't be serving liquor. Although there are no plans to expand, an expansion could be done if we decided to at some future time.

Commissioner Greene asked if there is an easement there.

Mr. Patel agreed. He added that the hotel is pet friendly for an extra fee but they can't have pets that disturb other guests.

Action of the Commission

MOTION: Commissioner Hogan moved to approve the plan for Case #2017-35, subject to all staff conditions of approval and technical corrections. Commissioner Hochberg seconded the motion and it passed by unanimous roll call vote except for Commissioner Greene, who agreed to recuse himself, having arrived late in the hearing of this case.

- 2. ~~Case #2017-52. 2977 Rodeo Park Drive East, Special Use Permit, Development Plan and Variance.~~ Santa Fe Planning Group, agent for Titan Development, requests a ~~special use permit and development plan~~ to construct a 3-story, 101,268 square foot climate controlled storage facility on 3.4± acres. The request also includes a variance to Section 14-5.5(A)(4)(ii) "Height" to allow a maximum height of 0 feet where 33 feet is allowed. The property is zoned BIP (Business Industrial Park) and located within the south Central Highway Corridor Overlay District (SCHC) (Richard Macpherson, Case Manager)**

Staff Report

The Staff Report was presented by Mr. Macpherson. A copy of the Staff Report for Case #2017-52 is available on the City's web site. He projected an aerial view showing the area for this lot. A medical facility is nearby and this parcel is currently vacant. Staff recommended approval but denial of the variance on height. It is at the Rodeo Road East Business Industrial Park (BIP). Part of it would be 40' high and there is conflict with the overlay protection district.

There are no parking requirements for self-storage and the Applicant proposed 18 spaces and Staff researched what is done in other places and believe 18 is appropriate.

Commissioner Hochberg asked for more information on the height variance. They want 7' higher but Staff said only a portion is higher.

Mr. Macpherson said 36' is allowed in the BIP but the overlay south corridor overlay has max of 25' not including parapet and the more restrictive applies.

Commissioner Hochberg said the yellow sheet says 33'.

Commissioner Propst understood it is 25' and up to 8' on top so it becomes 33' for things like a parapet or elevator shaft.

Commissioner Hochberg asked for more clarification.

Mr. Macpherson said Staff filled out all the criteria needed for a variance. They need to prove that those items are being met.

Mr. Esquibel explained that the BIP has height requirements but a portion of BIP is in SCHC. Because it falls in that zone, it is subject to 25' plus 8' on top with A/C or other things that affect it. So the parapet would help screen that. So $25 + 8 = 33'$. And their request was 40'. So 33' is as high as we can go. But the rooftop appurtenances don't trigger the height variance.

Commissioner Hochberg asked if there are others as high as 40'.

Mr. Esquibel couldn't answer the question.

Chair Pro Tem Hiatt asked if 33' satisfies the highway corridor.

Mr. Esquibel agreed.

Ms. Martinez referred to Sheet A 2.0 at the top elevation labeled NW elevation. It has a sign that says self-storage - that is the portion proposed at 40' so it is a small portion and not the full piece. It is a minimal portion compared with the overall elevation.

Applicant's Presentation

Mr. Kurt Browning was sworn. His firm is based in Albuquerque; Scott Hoefft is their planner. He described their other projects in Santa Fe.

Mr. Scott Hoefft, 109 S. St. Francis, was sworn. He explained that except for that small portion, the height is 33' to top of parapet.

Ms. Martinez clarified that only the portion going up to 40' is only 12%. The rest of the building is in conformance with *corridor district* height limits.

Commissioner Hochberg thought it looks like less.

Mr. Hoefft confirmed it is 12%.

Commissioner Hochberg why they need it.

Mr. Hoefft said it breaks up the shape. A portion of it is aesthetic to get out of the hole because it is relatively low - 15 to 20' down below the highway. It is next to the

medical center. He handout out the drawing [Exhibit 3]. The first page indicates the site which is similar to their projection. The building to the west is the Physician's medical building. It is 40' high and with parapet is 45'. And finished floor is two feet higher than this project. He showed the site plan enlarged. From the standpoint of looks, it looks like an office building. The windows are steel doors with glazed windows. He showed the main loading dock which is covered. What was previously approved was a 3-story medical building at 50' but was never built. It was only 33,000 sq. ft. where ours is 100,000 sq. ft. but it required much more parking.

Physician's medical center also has a lot of parking. The parking here won't be seen from I-25. It has open space. Lot coverage is much less than allowed and is a permitted use in BIP zones.

Commissioner Greene asked if they got a variance.

Mr. Hoefft agreed.

Commissioner Greene asked if the fire lane is included in open space calculations.

Mr. Hoefft said yes. It uses pavers and the lane goes around the building and allows vegetation through it. Coverage is 57%.

Commissioner Greene's concern is visibility from highway and the corridor overlay is to deal with that. With the fire lane, there is not much landscaping and a fairly large sign pointed at the freeway. He was also concerned with lighting on the back side. He asked if the lights facing the highway could be motion activated or lighting eliminated there.

Mr. Hoefft said regarding open space that it is 57% open space and we did provide a landscaping plan that meets code. There is a lot of landscaping with hundreds of trees. He agreed they could look at the lighting plan. This will meet the night sky ordinance. The sconces facing the highway could be eliminated or have motion activated lighting instead of security lighting.

Commissioner Greene asked about the signage.

Mr. Hoefft said they will conform to the sign ordinance which he quoted. They are looking at two signs and a monument sign.

Commissioner Greene asked if he would consider removing signs from facing the highway.

Mr. Hoefft said he would have to talk with his clients about that.

Commissioner Hogan was concerned about looking down on the roof and didn't know what mechanical equipment might be seen from the highway. He asked what it would have and if it is to be screened.

Mr. Hoeft said the roof deck at 25' and parapet at 33' so he was confident they can screen all of it.

Commissioner Hogan asked about the difference from level of highway.

Mr. Hoeft didn't have that but they would be looking up 20' for exit ramp.

Commissioner Hogan said their description of the windows is a nice idea. He asked if there would be any mitigation of the bright fluorescents for corridors.

Mr. Brian Patterson, was sworn and had six comments to address.

Height - the façade and breaking up the massing and presence off of interstate. He said they are 20' in the hole so, technically they are only up 13' so a small little guy with other buildings that are high with signs facing the interstate 12% is very little. No signs can be over 25'. So it is at eye level and not a flashing sign.

Regarding fire access, public safety is #1 and asphalt 20' wide around it is not attractive so they would spend extra for turf block - it eliminates the black stripe around it.

Regarding lights – there are wall mounted lights around the perimeter and not high. They also have cameras along the property. The window glass has bronze tinting that helps reduce glare.

As a Professional Engineer, he was very familiar with drainage. They have seven 2" pipes discharging into a 40" pipe and came up with series of ponds so it is not an issue downstream. In a storm event it goes over the curb but no damage has resulted.

Commissioner Hogan asked about this issue of rooftop equipment.

Mr. Patterson said the building is climate controlled so it has HVAC on top and two elevator shafts that are screened and they can screen all mechanical equipment. The height variance is just to break up massing We want to enhance the appearance and can't put signage on the top.

Commissioner Hogan saw the best reason for the variance is to screen mechanical equipment.

Mr. Patterson agreed. The properties to the northeast are higher in elevation and

this is below them.

Commissioner Hogan asked about material and color.

Mr. Patterson said they would stucco the exterior with a white rooftop which is not that attractive but maybe a tan tint could be applied.

Commissioner Hogan understood signage is not part of the application but asked him to describe it.

Mr. Patterson said it is backlit - two signs - green and yellow, backlit. They will meet all requirements of the sign ordinance.

Chair Pro Tem Hiatt asked who the architect was on the previous project.

Mr. Patterson said it was Commissioner Hogan.

Ms. Martinez commented that it is not often a staff report recommends denial of a part but the criteria don't allow much leeway. Some of the information tonight on visibility from interstate and the knowledge that it will be screened is not information we had and might have recommended approval if we had it. Also on #2 - special circumstances - we made a comment just about improved aesthetics and didn't feel it was sufficient. And if we had had that information, it would probably be different.

Commissioner Greene said as a counterpoint that this is a 100,000 sq. ft. footprint. It isn't as if they didn't have an alternative. He was okay with massing but more concerned with lighting.

Commissioner Propst asked, if the Commission recommends approval of the variance, if they would have to come back if it is redesigned.

Ms. Martinez suggested to be specific with that portion in the motion.

Commissioner Gutierrez said it is identified on the plan as mass one.

Commissioner Propst asked how much of the equipment will be screened.

Mr. Patterson said the elevator shafts will be covered over one and the other by 8' screening. The footprint is roughly 50,000 sq. ft. and would have 6-10 mechanical units. So quite a bit is on top.

Commissioner Propst asked if bronze tint and tint on roof be added as conditions.

Mr. Patterson agreed.

Commissioner Hogan noticed on landscaping - the trees along the highway are honey locust at about 25' high. He asked if any alternate trees might be recommended for more screening.

Mr. Patterson said for landscaping, he would defer to Mr. Hoefft but we could add landscaping language there. We could change the trees.

Mr. Hoefft said they do not have hilltop landscaping here.

Ms. Martinez suggested London pine trees that spread out nicely and not too tall.

Mr. Hoefft said they could use those.

Commissioner Hogan suggested Sycamore.

Public Hearing

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

Commission Questions/Discussion

Commissioner Greene said there would be connection to Governor Miles and that easement could connect to the Rail Trail. He asked if there is any potential to connect there.

Mr. Hoefft said no, because they don't have connectivity through the other property. He added that he was at a disadvantage with no plan to look at. It.

Chair Pro Tem Hiatt asked Commissioner Greene what he wanted them to do.

Commissioner Greene said there would be a potential for reconfiguration of the fire lane and continuation of the cul de sac if the trail people wanted to connect to the Rail Trail. He asked if they would you be willing to put a 15' easement along there.

Mr. Esquibel asked traffic staff to respond.

Mr. James Martínez said he believed the Rail Trail runs to the west of St. Vincent's there and along I-25 is a significant grade difference so there is not much chance to make a connection there.

Commissioner Greene said they could comment that it is not feasible or keep a portion. If the easement is there, it would be close instead of having to go all the way around to Rodeo Road. So in future presentations, if the property is within a thousand feet of a trail, to identify if that is possible.

Mr. Esquibel said the Staff does look at major trails to make sure we get maximum connections so we definitely do look at that possible connectivity and constraints that make if feasible or not.

Action of the Commission

MOTION: Commissioner Hochberg moved to approve the Special Use Permit for Case #2017-52, Self-Storage Building Development Plan with all the conditions recommended by Staff plus the agreed upon conditions articulated today and the variance limited to Massing 1 and that the variance meets the criteria in Section 14-31.16 (C) (1) (a), unusual physical characteristics that distinguish the land from other land or structures in the vicinity, subject to the same relevant provisions of Chapter 14. Commissioner Greene seconded the motion. The motion includes that criteria 2-4 are met. 2 – special circumstances make it infeasible for reasons other than financial to develop the property in compliance with standards of Chapter 14; 3 – the intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14; 4 – the variance is the minimum variance that would make possible the reasonable use of the land or structure, including whether the property could be used without variances and is consistent with the proposed intent of Chapter 14; and the variance is not contrary to the public interest. Commissioner Greene added that is to mitigate so it serves to better the project. The motion passed by unanimous roll call vote.

MOTION: Commissioner Hochberg - moved to approve the development plan in Case #2017-52, subject to the findings required by Section 14-3.16(C) as described in Exhibit A and those brought out at the hearing today. Commissioner Greene seconded the motion, noting that the additional conditions included lighting that is indirect and not visible from the street, colors on the roof, bronze tinting of the windows, appropriate foliage and trees as indicated in the minutes and that a signage plan will be presented later.

Mr. Esquibel asked that the motion include that the applicant has met the planning criteria in 14-8.D. Commissioner Hochberg agreed that was part of his motion.

- 3. Case #2017-53. Vegas Verde Self-Storage Special Use Permit and Development Plan.** Santa Fe Planning Group, agent for Titan Development, requests a special use permit and development plan to construct a 3-story, 88,006 square foot climate controlled storage facility on 1.67± acres. The property is zoned C-2 (General Commercial) and located at the intersection of Vegas Verdes and Camino de los Arroyos Road. (Richard Macpherson, Case Manager)

Staff Report

The Staff Report was presented by Mr. Macpherson. A copy of the Staff Report for Case #2017-53 is available on the City's web site.

He explained that this is two lots and needs to be merged. It is a similar application by same team. The Special Use Permit is required because the structure is over 30,000 sq. ft. Surrounding businesses are all C-2 and across the arroyo is Sam's Club. Staff recommends approval because it meets the 3 criteria for special use permit in Section 14-3.6 (D) and 14-3.8 (D).

Mr. Macpherson pointed out the site on a visual projection of the area.

Applicant's Presentation

Mr. Scott Hoeft (previously sworn) said they concur with conditions. The whole area is C-2 and this is at the back of the Best Buy building. Across the way to the north is multifamily and to east is a PNM substation. It seems like excellent use for this site. In terms of design - it is like the other site and maximum height of 45' in the area and we are at 40'. It has more than the required open space and a fire lane is not required here.

Public Hearing

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

Commission Questions/Discussion

Commissioner Hochberg asked if they will use the same kind of glazing like the similar building. Are you adopting same colors and lighting style and trees?

Mr. Hoefft said the roof color, lighting and glazing are the same. They don't need to change trees.

Commissioner Hogan added that consideration for non-reflective roof was from the highway and there is more energy with less reflective colors so he recommended no to that condition.

Commissioner Hochberg said okay.

Commissioner Hogan noted the substantial change in grade across the site and asked how they are addressing that.

Mr. Patterson (previously sworn) said it is quote steep from Best Buy to the property. So, essentially it has two elevations. They have a ten-foot separation. They will bury the first floor so it is at grade on the south and then ten-foot stem wall for the increase in elevation.

Mr. Esquibel was the staff member attending both ENN meetings. The neighborhood northwest attended and appreciated the architecture proposed. They liked it a lot.

Public Hearing

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

Commission Discussion

Commissioner Greene asked if the Fire Department looked at the easement along the back for access.

Mr. Hoefft said the parking area currently exists and has a fire hydrant and it won't be gated. They did meet with the fire marshal who acknowledged they could drive all the way through it.

Action of the Commission

MOTION: Commissioner Hochberg moved to approve A special use permit IN Case #2017-53, as per section 14-3.6 (D) and conditions set forth in the staff report on page three and the representation made by the Applicant. Commissioner Hogan seconded the motion which passed by unanimous roll call vote.

MOTION: Commissioner Hochberg moved to approve the development plan in Case #2017-53, subject to conditions of approval, the findings required by Section 14-3.8 (D), and technical corrections and representation made in the hearing. Commissioner Hogan seconded the motion which passed unanimously by roll call vote.

Commissioner Hochberg commended the Applicant for their presentation.

G. STAFF COMMUNICATIONS

Ms. Martinez thanked Richard Macpherson for helping out with these cases tonight.

Ms. Martinez said they are now implementing new software and a kick off meeting and public announcement in October. It will allow electronic submittals and have everything that happens all in one place so Staff won't have to hunt for things. She briefly described the implications and asked for an opinion among Commissioners about doing away with paper packet?

Many of them liked the idea. Commissioner Hochberg said he likes the paper reports. He asked how electronic format would conform with the public record.

Commissioner Gutierrez appreciated the opportunity to get on the web site for it because he paid more attention to what was on it and now uses that for his primary information in preparing for the meeting.

Commissioner Abeyta thought providing an I- Pad was a good idea.

Ms. Martinez said they discussed that and also talked about using a thumb drive

Commissioner Propst recommended "Board Effects" as a very useful program to access them easily.

H. MATTERS FROM THE COMMISSION

Commissioner Greene asked for someone who would serve on the Long Range Committee.

Everyone suggested Chair Pro Tem Hiatt, who said he was cutting back his professional life at end of this month but wasn't sure.

I. ADJOURNMENT

Commissioner Hochberg moved to adjourn the meeting. Commissioner Hogan seconded the motion and the meeting was adjourned at 8:30 p.m.

Approved by:


Vince Kadlubek, Chair For VINCE.

Submitted by:


Carl Boaz for Carl G. Boaz, Inc.

III. EXECUTIVE SUMMARY

The applicant is requesting to construct a 45-foot high, 4 story, 56,000 square foot, 91 room hotel on 1.88+/- acres. The property is zoned C-2 (General Commercial) and located within both the Cerrillos Road Highway Corridor ("CRHC") and Suburban Archaeological Review District ("SARD"). Archaeological clearance is not triggered by this project.

The applicant has complied with all application process requirements, and the proposed plans comply with applicable standards for the C-2 and CRHC districts. The applicant conducted a pre-application meeting on February 24, 2017, Early Neighborhood Notification Meeting ("ENN") on March 20, 2017 and provided notice pursuant to Section 14-3.1(H).

Staff's analysis identifies the application has satisfied Development Plan criteria pursuant to Section 14-3.8(D) "Development Plan" and recommends approval.

IV. ANALYSIS

A. Existing Conditions

The site is vacant and consists of 1.88+/- acres. Both wet and dry utilities are available.

B. Adjacent Properties

Direction	Zoning	Use
North	CRHC Zone 3	Cerrillos Road
South	R-21PUD (Residential)	Las Americas Subdivision
East	C-2 (General Commercial)	Hi Density Residential (Stage Coach Apartments)
West	C-2 (General Commercial)	Holiday Inn Express Santa Fe and Homeward Bound Apartments and Private Right-of-Way ("R-O-W")
Southwest	R-2PUD (Residential)	Sand River Cohousing

C. Traffic

The site will have three points of ingress/egress (Driveway):

Entrance	Location	Width	Description
Driveway 1	Along the Northeast property line off Cerrillos Road	35'.4"	Ingress/egress from Cerrillos Road. Driveway leads into the front of the hotel and east parking areas.
Driveway 2	Along the west property line approximately 70 feet south of Cerrillos Road, accessed from a private R-O-W.	40'.6"	Ingress/egress from private R-O-W. Driveway leads into the front parking areas and front of the Hotel.
Driveway 3	Along the west property line approximately 340 feet south of Entrance 2.	26'.6"	Ingress/egress from private R-O-W. Driveway leads into the rear parking areas and rear of the Hotel.

The driveways create an intergraded loop running along the east elevation and connecting all parking areas, allowing for ingress/egress to Cerrillos Road or the private R-O-W.

A traffic impact analysis was not required for this project. However, conditions of approval require the applicant to place "No Parking Signs" adjacent to the West end of the Hampton property along the 50-foot public easement. Comments received from the City Traffic Division Engineer can be viewed in Exhibit B2.

D. Parking

Parking was analyzed for a hotel use. Santa Fe City Code, Section 14-8.6-1, *Table 14-8.6-1 "Parking and Loading Requirements"*, establishes standards for "Hotels and motels" as follows:

Category	Specific Use	Parking and Loading
Public Accommodations	Hotels and motels	One space per rental unit

Hotel Rooms	Required parking	Proposed Parking	Criterion Met: (Yes/No/conditional/N/A)
91	91	93 (Includes 4 ADA Parking Spaces)	YES

E. Loading

The Development Plan does not include a dedicated loading zone for supply delivery for any hotel accessory use such as a restaurant, retail store or other types of deliveries and pickups.

14-8.6(D)(1)(b) All permitted or permissible uses requiring loading space for normal operations shall provide adequate loading space so that no vehicle being loaded or unloaded in connection with normal operation shall stand in or project into any public street, walk, alleyway, front required yard, required parking space or access aisle, common ingress-egress easement, or ADA accessibility route, or obstruct a building entry or exit.

F. Bicycle

The Development Plan does not include bicycle parking. Off-street bicycle space parking standards shall apply to all uses except single family residential uses.

TABLE 14-8.6-4: Hotel or Motel Off-Street Bicycle Parking	
	Bicycle Spaces Required
Minimum 2 bicycle parking spaces	1 per 15 rooms. Establishments with more than 75 rooms shall provide 6 bicycle parking spaces for visitors.

G. Landscaping

The plans require additional information to comply with Chapter 14 Landscaping and Open Space requirements, along with proof that the developer has "documentation that verifies allowance to develop on private access easement". Comments received from the Land Use Technical Review Division require correction to the Development Plan for compliance with the following Section:

- Article 14-7.5(D)(4) "Nonresidential and Mixed Use Open Space Standards"*
- Article 14-8.4(G) "Street Tree Standards"*
- Article 14-8.4(H) "Open Space Planting Requirements"*
- Article 14-8.4(I)(3) "Interior Parking Lot Landscape Requirements"*
- Article 14-8.4(J)(4) "Screening and Buffering"*

H. Terrain Management

The proposal identifies drainage control at the rear of the property within the parking area. The City Technical Review Division provided corrections to the drainage plans which include landscaping within the drainage area. The Technical Review Division comments and conditions can be viewed on Exhibit B2.

I. Water and Fire Protection

The Applicant proposes to connect to an existing 8" water main that runs within a utility easement within the Private R-O-W. The water use estimates for the Hotel (based on 91 units at .09 acre feet per year) are

8.19 acre feet per annum. The Applicant will be required to transfer 8.19 acre feet of water rights to the City.

The City's GIS identifies 3 fire hydrants close to the site. One is located at the Northwest corner of the site along Cerrillos Road and two are located along the west edge of the Private R-O-W. The applicant will be required to sprinkle the building to provide fire protection. The Fire Marshal comments and conditions can be viewed in Exhibit B2.

J. Sewer

An 8" main exists within the private/public Right-Of-Way easement. The Applicant proposes to connect a 6" sewer line to the existing sewer utility within the Right-of-Way. The City Sewer Division is requiring the 6" line to connect at the manhole. Comments received from the City Sewer Division can be viewed in Exhibit B2.

K. Solid Waste

A solid waste dumpster has been located along the east property line directly west of the second entrance along the Private R-O-W. Comments received from the City Environmental Division identify the proposed dumpster design complies with code. Comments received from the City Environmental Division can be viewed in Exhibit B2.

L. Lighting

The Applicant's lighting plan and photometrics submittal do not comply with Article 14-8.9 Outdoor Lighting". The applicant will need to submit a lighting plan and photometrics analysis in compliance with Article 14-8.9 "Outdoor Lighting prior to filing the Development Plan.

M. Signage And Architecture

The Applicant's sign proposal does not comply with 14-8.10 "Signs". The applicant will need to submit a sign plan in compliance with 14-8.10 "Signs". The applicant will need to submit a sign plan in compliance with 14-8.10 "Signs" for staff approval prior to filing the Development Plan.

V. EARLY NEIGHBORHOOD NOTIFICATION

An Early Neighborhood Notification (ENN) meeting regarding the proposed development plan was held on March 20, 2017. Those in attendance expressed the following concerns:

- The delegation from the Sand River Cohousing were concerned with:
 - the possibility of Semi-truck parking along the Private R-O-W, blocking access to adjacent properties,
 - the location of construction parking during the development,
 - the hotel lighting effects onto neighboring residential uses,
 - the drainage from the development,
- The delegation from the hotel industry were concerned with:
 - the height of the Hotel within this corridor along Cerrillos Road;
 - the economic effect of a 4 story 91 room hotel within this area of Cerrillos Road.

VI. STAFF INITIATED MEETING

On June 6, 2015, Land Use Department staff initiated a meeting between the applicants and concerned neighbors as a follow-up to concerns that were first raised at the ENN meeting. The meeting was well attended and included representatives from the following organizations:

Neighbors	City Staff
<ul style="list-style-type: none"> • Sand River Cohousing • Marriott Hotel • Comfort Suits • Comfort Inn • Quality Inn • Holiday Inn Express 	<ul style="list-style-type: none"> • City Land Use Director • City Current Planning Division • City Technical Review Division • City Fire Marshal • City Construction Division • City Traffic Division • City Legal Department • Tourism Santa Fe Department

The meeting centered on the issues raised at the ENN. The outcome of the meeting resulted on resolutions to the following concerns:

1. Semi-truck parking along the Private R-O-W blocking access to adjacent properties:
The developer will install signs along the west property line along the private R-O-W stating "No Parking".
2. The location of construction parking of the development:
The applicant stated that construction parking will be located on the applicant's adjacent vacant lot to the rear of the site.
3. Hotel lighting effects onto neighboring residential uses:
The applicant's lighting plan does not comply with Chapter 14-8.9 "Outdoor Lighting". However, the applicant stated they will comply with city code for lighting.
4. Drainage from the development:
 - *The applicant presented on June 28, 2017, on site education to a delegation from the Sand River Cohousing community and City Technical Review Staff about the drainage control methods for the Hampton Inn development. The applicant agreed to:*
 - *Upgrades to the Sand River Cohousing East Swale,*
 - *The Curb along the private R-O-W will be designed to slope in order to prevent run-off from entering the Sand River Cohousing paved driveway, and*
 - *The applicant will include a 5 foot landscaped strip before the Inn's sidewalk which will help absorb runoff from Inn.*
5. The height of the Hotel within this corridor along Cerrillos Road:
The delegation from the hotel industry was advised that staff evaluated massing along the Cerrillos Road Corridor between St. Francis Drive and the Fashion Outlets of Santa Fe. The visual evaluation was for the purpose of identifying four story structures within the corridor. Of the 20 public accommodation facilities identified, staff found that the Double Tree Hotel has a four story massing. However, its massing appears no larger than some single story structures along Cerrillos Road have large massing such as the façade of Jackalope, Wal-Mart and the Regal Theater. Staff identified that a 45' high structure, whether it's a 4 story hotel or other use would not be out of place along the Cerrillos road corridor.

6. Economic effect of a new 91 room hotel within this area of Cerrillos Road:
The Staff advised the delegation from the hotel industry that the city of Santa Fe does not have ordinances or General Plan policies that would restrict additional hotels from developing within the municipality. The delegation from the hotel industry was advised to meet and discuss city economic development opportunities with the Tourism Santa Fe Department.

VII. DEVELOPMENT PLAN CRITERIA

Approval Criteria - Development Plan (Section 14-3.8(D)(1))

Criterion 1: that the Planning Commission is empowered to approve the plan under the section of Chapter 14 described in the application;	Criterion Met: (Yes/No/conditional/N/A) Yes
Santa Fe City Code (SFCC) Section 14-2.3(D)(1) authorizes the Planning Commission to review and approve or disapprove development plans and subdivision plats. Subsection 14-3.8(B) requires approval of a development plan for projects with a gross floor area of thirty thousand feet or more.	
Criterion 2: that approving the development plan will not adversely affect the public interest; and	Criterion Met: (Yes/No/conditional/N/A) Conditional
The term " <i>Public Interest</i> " is not specifically defined in Chapter 14; however, the Governing Body has implemented the General Plan as stated in Subsection Section §14-1.3 (General Purposes). The resulting ordinances establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest from within the municipality. The city has reviewed the proposed development plan application in accordance with these ordinances. As outlined in this memorandum, together with recommended conditions, the proposed development plan application can comply with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.	
Criterion 3: that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	Criterion Met: (Yes/No/conditional/N/A) Conditional
Analysis by staff has not identified any significant compatibility issues regarding structures and uses on properties in the vicinity. The proposed four-story building would be taller than existing structures on abutting and nearby properties, but would be within the 45-foot height limit permitted in the C-2 zone.	
The proposed architecture has similar characteristics to the approximate 20 hotel and motel buildings along the Cerrillos Road Corridor. Preliminary review indicates that the proposed design would comply with Subsection 14-8.7, Architectural Design Review. A detailed analysis will be completed by staff at the building permit stage of review; however, the proposed architectural characteristics of the 45' high, 4 story building may be more architecturally compatible if step backs are included to break the massing.	

VIII. EXPIRATION

Should the Commission approve the development plan, the plan will be recorded and a construction permit will be issued. The applicant is allowed three years to begin construction:

14-3.19 Expiration, Extension And Amendment Of Development Approvals

*(B) Expiration of Development Approvals
Approval of a final development plan, or any development plan for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or off-site improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6).*

IX. EXHIBITS:

EXHIBIT A: Staff Conditions and Technical Corrections

EXHIBIT B: City Staff Memoranda

1. Traffic Engineering, Sandy Kassens
2. Landscaping, Somie Ahmed
3. City Engineer, RB Zaxus
4. Water Division, Dee Beingessner
5. Fire Department, Reynaldo Gonzales
6. Wastewater Division, Stan Holland
7. Environmental Services Div. (Eric J. Lucero)

EXHIBIT C: Early neighborhood Notification

1. Guidelines
2. Meeting Notes

EXHIBIT D: Maps and Photos

1. Zoning Map
2. Aerial Photo

EXHIBIT E: Code References

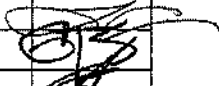

1. C-2 Use compiled list

EXHIBIT F: Applicant Submittals*

1. Development Plan

* Maps and other exhibits are reproduced and archived separately from this staff report. File copies are available for review at the Land Use Department office at 200 Lincoln Avenue, West Wing.

APPROVED AS TO FORM:

Title	Name	Initials
Land Use Department, Director	Lisa Martinez	
Land Use Current Planning Division, Director	Greg Smith	
Land Use Current Planning Division, Planner Senior	Dan Esquibel	

July 20, 2017
Planning Commission
Case # 2017-35
**3430 Cerrillos Road Development Plan
(Hampton Hotel) Development Plan**

EXHIBIT A

Staff Conditions and Technical Corrections

EXHIBIT A
 Conditions of Approval
 Case #2017-35
3430 Cerrillos Road Development Plan

	Condition	Department	To be completed by:
1	1. No Parking Signs to be placed adjacent to West end of the Hampton property along the 50 foot public easement.	John Romero, Engineering Division Director	Prior to sign-off of the Development Plan
2	1. Identify areas that are being used to meet the open space requirement - The minimum dimension for nonresidential open space shall be ten (10) feet and cover a minimum of three hundred (300) square feet, unless the area is a component of interior parking landscape and meets the requirements for open space credits for water harvesting [Article 14-7.5(D)(4)]. Provide dimensions of planting strips to meet minimum requirement. 2. Provide calculations for open space: 81,100 sf lot area requires 20,275sf of open space. Provide minimum tree and shrub requirements based on the open space calculations as required by Article 14-8.4(H). 3. Provide calculations for street trees as required by Article 14-8.4(G) to show that street trees provided meet the requirement. On major and secondary arterials (Cerrillos Rd.), one tree required on average of every thirty (30) to forty (40) feet. And on all other streets, one tree an average of every twenty-five (25) to thirty-five (35) feet must be provided. 4. Provide interior parking lot calculations complying with Article 14-8.4(I)(3). 5. All trash areas, dumpsters, outdoor storage, service areas, ground and wall-mounted mechanical and electrical equipment, excluding transformers, and pedestals shall be screened so that they are not substantially visible from any public street, way or place or any adjacent residential property. [Article 14-8.4(J)(4)]. Show detail of trash enclosure. 6. Street trees must be planted on private property due to the storm drain that lies in easement.	Somie Ahmed Land Use Department/Technical Review Division	Prior to Final Development Plan recordation

EXHIBIT A
Conditions of Approval
Case #2017-35
3430 Cerrillos Road Development Plan

3	<ol style="list-style-type: none"> 1. Photometrics do not meet specifications of Article 14-8.9 2. Tracts and property line dimensions shown on Development Plan and Grading/Drainage Plan differ from those shown on Lot of Record recorded on 1/24/17. Correct this. 3. Once Tract lines are shown correctly, if the storm water pond, outfall, or other storm water appurtenances are on a different tract than the remainder of the development, provide and record a drainage easement. 4. Proposed storm water pond is located in the parking area. In accordance with Article 14-8.6(B)(1)(f), "required parking spaces...shall be available at all times..." Stormwater ponding must not conflict with required parking spaces. 5. In accordance with Article 14-8.4(F)(2)(c), "storm water detention ponds and retention ponds shall be planted...with a minimum of one tree and three shrubs per 500 SF of required ponding area." 	Risana "RB" Zaxus, Land Use City Engineer	Prior to Final Development Plan recording
4	Water is available for the proposed building from an 8" main in the existing easement. If a fire service is required, or if a domestic water service over 2" in size is necessary, an Agreement to Construct and Dedicate (ACD) will be required to construct the water infrastructure. A water plan must be developed by an engineer and approved by the Water Division before the ACD can be processed. If no fire service or large water service is needed, an Agreement for Metered Service will be required for a new water meter.	Dee Beingsner Public Utilities Water	Must made prior to recording and/or permit issuance
5	<ol style="list-style-type: none"> 1. All fire department access shall be no greater than a 10% grade throughout. (Appendix D 103.2) 2. Fire Department access shall not be less than 26 feet width on with any buildings that exceed 30 feet in height, and no less than 20 feet width on all other roads. Appendix D Table D103.4) 3. Shall meet the proximity to buildings of a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the 	Reynaldo Gonzalez City Fire Marshal	Prior to approval

EXHIBIT A
 Conditions of Approval
 Case #2017-35
3430 Cerrillos Road Development Plan

	building, (IFC 2009 Appendix D D105.3) 4. Shall meet minimum turning radius (IFC 2009 appendix D D103.3) 5. Shall have water supply that meets fire flow requirement as per IFC (Appendix B section B105) 6. Shall provide clearly marked fire land to be shown on site plan.		
6	1. Provide a copy of the current plat for the property as part of the Development Plan 2. The Applicant shall obtain a sewer service technical evaluation for the project from the Wastewater Division 3. There is no utility plan for the project	Stan Holland Public Utilities/Wastewater Division Engineer	

July 20, 2017
Planning Commission
Case # 2017-35
**3430 Cerrillos Road Development Plan
(Hampton Hotel) Development Plan**

EXHIBIT B

City Staff Memoranda (DRT)

City of Santa Fe, New Mexico

memo

DATE: May 4, 2017
TO: Dan Esquibel, Planning and Land Use Department
VIA: John Romero, Engineering Division Director *JE*
FROM: James A. Martinez, Traffic Engineer *JAM*
CASE: 3430 Cerrillos Road Development Plan – Case # 2017-35

ISSUE:

Jim Medley, Architects Agent for Santa Fe Hampton Inn, request Development Plan approval to construct a four story 91 room Hotel on 1.88+/- Acres. The property is Zoned C2 (General Commercial).

RECOMMENDED ACTION:

Review comments are based on submittals received on April 27, 2017.

CONDITIONS OF APPROVAL:

CONDITIONS OF APPROVAL:		MUST BE COMPLETED BY:
1	NONE	N.A.

TECHNICAL CORRECTIONS:

TECHNICAL CORRECTIONS:		MUST BE COMPLETED BY:
1	No Parking Signs to be placed adjacent to West end of the Hampton property along the 50 foot public easement.	Prior to final Sign-off

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

Development Review Team

Comment Form

Date: June 13th 2017

Staff person: Somie Ahmed

Dept/Div: LUD/Technical Review Division

Case: #2017-35: 3430 Cerrillos Road Development Plan

Case Mgr: Dan Esquibel



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:

Must be completed by:

1. Identify areas that are being used to meet the open space requirement - The minimum dimension for <i>nonresidential open space</i> shall be ten (10) feet and cover a minimum of three hundred (300) square feet, unless the area is a component of interior parking <i>landscape</i> and meets the requirements for <i>open space credits for water harvesting</i> [Article 14-7.5(D)(4)]. Provide <u>dimensions of planting strips to meet minimum requirement.</u>	Final Development plan
2. Provide calculations for open space: 81,100 sf lot area requires 20,275sf of open space. Provide minimum tree and shrub requirements based on the open space calculations as required by Article 14-8.4(H).	Final Development plan
3. Provide calculations for street trees as required by Article 14-8.4(G) to show that street trees provided meet the requirement. On major and secondary arterials (Cerrillos Rd.), one tree required on average of every thirty (30) to forty (40) feet. And on all other <i>streets</i> , one tree an average of every twenty-five (25) to thirty-five (35) feet must be provided.	Final Development plan
4. Provide interior parking lot calculations complying with Article 14-8.4(I)(3).	Final Development plan
5. All trash areas, dumpsters, outdoor storage, service areas, ground and wall-mounted mechanical and electrical equipment, excluding transformers, and pedestals shall be <i>screened</i> so that they are not substantially visible from any public <i>street, way or place</i> or any adjacent <i>residential property</i> . [Article 14-8.4(J)(4)]. Show detail of trash enclosure.	Final Development plan
6. Street trees must be planted on private property due to the storm drain that lies in easement.	Final Development plan

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. All landscaping comments must comply with Article 14-8.4 and must be addressed at time of construction permit submittal.

Development Review Team

Comment Form

Date: July 5, 2017
From: Risana "RB" Zaxus, City Engineer
Dept/Div: Land Use, Technical Review Division
Case: Case #2017-35, 3430 Cerrillos Road Development Plan
Case Mgr: Dan Esquibel

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :

Must be completed by:

Conditions of Approval :	Must be completed by:
1 Photometrics do not meet specifications of Article 14-8.9	Recordation
2 Tracts and property line dimensions shown on Development Plan and Grading/Drainage Plan differ from those shown on Lot of Record recorded on 1/24/17. Correct this.	Recordation
3 Once Tract lines are shown correctly, if the stormwater pond, outfall, or other stormwater appurtenances are on a different tract than the remainder of the development, provide and record a drainage easement.	Recordation
4 Proposed stormwater pond is located in the parking area. In accordance with Article 14-8.6(B)(1)(f), "required parking spaces...shall be available at all times..." Stormwater ponding must not conflict with required parking spaces.	Recordation
5 In accordance with Article 14-8.4(F)(2)(e), "stormwater detention ponds and retention ponds shall be planted...with a minimum of one tree and three shrubs per 500 SF of required ponding area."	Recordation

6 Stormwater ponding should be integrated into landscape features that provide aesthetically pleasing solutions, per various Articles of the Land Development Code. SEE ATTACHED DOCUMENT "Stormwater - an amenity integrated into the landscape."	Recordation
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Technical Corrections*:

Must be completed by:

1 Vicinity map provided is not usable. Provide a vicinity map that easily depicts where the property is located.	Recordation
2 Show detention pond and stormwater appurtenances on Development Plan	Recordation
3 Property line dimensions shown on Development Plan do not scale accurately. Correct this.	Recordation
4	Recordation

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Meet all conditions for building permit if development is to occur.

Stormwater - an amenity integrated into the landscape

14-8.2(A)(6) treat stormwater runoff as a valuable natural resource in Santa Fe...by encouraging water collection and infiltration on site

14-8.2(A)(11) integrate stormwater management measures into the landscape and site planning process...

14-8.2(A)(12) provide aesthetically pleasing solutions to stormwater management and erosion control measures by integrating measures into the overall landscape and site design

14-8.4(A)(1) This section requires water harvesting and encourages the development of alternate sources of landscape irrigation water...Water conservation, water harvesting and irrigation efficiency shall guide landscape design...

14-8.4(A)(2)...this Section 14-8.4 is part of the purpose and intent of Chapter 14, which is to enhance the appearance of Santa Fe's streets and public places in order to promote their role as community amenities...

14-8.4(E)...Alternative sources of irrigation water shall be developed, including harvested water from roof and site runoff.

14-8.4(E)(1) The landscaping plan shall include passive water harvesting for landscape irrigation purposes...

14-8.4(E)(1)(b)(i)...Detention and retention ponds should be integrated landscape features, rather than single-purpose flood control ponds.

14-8.4(i)(4) – (referring to parking lots): ...stormwater runoff shall be used to provide irrigation for the perimeter and interior plantings to the greatest extent possible...stormwater runoff water shall be harvested and infiltrated as close to where it falls as possible...

Development Review Team

Comment Form

Date: 4/28/17

Staff person: Dee Beingessner

Dept/Div: Public Utilities/Water

Case: **Case #2017-35. 3430 Cerrillos Road Development Plan**

Case Mgr: Dan Esquibel



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :

Must be completed by:

1 Water is available for the proposed building from an 8" main in the existing easement. If a fire service is required, or if a domestic water service over 2" in size is necessary, an Agreement to Construct and Dedicate (ACD) will be required to construct the water infrastructure. A water plan must be developed by an engineer and approved by the Water Division before the ACD can be processed. If no fire service or large water service is needed, an Agreement for Metered Service will be required for a new water meter.	Prior to construction of water infrastructure.
2	
3	
4	

Technical Corrections*:

Must be completed by:

1	
2	
3	
4	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):