

1 **CITY OF SANTA FE, NEW MEXICO**

2 **RESOLUTION NO. 2008-96**

3 **INTRODUCED BY:**

4
5
6
7
8
9
10 **A RESOLUTION**

11 **AMENDING THE GENERAL PLAN FUTURE LAND USE MAP DESIGNATION**
12 **FOR THE FORMER ALIGNMENT OF THE PRIVATE PORTION OF CALLE**
13 **GRIEGO, SOUTH OF RUFINA STREET, NORTH OF AIRPORT ROAD AND**
14 **ZEPOL ROAD, AND EAST OF CALLE NUEVA VISTA COMPRISING AN AREA**
15 **OF 2.149± ACRES OF LAND FROM “MEDIUM DENSITY (7 - 12 DWELLING**
16 **UNITS PER ACRE)” TO “HIGH DENSITY RESIDENTIAL (12 – 29 DWELLING**
17 **UNITS PER ACRE)” LYING WITHIN SECTION 6 AND 7, T16N, R9E, N.M.P.M.,**
18 **CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO (“VISTA BONITAS**
19 **PHASE II” ZONING CASE NO. CASE #M 2008-21).**

20 **WHEREAS**, the agent for the owner of the subject property has submitted an
21 application to amend the General Plan Future Land Use Map designation of the property
22 from “Medium Density (7 - 12 dwelling units per acre)” to “High Density Residential (12 -
23 29 dwelling units per acre)”; and

24 **WHEREAS**, pursuant to Section 3-19-9 NMSA 1978, the General Plan may be
25 amended, extended or supplemented; and

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

APPROVED AS TO FORM:

Valley A. Brennan, for
FRANK KATZ, CITY ATTORNEY

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case # M 2008-21

Vista Bonitas Phase II General Plan Amendment

Owner's Name – Dennis Branch

Applicant's Name – Linda Tigges, Tigges Planning Consultants, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on August 7, 2008 upon the application (Application) of Linda Tigges, for Tigges Planning Consultants, Inc, as agent for Dennis Branch (Applicant).

The Applicant seeks to amend the General Plan Future Land Use Map to change the designation of a 2.146+/- acre parcel of land that was formerly a private road providing north-south access from Airport Road to Agua Fria for the Sierra Vista Mobile Home Park, located north of Airport Road and south of Rufina Street (the Property) from Medium Density Residential, R-7 to R-12, to High Density Residential, R-12 to R-29.

As a result of the construction of Calle Nueva Vista and the north extension of Calle Griego, both public roads providing north-south access between Airport Road and Agua Fria, the Property is no longer in use, is not maintained and has been the subject of complaints to the City. It presents serious hazards to those drivers who do occasionally use it, and is subject to trespass and vandalism. The Property is located between the Vista Bonitas Phase I subdivision (VB Phase I) and the Sierra Vista Mobile Home Park, both zoned R-7, single-family residential, 7 dwelling units/acre. The configuration of the Property, a 50-foot-wide asphalt-paved strip of land, presents unique challenges for development, but the Property Owner is also the developer of VB Phase I and will thus be able to utilize its facilities, including roadways for access and utilities easements, to carry out the proposed project (Project).

The Project will include 31 lots ranging from 2,250 to 5,000 square feet in size, with average lot size of approximately 2,180 square feet. The lots will be developed with affordable single-family housing by Santa Fe Habitat for Humanity. The new units will be one and two stories, with at least three bedrooms and two bathrooms.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Commission heard testimony from staff, the Applicant, and members of the public interested in the matter; and

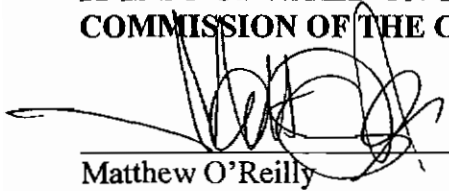
2. The City of Santa Fe (City) Code Section 14-3.2(B)(2)(b) requires the City's zoning map to conform to the General Plan (Plan), and provides for amendment of the Plan when a change in land use classification is proposed for a parcel shown on the Plan's land use map; and
3. The Commission is authorized under Code Section 14-2.(C)(8)(a) to review and make recommendations tot the Governing Body regarding proposed amendments to the Plan; and
4. Code Section 14-3.2(C) sets out certain procedures (the Required Procedures) for proposed amendments to the Plan, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based upon the approval criteria set out in Code Section 14-3.2(D) [Section 14-3.2(C)(2)], with notice and conduct of the public hearing pursuant to Code Sections 14-3.1(H) and (I) [Section 14-3.2(C)(4)]; and
5. The notice requirements of Code Section 14-3.1(H) have been met; and
6. The Commission has considered the criteria established by Code Section 14-3.2(D)(1) and finds the following facts:
 - (a) Consistency with growth projections for the City using a data base maintained and updated on an annual basis by the City, with economic development goals as set forth in a comprehensive economic development plan for the City, and with existing land use conditions, such as access and availability of infrastructure [Section 14-3.2(D)(1)(a)];
The Commission finds that the Project is supported by the City's housing needs assessment 2007-2008, which showed a severe shortage of affordable housing for Santa Fe's work force, is consistent with the City's Economic Development Plan for small infill projects, and that sewer and water lines and other infrastructure are available from Calle Nueva Vista to the west of the Project;
 - (b) Consistency with other parts of the Plan [Section 14-3.2(D)(1)(b)];
The Commission finds that the Project is consistent with the infill and affordable housing policies of the Plan and with the Plan's recommendation that there be a mix of housing types in residential areas;
 - (c) Provision for a determination of land utilization within a area larger than a single property and of general applicability [Section 14-3.2(D)(1)(c)];
The Commission finds that the proposed Plan amendment addresses land utilization within an area larger than a single property in that it provides for a transition from attached and detached single-family housing to the west to the mobile home park to the east by integrating an abandoned and hazardous roadway into the larger community.
 - (d) Compliance with the extraterritorial zoning ordinances and extraterritorial plan [Section 14-3.2(D)(1)(d)];
The Commission finds that this criterion is not applicable to this matter.
 - (e) Contribution to a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare as well as efficiency and economy in the process of development [Section 14-3.2(D)(1)(e)];
The Commission finds that the proposed Plan amendment will contribute to a coordinated, adjusted, and harmonious development of the municipality by providing for a transition from attached and detached single-family housing to the west to the mobile home park to the east through appropriate infill and by integrating an abandoned roadway into the larger community, reducing hazards and vandalism.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. The Commission has the power and authority at law and under the Code to review the proposed amendment to the Plan and to make recommendations to the Governing Body regarding such amendment; and
2. The proposed Plan amendment was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements; and
3. The proposed Plan amendment meets the criteria established by Code Section 14-3.2(D)(1) and should be approved by the Council, subject to the conditions of staff contained in the Staff Report.

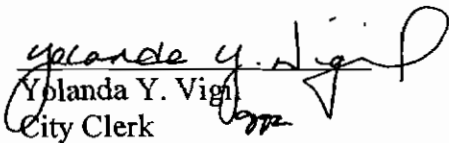
IT IS SO ORDERED ON THE 28TH OF AUGUST 2008 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE



Matthew O'Reilly
Chair

8/28/08
Date:

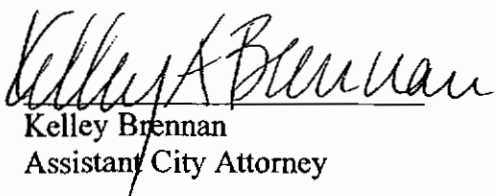
FILED:



Yolanda Y. Vigil
City Clerk

9-2-08
Date:

APPROVED AS TO FORM:

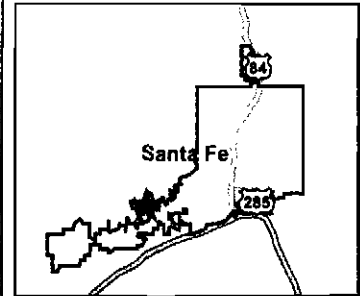
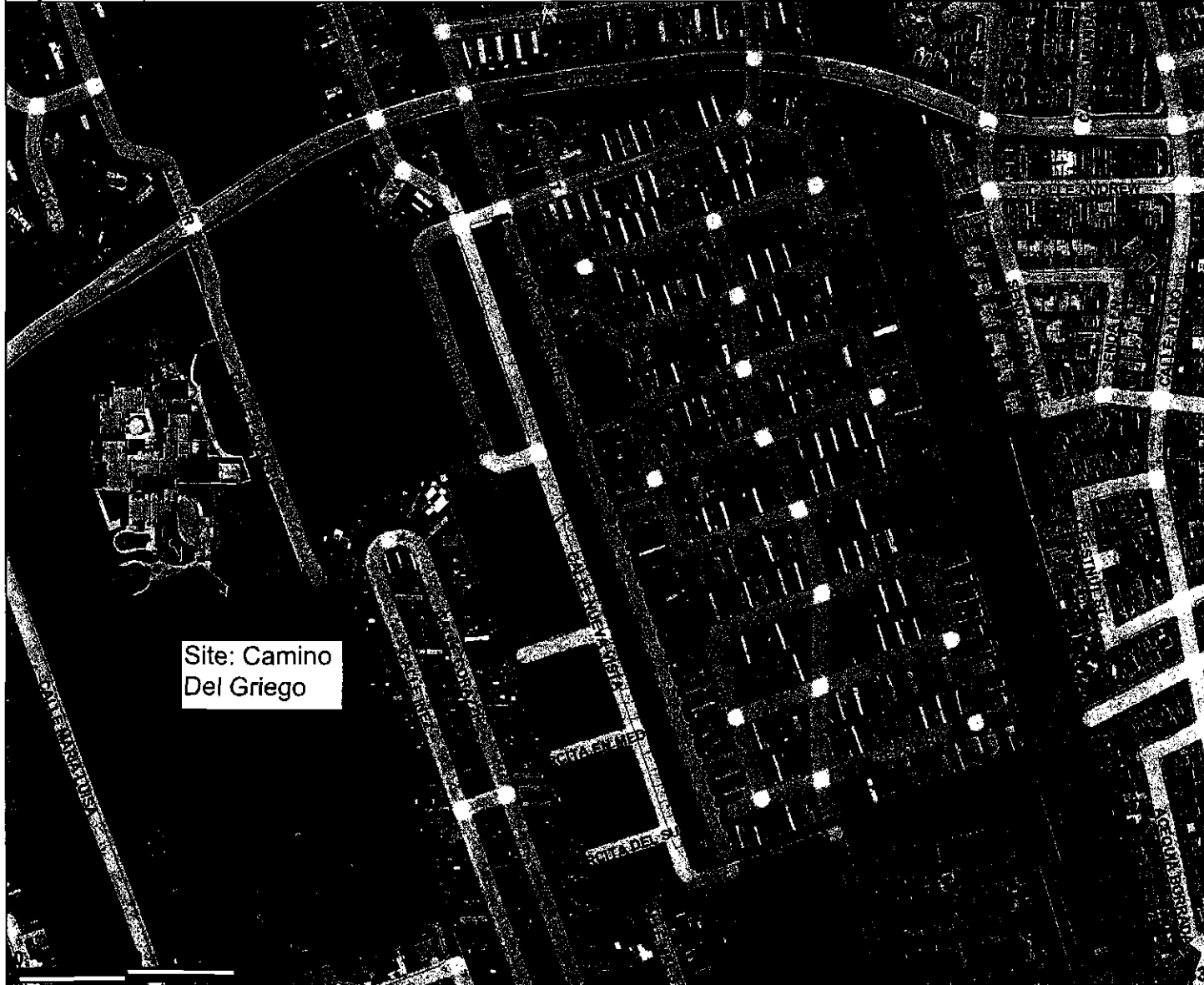


Kelley Brennan
Assistant City Attorney

8/28/08
Date:



Vistas Bonitas II Subdivision - Future Land Use



Legend

- City Limits
- Parcels

Future Land Use

- Mountain/Corridor (1 dwelling per 10+ acres)
- Very Low Density (1-3 dwellings per acre)
- Low Density (3-7 dwellings per acre)
- Moderate Density (7-9 dwellings per acre)
- Medium Density (7-12 dwellings per acre)
- High Density (12-29 dwellings per acre)
- Regional Commercial
- Community Commercial
- Neighborhood Center
- Transitional Mixed Use
- Business Park
- Office
- Industrial
- Public/Institutional
- Open Space
- Parks
- Greater Agua Fria Area
- Agua Fria Traditional Historic

Scale: 1:5,100

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Exhibit B