



Agenda

PLANNING COMMISSION
Thursday, May 2, 2013 - 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: April 4, 2013

FINDINGS/CONCLUSIONS: None

E. CONSENT CALENDAR

1. **Case #2013-24. Inn and Spa at the Loretto Development Plan/Variance Time Extension.** Report of Land Use Department Director's approval of a one year time extension for the Inn and Spa at the Loretto Development Plan and Variance originally approved by the Planning Commission on January 4, 2007. Nancy Long, agent for ML Loretto Holding, LLC (f/k/a) Lowe Enterprises Investment Management LLC). (Donna Wynant, Case Manager)

F. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2013-25. Rancho Siringo Residences General Plan Amendment.** Duty and Germanas Architects, agents for Santa Fe Civic Housing Authority and Casas de Buena Ventura, requests approval of a General Plan Future Land Use Map Amendment to change the designation of 3.44± acres from Low Density Residential (3 to 7 dwelling units per acre) to Medium Density Residential (7 to 12 dwelling units per acre). The property is located at the southwest corner of Siringo Road and Yucca. (Heather Lamboy, Case Manager)
2. **Case #2013-26. Rancho Siringo Residences Rezoning to R-9.** Duty and Germanas Architects, agents for Santa Fe Civic Housing Authority and Casas de Buena Ventura, requests rezoning of 3.44± acres from R-1 (Residential, 1 dwelling unit per acre) to R-9 (Residential, 9 dwelling units per acre). The properties are located at the southwest corner of Siringo Road and Yucca. (Heather Lamboy, Case Manager)

H. STAFF COMMUNICATIONS**I. MATTERS FROM THE COMMISSION****J. ADJOURNMENT****NOTES:**

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

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PLANNING COMMISSION
May 2, 2013

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**MINUTES OF THE MEETING
OF THE
PLANNING COMMISSION
May 2, 2013**

A regular meeting of the City of Santa Fe Planning Commission, was called to order by Chair Tom Spray, at approximately 6:00 p.m., on Thursday, May 2, 2013, in the City Council Chambers, City Hall, Santa Fe, New Mexico.

A. ROLL CALL

MEMBERS PRESENT:

Commissioner Tom Spray, Chair
Commissioner Lisa Bemis
Commissioner Michael Harris
Commissioner Signe Lindell
Commissioner Lawrence Ortiz
Commissioner Angela Schackel-Bordegary
[Vacancy]

MEMBERS EXCUSED:

Commissioner Dan Pava
Commissioner Renee Villarreal

OTHERS PRESENT:

Matthew O'Reilly, Director, Land Use Department
Tamara Baer, Planner Manager, Current Planning Division – Staff liaison
Kelley Brennan, Assistant City Attorney
Heather Lamboy, Senior Planner, Current Planning Division
Melessia Helberg, Stenographer

There was a quorum of the membership in attendance for the conducting of official business.

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Commissioner Lindell moved, seconded by Commissioner Bemis, to approve the Agenda as presented.

VOTE: The motion was approved on a voice vote, with Commissioners Bemis, Harris, Lindell and Ortiz voting in favor of the motion, no one voting against, and Commissioner Schackel-Bordegary absent for the vote. [4-0-1].

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

1. MINUTES – APRIL 4, 2013

MOTION: Commissioner Harris moved, seconded by Commissioner Bemis, to approve the minutes of the meeting of April 4, 2013, as presented.

VOTE: The motion was approved on a voice vote, with Commissioners Bemis, Harris, Lindell and Ortiz voting in favor of the motion, no one voting against, and Commissioner Schackel-Bordegary absent for the vote. [4-0-1]

2. FINDINGS/CONCLUSIONS

There were no Findings/Conclusions for approval.

E. CONSENT CALENDAR

- 1. CASE #2013-24. INN AND SPA AT THE LORETTO DEVELOPMENT PLAN/VARIANCE TIME EXTENSION. REPORT OF LAND USE DEPARTMENT DIRECTOR'S APPROVAL OF A ONE YEAR TIME EXTENSION FOR THE INN AND SPA AT THE LORETTO DEVELOPMENT PLAN AND VARIANCE ORIGINALLY APPROVED BY THE PLANNING COMMISSION ON JANUARY 4, 2007. NANCY LONG, AGENT FOR ML LORETTO HOLDING, LLC (F/K/A LOWE ENTERPRISES INVESTMENT MANAGEMENT, LLC). DONNA WYNANT, CASE MANAGER)**

MOTION: Commissioner Lindell moved, seconded by Commissioner Harris, to approve the Consent Calendar, Case #2013, with all conditions of approval as recommended by staff.

VOTE: The motion was approved on a voice vote, with Commissioners Bemis, Harris, Lindell and Ortiz voting in favor of the motion, no one voting against, and Commissioner Schackel-Bordegary absent for the vote. [4-0-1]

F. OLD BUSINESS

There was no old business.

Commissioner Angela Schackel Bordegary arrived at the meeting

G. NEW BUSINESS

1. **CASE #2013-25. RANCHO SIRINGO RESIDENCES GENERAL PLAN AMENDMENT. DUTY AND GERMANAS ARCHITECTS, AGENTS FOR SANTA FE CIVIC HOUSING AUTHORITY AND CASAS DE BUENA VENTURA, REQUESTS APPROVAL OF A GENERAL PLAN FUTURE LAND USE MAP AMENDMENT TO CHANGE THE DESIGNATION OF 3.44± ACRES, FROM LOW DENSITY RESIDENTIAL (3 TO 7 DWELLING UNITS PER ACRE) TO MEDIUM DENSITY RESIDENTIAL (U TO 12 DWELLING UNITS PER ACRE). THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF SIRINGO ROAD AND YUCCA. (HEATHER LAMBOY, CASE MANAGER)**

Items G(1) and (2) were combined for purposes of presentation, public hearing and discussion, but were voted upon separately.

A Memorandum prepared 2013 for the May 2, 2013 Planning Commission meeting, with attachments, to the Planning Commission, from Heather Lamboy, Land Use Planner Senior, Current Planning Division, is incorporated herewith to these minutes as Exhibit "1"

A copy of a power point presentation, *Rancho Siringo Residences General Plan Amendment and Rezoning to R-9*, prepared and entered for the record by Heather Lamboy, is incorporated herewith to these minutes as Exhibit "2."

A copy of a Memorandum dated May 2, 2013, with attached page 7 of 10 from staff report, to the Planning Commission from the Current Planning Division, is incorporated herewith to these minutes as Exhibit "3."

A copy of the statement for the record by Mary Schruben, entered for the record by Mary Schruben, is incorporated herewith to these minutes as Exhibit "4."

The Staff Report was presented by Heather Lamboy via power point. Please see Exhibit "2," for specifics of this presentation. Ms. Lamboy said she sent out the missing page from the staff report this afternoon, but it is page 6 that is missing, not page 7, and she provided that page to the Commissioners missing that page.

Ms. Lamboy said all criteria for the General Plan Amendment and Rezoning have been in the opinion of staff and therefore staff recommends approval with conditions to the Planning Commission.

Public Hearing

Michael Duty, Architect, 404 Cuba Court, and Agent for the Applicants, was sworn.

Mr. Duty said, "The project is being built by Casas de Buena Ventura, which is a non-profit corporation and it will be owned and managed by the Santa Fe Civic Housing Authority. We concur with the remarks and the outline that Heather has provided you with. We did start with a project which was a bit more dense, but due to the input of the neighborhood, we had a good turnout at the first Early Neighborhood Notification meeting, there probably was about 35 people.... And so we modified the project downward to an area that we thought was much more consistent with what the General Plan suggested, as Heather mentioned, and at the same time allowed us to maintain a density that would be commensurate with economics."

Mr. Duty continued, "The other important change we made, which Heather didn't mention was that we had quite a bit of input from the Neighborhood Association because of the surrounding projects. There are some surrounding projects to this particular parcel that are a great deal more dense, but in recent years, well probably from the beginning, have not been as well managed as they should be and they've been a bit of a concern to the neighborhood, both in terms of activity and crime."

Mr. Duty continued, "And so obviously, we want to distinguish ourselves from that. The Santa Fe Civic Housing Authority has a massively good track record at maintaining and operating housing projects, mostly affordable, some market in the City of Santa Fe. And one of the things that we did from a design standpoint to increase the desirability to the tenants for these units, as well as to create establish a greater consistent and long standing occupation of the units, is we added garages. We made the units a little smaller. All of the units are two bedroom, two bath. They are one story, so it's visually distinctive from what you would call an apartment complex that

we normally see. It is apartments, they are rental units. However, each unit is on the ground, each unit has a private courtyard, as I said before, two bedrooms two baths and an attached oversized one car garage.”

Mr. Duty continued, “So this we felt is something that is fairly unique in Santa Fe to be able to get in a rental project and establishes, at least in our mind, [which] creates a situation in which the residency will much more stable and much more similar to what you would see in a condominium or single family detached development. The units are 850 sq. ft. in size, and as I said before, the garages are one-door garages, with extra space for storage. So it’s a very livable unit and something that is fairly rare in Santa Fe in terms of what it contains. We have ample parking. Of course, we count the garage as a parking space, but we have ample parking in addition to that to exceed the Code requirements. We have a gate on the entry which is just for vehicles. We’re not fencing off the project or walling it off, but we have a gate which has proved to be a good deterrent for any kind of crime in the area because of the limited access for vehicles. So in addition to reducing the overall density, we tried to move the project as much as we possibly could to the nature of the lifestyle in small single family residences, and create something that has good longevity on tenant occupancy.”

Mr. Duty continued, “And, with those changes, we went to the second ENN, and we had good turnout at that one, not quite as much as the first one, but we had a lot of feedback and a lot of dialogue with the neighbors. And we feel like this is a project that has heard their concerns, both in terms of density and in terms of operation and maintenance. Also, it allows us to build a project that has sufficient unit count so that it can be economically feasible. And so that’s where we stand. We think this is an excellent infill project and meets the kind of criteria for infill projects we are looking for in the City. It’s in a good location for service, pedestrian and vehicular, to surrounding shopping, residential and educational opportunities.”

Mr. Duty introduced Ed Romero, Director, Santa Fe Civic Housing Authority, who is here to respond to questions about operations, noting the Authority will be managing the project. He said, “The last project we did with Mr. Romero was the East Alameda/West Alameda projects along Alameda where we renovated all of those units. There are 3 projects – one large, one in two sections and the third one. And we’re going to be looking to be looking at a fourth one along Alameda shortly. So we’ve worked together for some time. And I think we would stand for questions. “

Speaking to the Request

Mary E. Schruben, 2119 Rancho Siringo Road [previously sworn], said she lives south of the proposed project. Ms. Schruben read her statement into the record, listing her concerns and presenting a list of items she would like addressed before moving forward with this project. Please

see Exhibit "4" for the complete text of Ms. Schruben's statement for the record. Ms. Schruben said, "I ask that you reject at this time, reject the General Plan Amendment and Zoning request until our concerns have been addressed and known existing problems fixed in the area. We also ask that the City and the owner/developer work with the Santa Fe Watershed Association which has already started planning improvements and remediation efforts in Arroyo los Pinos, and that all issues regarding Arroyo los Pinos which flows between the two lots of this proposed development are addressed. Thank you very much for your attention."

The Public Testimony Portion of the Public Hearing Was Closed

Commissioner Schackel-Bordegary thanked Ms. Schruben for expressing her concerns. She has a question for Ms. Schruben because she provided a lot of information and covered a lot of areas. She asked about her reference to the Santa Fe Watershed work and if that it came from the General Plan. She said it sounds like the Watershed is doing work in the area.

Ms. Schruben said she has been a member of the Santa Fe Watershed Association for a long time, and she had a conversation with them, and they said they are working on a plan, part of which is the Adopt-An-Arroyo Plan which has gone to the City Council, but she doesn't believe it has come before the Planning Commission. She said they are still developing that plan. They have looked at the overflow problems in Arroyos de los Pinos and they made a remediation for the City of Santa Fe Library parking lot last year – they made holes lined with rocks with trees in them to collect the drainage from the LaFarge Library parking lot. She said it would work really good if we had rain. She said they had put in the plan some other abatements along the north side of the Arroyo by De Vargas. However, that has to be done in conjunction with the School that owns the property. She said they continue to be concerned primarily about the stormwater drainage, because there are no stormwater pipes for any of the neighbors, so the arroyo is the collection for stormwater.

Commissioner Schackel-Bordegary said she wasn't aware of that program, but she does know about the La Farge Library remediation.

Commissioner Harris said he appreciates Ms. Schruben's statement, noting there is a lot to consider, and it is hard to take it all in, commenting her arguments are very sound and based in general plan information as well as other statutes and regulations. He said, however, it is difficult to respond to. He said many of the issues she has cited are off site, whether it is the playground, stormwater, or the issues of crime associated with the apartment complex. He said, "It also seemed as though that many of those you weren't asking the developers here to solve all of them, but certainly to make an acknowledgment that the problem exists. And I think Mr. Duty, in the instance of security seemed to acknowledge that."

Commissioner Harris continued, "I don't know how far I would be willing to go in terms of what we're being asked to do tonight, the General Planning Amendment and the Rezoning, to try to solve so many of the problems that you have identified for the neighborhood. And I have to say that I have lived at 2683 Via Caballero del Norte for about 25 years, so that's basically just to the south, across Rodeo Road. And I know this area, in terms of the neighborhoods. I certainly know the intersection, and I've seen water in the past that would go over Siringo Road, because the Arroyos de los Pinos cannot handle it on occasion. I've seen that, so I know what you're talking about there."

Commissioner Harris continued, "And then some of the other issues, I think primarily would be dealt with..... I don't recall a lot of your argument. It seemed like you wanted just a smaller unit count, basically 3-7, rather than the calculations that we have. I think the legitimate calculation is about 8.7 [units], if that's the right number, something like that. I have a harder time with that argument. I happen to believe that the 8.7 density is appropriate for this development. So the technical issues, I would think, would be worked out in the development plan, and the other parts of the process, the neighborhood and this project is just getting started. Those are really my thoughts. I don't have any direct questions. I was trying to take in everything that you were saying, Ms. Schruben. It was a very good statement, and it would have been great to be able to try to digest some of it beforehand, quite frankly."

Chair Spray noted the ENN notes from February 13th, and thanked Ms. Lamboy for the very complete notes which are very helpful to him and to this Commission. He said, "Mr. Duty states, and I'm look at the first page here, he, meaning yourself, stated that the land is owned by Forrest Thomas who owns the St. Michael's West development. What is the relationship of Forrest Thomas to Casas de Buena Ventura."

Mr. Duty said, "No relationship. He's just the current owner of the land. The land is under option to the Santa Fe Civic Housing Authority. And when this zoning is approved and the project goes ahead, it would be closed on and it would be wholly owned by the Housing Authority."

Chair Spray asked what is Casas de Buena Ventura.

Mr. Duty said Casas de Buena Ventura is a non-profit corporation and a developer and builder of housing that is being managed by the Santa Fe Civic Housing Authority, both here and in other instances. He said Bob Lockwood is President of Casas de Buena Ventura, and has done a lot of the work for them in the past and he can address that question if you would like more detail.

Chair Spray said he just wanted to make sure he understood the relationship to the parties.

Chair Spray said it indicates the Housing Authority are partners, and asked Mr. Romero the legal structure and if he has written documents and options to do this.

Mr. Romero said Casas de Buena Ventura is a controlled, non-profit entity. To be appointed to the Board of Casas, it is necessary to have approval of the Santa Fe Civic Housing Authority.

Chair Spray said then it is controlled by "your organization."

Mr. Romero said it is controlled by "our organization, the members of that organization. I, as Executive Director of Santa Fe Civic, I sit as Treasurer on that particular Board, and Mr. Lockwood is, of course, the Executive Director of that entity."

Responding to the Chair, Mr. Romero said Santa Fe Civic Housing would purchase the land. We would lease it for financing purposes to Casas. The project would be built and it would either be owned long term by Casas on its balance sheet, or it would be owned by Santa Fe Civic on its balance sheet. Eventually, all of the property would flow back into the Housing Authority, in one manner or another."

Chair Spray asked if the Community Housing Trust is going to be managing it.

Mr. Romero said, "No. Community Housing Trust does have a part in this."

Chair Spray said then the Civic Housing Authority would be doing that.

Mr. Romero said the Civic Housing Authority does the management, pays the bills, processes renters, all of that. He said Sharon sits on the Board of Casas.

Chair Spray said, "In order for the deal to go through, because right now it's owned by Thomas, you want to have this General Plan Amendment and Rezoning in place."

Mr. Romero said, "Our purchase agreement requires the zoning to fit. Other concerns we do have about the project are that you have to have a project that is big enough to create economies of scale to make your loan payments, to put money aside for a rainy day. If you shrink the size of your development, you really compromise your development in our opinion. So that is part of the reason that we placed the requirement of the zoning upon our purchase agreement."

Responding to the Chair, Mr. Romero said the Purchase Agreement is between Casas de Buena Ventura, Thomas Development and the Civic Housing Authority.

Chair Spray said this is a little complicated, and he wants to make sure how it works. He said, "In the past, we have had people come before the Planning Commission without completely developed plans, and we have, in my opinion, incorrectly, perhaps, rezoned things to more commercial or dense uses, thereby giving a nice windfall to the owner, but then the intended use might not occur. But it sounds like, in this case, and if I can restate that, your Purchase Agreement is you will have obtained from this Commission and also from the Council, the rezoning authority to be at R-9 prior to purchasing the property."

Mr. Romero said, "Upon purchase of the property, the Housing Authority will pay for the property, lease it to Casa for a minimal/nominal amount, \$1 per year for 99 years. We build the project by going to the bank, getting a loan, and then we manage it and pay off the loan, and hopefully in 15-20 years, we own 10 more units, and many of them will be affordable, within the City."

Commissioner Bemis said, "I just wanted to second Commissioner Harris's comments, because I think there's so many things that have been brought up that need to be addressed, it would be very hard for me to go along with it all. I just think that too many things were brought up, from someone who lives down there, who knows what's going on."

Commissioner Harris said, "This has to do with the calculation from Alexandra Ladd, the City's Housing Special Projects Manager. And in the second paragraph of her Memo she notes that the affordable calculation would result in 3.3 units. The developer is offering to round up to 4. 3 in the first, 1 in the second, and in exchange for waived development fees. And I'm curious, is that a standard practice."

Ms. Lamboy said that is standard practice. Development Review fees are waived if a certain threshold of affordability is provided.

Commissioner Harris asked the value of the fees.

Ms. Baer said, "A point of clarification on that, they wouldn't be waived for the entire project, they would only be waived for the affordable portion of the project."

Commissioner Harris said, "I think I understood that, but thanks for the clarification it's important. So anyway, for the affordable portion, do you have an idea of the value of those waived fees. I don't need a tight number, but are we talking \$2,000, \$10,000, \$20,000. I don't know."

Ms. Baer said, "On a General Plan Amendment, it's \$1,000 for the first 5 acres, and then it is about \$200 for every acre after that. We would pro rate it, depending if it were... we would take a portion of whatever it would be. So, I think it's \$1,000 for the General Plan Amendment and then

for the Rezoning, sometimes we do it on the basis of the value of the development, if a development plan is included. Otherwise, it's on a per lot basis, and I would have to get you those numbers."

Commissioner Harris asked, "In your opinion, does the City get good value in this exchange."

Ms. Baer said it is a philosophical decision, noting there's a policy in place that the City supports affordable housing, and therefore waives the costs to the City which are not covered anyway.

Commissioner Harris said, "We have also heard Ms. Schruben describe extreme stormwater issues which are infrastructure issues, which by rights, the City should address, so, if you're waiving development fees, you have less money for those projects."

Ms. Baer said, "Commissioner Harris, I would say there's a bit of apples and oranges in that analogy, because development review fees that we collect go into the General Fund, so there is no way that we would have to actually channel those fees into stormwater other infrastructure improvements."

Ms. Lamboy said, "I would like to add, Chair Spray and Commissioner Harris, that we also have another opportunity at the Development Plan Review to ensure all these infrastructure issues are addressed in more detail."

Commissioner Schackel-Bordegary said, "I hesitate, because I keep expecting my fellow Commissioner and our resident expert on affordable housing, Commissioner Lindell, to ask questions, but you're not, so I will proceed. I'm going to throw in the following here. I am really happy to see something like this. I also live off Yucca, off Rodeo, kind of a neighbor of Commissioner Harris, and as many of you know, a trained planner and interested in infill, and walkable environments, for all sorts of reasons – for better economic bang for the buck for the City. And just from an... so this is an intersection in my weekly activities. And I would love to see the ability for more people to live in this part of our City, being across the street from the High School, a library, within distance of trails, and it just makes sense. And there's a lot of vacant tracts of land around town within our City that I've grown up with. This would be an improvement, so I'm speaking from overall, just qualitatively, about that."

Commissioner Schackel-Bordegary said, "I do appreciate all of the comments and the homework and your perspective Ms. Schruben. And, like Commissioner Bemis said, you know best from living there, but a lot of those issues, as Commissioner Harris pointed out, are not the purview of this development here tonight. It raises the awareness of all of us about what is problematic in

the area, but I think the most important goal being met here is affordable housing to residents in Santa Fe. We have a dearth of rental units. I don't know when we've built any rental units recently, certainly of this scale, that aren't huge and far-flung outside on Cerrillos Road. We need this kind of housing. We need it. I need it, my nephew needs it, my mother needs it, it's affordable to us. So that's kind of my strongest statement. Santa Fe needs this kind of housing here. I think I'll stop there. Thank you."

Ms. Baer said, "The Director has provided us a copy of the Development Review Fees, so I can tell you precisely, that for both the General Plan Amendment and for Rezoning, it's \$1,000 for each of those for the first 10 acres. So, if it's under 5 acres, it's \$1,000."

Chair Spray asked Mr. Duty, "Again going back to the ENN on the last page, speaking of the affordable housing discussion that we had, I'm just curious to what happened with this, and I'm going to quote from it. 'A neighbor asked whether there was a way of getting a clientele at a higher class price point, yet still serving the need for affordable housing. Mr. Duty said he would look into that matter'."

Mr. Duty said, "As far as price point is concerned, generally speaking, apartments rent, in Santa Fe, for around \$1.00 to \$1.25 per square foot. So, typically, that would mean a market rental rate for this housing, not affordable, it's market rental rate, would be in the \$850 to \$950 range. We don't know exactly what we'll be able to rent these for, but we're fairly confident this something that's strongly needed within the fabric of the community as a housing type. Something that is between the single family home and these massive apartment complexes that are sprinkled around the outskirts. There has to be something in between. In a large sense, this is a single family housing development with zero lot lines. The units come together and they have exterior space and they're not as large as single family houses, they're more the size of apartments. So we anticipate the rental rate will be in the \$1.00 to \$1.25 per square foot. It may be a little higher, we may be able to get a little higher rents because of the provision of garages. This is also something that is quite unique in Santa Fe in a rental development, and greatly will contribute, we think, to the longevity and happiness of the residents therein."

Mr. Duty continued, "As far as affordable is concerned, Santa Fe Civic Housing Authority probably is the premiere developer of affordable housing in the City of Santa Fe. And being able to develop market units is also a strong synergy to their entire operation. So, a housing project that is market rate will generate, at some point in time, will endow if you will, the Housing Authority with additional revenue, which can be turned in and utilized toward their overall goal of providing affordable housing in Santa Fe, which I think they very ably demonstrate. I don't know how I could characterize the \$850 to \$950, how affordable it is, but in terms of comparison to the types of housing opportunities that are available in Santa Fe, it constitutes a very good deal."

Mr. Romero said, "If I could follow up and clarify a little bit more. What is the value of an affordable unit in Santa Fe. These affordable units, most likely unless we have the ability to place a voucher with this client, these affordable units are probably going to have to rent in the \$600 to \$650 range for a two bedroom, which is a great deal for somebody who needs an affordable unit. So these other market units are going to have to make up for that cost of going to the bank and taking out a loan to build an affordable unit. So, in terms of a value to the City, I believe that creating an affordable unit has a value of probably \$50,000 worth of equity in each individual unit that's place on site."

Mr. Romero continued, "I hope I helped to clarify you statement. I think it's a great deal for the City to have 3 affordable units that are restricted by law sitting on it's books, that can't increase their prices to exclude a 30% or a 40% or a 50% renter in town. The other thing that creates economies of scale.... we're not really sure that we're going to make money on this deal. I don't want anybody to leave this place thinking that there's 'make monies.' But what we're doing, is we are leveraging very affordable units with market units so that we create a sustainable set of units there, so these affordable units can maintain for the long term, by having only 30% of your units there covered with 70% market units. We think it's a better environment."

Commissioner Harris thanked Mr. Romero, commenting he was trying to be able to quantify the value of the waived development fees versus the value of this affordable unit in the market place, and believes Mr. Romero addressed that question.

Chair Spray asked Mr. Romero to talk about the financing.

Mr. Romero said, "Our financing would be, we anticipate and we have a letter of credit with a local bank for the primary mortgage. The Housing Authority stands ready to contribute the cost of the land and we have our own little 'war chest' that can get involved in projects like this. So, the Housing Authority will guarantee the loan even to the bank."

Commissioner Lindell asked Ms. Baer what fees have been suspended that this Commission voted on, for a one year period.

Ms. Baer asked if she is referring to the affordable housing fees, and Commissioner Lindell indicated she is referring to impact fees. Ms. Baer said, "Currently, there are no impact fees for residential until sometime in 2014."

Commissioner Lindell said, "We don't have impact fees anyway, we're just talking about this 'throwing in' the development review fees."

Ms. Baer said this is correct.

Commissioner Lindell said, "I just wanted to bring up that we already had voted, or this body had made a recommendation to the Governing Body on Impact Fees. That's all I have Chair. Thank you."

Ms. Lamboy noted the City also waive fees for water for affordable units.

MOTION: Commissioner Schackel-Bordegary moved, seconded by Commissioner Harris, to recommend to the Governing Body the approval of Case #2013-25, Rancho Siringo Residences General Plan Amendment, with all conditions of approval as recommended by staff.

VOTE: The motion was approved on the following Roll Call vote:

For: Commissioner Bemis, Commissioner Harris, Commissioner Lindell, Commissioner Ortiz, and Commissioner Schackel-Bordegary.

Against: None. [5-0]

2. **CASE #2013-26. RANCHO SIRINGO RESIDENCES REZONING TO R-9. DUTY AND GERMANAS ARCHITECTS, AGENTS FOR SANTA FE CIVIC HOUSING AUTHORITY AND CASAS DE BUENA VENTURA, REQUESTS REZONING OF 3.44± ACRES FROM R-1 (RESIDENTIAL, 1 DWELLING UNIT PER ACRE) TO R-9 (RESIDENTIAL, 9 DWELLING UNITS PER ACRE). THE PROPERTIES ARE LOCATED AT THE SOUTHWEST CORNER OF SIRINGO ROAD AND YUCCA. (HEATHER LAMBOY, CASE MANAGER)**

MOTION: Commissioner Schackel-Bordegary moved, seconded by Commissioner Harris, to recommend to the Governing Body the approval of Case #2013-26, Rancho Siringo Residences Rezoning to R-9, with all conditions of approval as recommended by staff.

VOTE: The motion was approved on the following Roll Call vote:

For: Commissioner Bemis, Commissioner Harris, Commissioner Lindell, Commissioner Ortiz, and Commissioner Schackel-Bordegary.

Against: None. [5-0]

H. STAFF COMMUNICATIONS

Ms. Baer said the State of New Mexico has adopted Legislation requiring that all taxes on property being divided or combined must be paid through the end of the year before a Plat can be recorded with the county. She said the bill was adopted and became effective on April 2, 2013. She said yesterday, May 1, 2013, the City was not able to file a plat with the County without proof that the owner of the property had paid their taxes in full through the end of 2013. She said staff will be meeting with the County tomorrow, and will be discussing the application of this law and some of the problems it may cause, specifically for smaller property owners who probably couldn't pay the taxes.

Ms. Baer said yesterday the City was unable to file lot line adjustment for the same reason. She said staff is going to see how this works out, reiterating it will be a problem for certain people as we move forward. She said they will be warning people that this is the case. The County has also asked the City to add a line on the Plat where the County Treasurer can sign to verify that the taxes have been paid.

Chair Spray asked Ms. Baer to keep the Commission posted.

Commissioner Schackel-Bordegary asked the bill's origin.

Ms. Baer said Director O'Reilly can speak to this.

Mr. O'Reilly said there was some interest in this kind of thing happening by Santa Fe County at one point. He was approached by representatives of Santa Fe County two years ago asking the City not to record these plats. However, he doesn't know if Santa Fe County was the instigator of this legislation. He said it does affect every County in the State, and it is not optional. The County cannot record a plat until taxes have been paid. He noted the bill is SB 406 as amended.

I. MATTERS FROM THE COMMISSION

Commissioner Harris reported on the Summary Committee meeting today. He said there were two cases on the agenda, one of which was postponed. He said the case on Canyon Road was interesting, and there was a good discussion with the neighbors. He said the case took an hour, but we were able to resolve it.

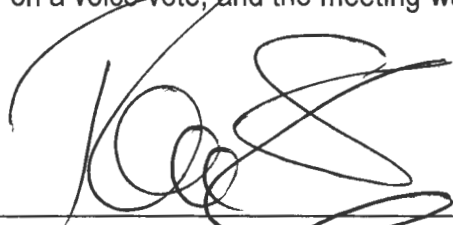
Ms. Baer said the neighbor, Ms. Higgenbotham, was in the office this afternoon and spent another hour with Mr. Lamboy.

J. ADJOURNMENT

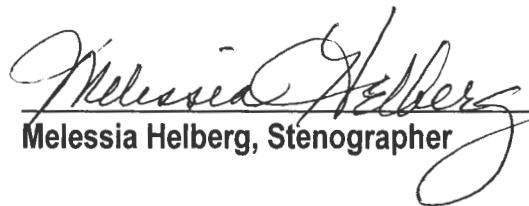
There was no further business to come before the Commission.

MOTION: Commissioner Schackel-Bordegary moved, seconded by Commissioner Bemis, to adjourn the meeting.

VOTE: The motion was approved unanimously on a voice vote, and the meeting was adjourned at approximately 7:15 p.m.



Tom Spray, Chair




Melessia Helberg, Stenographer


City of Santa Fe, New Mexico

memo

DATE: April 16, 2013 for the May 2, 2013 Planning Commission meeting

TO: Planning Commission Members

VIA: Matthew S. O'Reilly, P.E., Director, Land Use Department 
Tamara Baer, ASLA, Planning Manager, Current Planning Division

FROM: Heather L. Lamboy, AICP, Senior Planner, Current Planning Division 

Case #2013-25. Rancho Siringo Residences General Plan Amendment. Duty and Germanas Architects, agents for Santa Fe Civic Housing Authority and Casas de Buena Ventura, requests approval of a General Plan Future Land Use Map Amendment to change the designation of 3.44± acres from Low Density Residential (3 to 7 dwelling units per acre) to Medium Density Residential (7 to 12 dwelling units per acre). The property is located at the southwest corner of Siringo Road and Yucca Street. (Heather Lamboy, Case Manager)

Case #2013-26. Rancho Siringo Residences Rezoning to R-9. Duty and Germanas Architects, agents for Santa Fe Civic Housing Authority and Casas de Buena Ventura, requests rezoning of 3.44± acres from R-1 (Residential, 1 dwelling unit per acre) to R-9 (Residential, 9 dwelling units per acre). The properties are located at the southwest corner of Siringo Road and Yucca Street. (Heather Lamboy, Case Manager)

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL WITH CONDITIONS** as outlined in this report.

The application meets all code criteria for a General Plan Amendment and Rezoning, as discussed below.

Two motions will be required in this case, one for the General Plan Amendment and another for the Rezoning.

II. APPLICATION OVERVIEW

The applicant is requesting a General Plan Amendment from Low Density Residential to Medium Density Residential. Additionally, the applicant is requesting to rezone the property from R-1 (Residential, 1 dwelling unit per acre) to R-9 (Residential, 9 dwelling units per acre) for

Exhibit 1"

the purpose of constructing rental housing. The property is currently vacant and consists of two lots totaling approximately 3.44 acres. The Arroyo de los Pinos traverses the lots in a northeast to southwest direction. The site is surrounded by a variety of uses, including institutional and office to the north (State and City office buildings and the Santa Fe University of Art and Design), a mix of single-family and multi-family residential to the south and west, and educational to the east (Santa Fe High School). It is anticipated that the Higher Learning Center will be constructed in the near future on the campus of the Santa Fe University of Art and Design. The applicant has stated that the target market for this housing is students of the University, teachers at the various schools, and other public sector workers in need of affordable housing.

This site is advantageously located on a transit route, and is close to numerous employment opportunities. In addition, the St. Michael's corridor, provides shopping, employment, and possible future entertainment opportunities for the residents of this development.

The site is already served by water and wastewater, and is easily accessible via existing street infrastructure. Redevelopment of this infill site would make for an efficient use of City resources.

Many of the conditions of approval relate to site development, with will be further analyzed in the Development Plan review process. The applicant has provided a conceptual site plan to the Planning Commission in order that the proposal is better understood and visualized. Site development details will be forthcoming as part of a Development Plan, which must be approved by the Planning Commission.

Early Neighborhood Notification

An Early Neighborhood Notification (ENN) meeting was held on February 13, 2013. Many members of the adjacent neighborhood attended the meeting and expressed concerns about the density, the type of housing, and traffic circulation and impacts, both existing and anticipated. The applicant had originally proposed 30 dwelling units for the two tracts, but after consideration of the comments from the neighborhood, reduced the proposed density to 22 dwelling units. Other design changes were also made in order to try to address neighborhood concerns.

The applicant held a follow-up meeting with the neighborhood on April 8, 2013 in order to present the revised plans. The neighbors asked questions on how the complex would be operated, the location of buildings and design of the site, the sewer line and the impacts the line has had on the neighborhood (past sewer line breaks), and maintenance responsibilities. In general, the neighborhood appreciated that the applicant had decreased the overall density for the site.

III. CHAPTER 14 GENERAL PLAN AMENDMENT CRITERIA

Section 14-3.2 of the Land Development Code establishes approval criteria for general plan amendments. These are addressed below.

Section 14-3.2 (E) (1) Criteria for All Amendments to the General Plan

(1) Criteria for All Amendments to the General Plan

The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:

- (a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;

Applicant Response: *The proposed amendment is consistent with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure. In fact, the gross density of the proposed housing project is slightly less than the General Plan of 7 units per acre. The proposed density of both phases of the project is 22 dwelling units on 3.441 acres for a gross density of 6.39 units per acre. The density of 7 units per acre is exceeded only when the flood plain acreage is excluded from the land area. In that case the density is 22 dwelling units on 2.52 developable acres for a density of 8.7 dwelling units per acre. There is no evidence that the flood plain removal requirement was even considered when the densities proposed in the general plan were set. At any of these densities, the project is consistent with growth projections. In fact, the project site is bordered by projects of greater density. Access is excellent in that two streets provide two access points to the development. This allows safe entries and exits to be provided. The infill nature of the project is positive for allowing housing opportunity in Santa Fe to be offered in such a way as to benefit from existing infrastructure. All necessary utilities, roadways, and traffic controls are currently available at the site.*

Staff Response: *The proposal is consistent with the City of Santa Fe growth projections and makes efficient use of existing infrastructure. Construction jobs will be provided through the development of this project.*

- (b) consistency with other parts of the general plan;

Applicant Response: *The amendment to the General Plan is consistent with other parts of the General Plan. The General Plan calls for multi-family residential in this area and that is precisely what this project is. There is no proposed change of use. In the General Plan, this area is listed as 7 units/acre, which is a higher density than the housing to the south, but is a lower density as the development to the west. The proposed plan is consistent with the General Plan also because it provides a gradation of housing densities from Siringo Road and institutional uses north of Siringo Road to the lower densities to the south.*

Staff Response: *Staff agrees with the applicant.*

- (c) the amendment does not:

- (i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or

Applicant Response: *The amendment does not allow uses or a change that is significantly different from or inconsistent with the prevailing uses in the area. This area is*

entirely residential of varying densities, the General Plan stays with that concept, and this development preserves it. Under no foreseeable circumstances should this property be developed with retail or other intensified use.

Staff Response: *The proposed residential use will not be significantly different from the prevailing residential uses in the area.*

(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or

Applicant Response: *This project does not affect an area less than two acres.*

Staff Response: *The size of the project is $3.44 \pm$ acres, which is greater than two acres.*

(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;

Applicant Response: *This project does not benefit one or a few landowners at the expense of the surrounding landowners or general public. Clearly the benefits of this project are not achieved at the expense of surrounding landowners because the proposed use is consistent with the General Plan based on type of use, and the residential use proposed is in keeping with what the surrounding landowners have built themselves or, as expressed in the ENN meetings, is what they expect to occur on the site.*

Staff Response: *The proposed project is residential, which is comparable and compatible with the surrounding area. The project will be designed in a manner as to mitigate any impacts on surrounding properties. The rental apartments will be operated by a local non-profit agency and will provide affordable housing for working citizens of modest means in the city.*

(d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;

Applicant Response: *The amendment is not required to conform with Subsection 14-3.2(E)(1)(c).*

Staff Response: *The amendment has a public advantage in that more affordable housing opportunities will be provided for the citizens of Santa Fe. The proposed multi-family housing will provide a transition between the busy Siringo Road corridor and the single-family residential neighborhood to the south.*

(e) compliance with extraterritorial zoning ordinances and extraterritorial plans;

Applicant Response: *Compliance with the extraterritorial zoning ordinances and plans is not applicable. This is infill housing in the central area of the city.*

Staff Response: *Not applicable.*

(f) contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety,

morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

Applicant Response: *The project does contribute to the coordinated, adjusted and harmonious development of Santa Fe. The addition of infill multifamily housing is what the General Plan calls for and it is the type of development the neighborhood residents have spoken of preferring in lieu of any other type of intensified usage. As mentioned above in other responses, the project provides a good transition of densities to the neighbors. As infill, the project makes very efficient use of existing infrastructure, and during the development plan submission after the rezoning, all aspects of the project's compatibility with the site will be evaluated.*

Staff Response: *This proposal provides for an efficient use of existing infrastructure on an infill site. If the General Plan Amendment and Rezoning are approved, the Development Plan review process will ensure that the site is compatible with the adjacent properties and the neighborhood.*

- (g) consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

Applicant Response: *The project and the General Plan amendment does conform with other city policies, including land use policies, ordinances, regulations and plans.*

Staff Response: *As mentioned previously, if this project is approved, it will be reviewed once again at the Development Plan stage. This will provide assurance for conformance with all city policies and regulations.*

IV. CHAPTER 14 REZONING CRITERIA

Section 14-3.5 (C) of the Land Development Code sets forth approval criteria for rezoning as follows:

(C) Approval Criteria

- (1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

- (a) one or more of the following conditions exist:
- (i) there was a mistake in the original zoning;

Applicant Response: *Not applicable.*

Staff Response: *No mistake was made in the original zoning for the subject site. After annexation from the County in June 1965, the Siringo Road area has transformed over 50*

years into residential south of Siringo Road, and office and educational to the north. The General Plan anticipates residential uses on this site at a higher density.

- (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or

Applicant Response: Over the years, this area has been a transition between the institutional uses to the north and east and the housing areas to the west. This site has not been utilized, mostly because it is a bit unsuited for single family residential. It has always been a potential multi-family area, and this has only become more clear over the years. To allow retail or service type uses would be a mistake and would downgrade the neighborhood to some degree.

Staff Response: The area first changed with the establishment of the Brunn Army Hospital in April 1943. The hospital was active for only a short time, however, closing by December 1946. Over time, the hospital campus was purchased and became the College of Santa Fe. In the 1970s, suburban residential development further changed the area, and Santa Fe Public Schools constructed a high school and middle school. The proposal provides a good transition between the Siringo Road corridor and the established single-family residential neighborhood to the south.

- (iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

Applicant Response: Allowing the zoning to change to support a reasonable density, and thereby allow multi-family housing would be more advantageous to the community at large and to the neighborhood community for reasons already described.

Staff Response: While the proposal increases the density on the site, it will be comparable to and compatible with other developments in the general vicinity. In addition to the single-family residential development in the area, there are also apartment and townhouse developments which provide for a mix of densities. The Residential-9 zoning district is lower than some of the existing adjacent zoning districts with higher densities (R-21PUD, R-12 are found immediately to the south and west). To the south and east there are single-family properties that are zoned R-5.

- (b) all the rezoning requirements of Chapter 14 have been met;

Applicant Response: The rezoning requirements of Chapter 14 have been met.

Staff Response: No deficiencies to Chapter 14 compliance were identified by the Development Review Team.

- (c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

Applicant Response: The rezoning is consistent with the applicable policies of the General Plan, including the future land use map. The proposed rezoning is consistent with the 7 units/acre designation as in the General Plan. The rezoning required is actually R-9 because the flood plain is not calculated in the zoning. The actual density is 6.39 units per

acre when all the land is counted, but jumps to 8.7 units/acre when the flood plain is not counted. The General Plan calls for multi-family residential on this site and that is what is being proposed. In fact, the property is bordered by higher density housing. This is infill housing which is exactly the use prescribed in the General Plan.

Staff Response: Staff disagrees with the applicant's analysis regarding density. The Land Development Code is clear as to the exclusion of the flood way in the calculation of density, due to the fact that floodway land is not developable. The rationale for this requirement is to limit the impact of adjacent development on the floodway and not cluster higher densities where they could have greater environmental impacts.

Additionally, the existing low density General Plan category typically does not allow enough density to permit multi-family housing. The medium density category is needed in order to permit this project.

Regardless, this request is consistent with the following General Plan Themes:

Quality of Life: Enhance the quality of life of the community and ensure the availability of community services for residents.

Character: Maintain and respect Santa Fe's unique personality, sense of place, and character. The character of the Siringo Road area is mixed; and to provide a variety of housing types is important for the community.

Community-Oriented Development: Orient new development to the community; foster public life, vitality, and community spirit.

Affordable Housing: The General Plan calls for the development of more affordable housing in Santa Fe. Although only 15% of the development will be designated as affordable, the market-rate units will provide more affordable opportunities for working class people or students. The market rental rates for these units will be only slightly higher than the highest levels of affordable units.

- (d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

Applicant Response: The amount of land proposed for the rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of growth in the city. This is achieved in many ways. As infill housing, the project will be built in an area well suited for this type of use and can be developed most efficiently relative to infrastructure. The location within the City is ideal for access to all city services and work sites. Most apartments built in recent years are large, sprawling complexes located some distance from the town centers. This project will be relative small and be well located within the urban fabric.

Staff Response: The proposed redevelopment of the site to allow for medium density residential development provides for an efficient use of City infrastructure. Additionally, the site is in close proximity to major employers, including the City of Santa Fe, State of New

Mexico, Santa Fe Public Schools, and the Santa Fe University of Art and Design, and can be easily accessed via alternate modes of transportation, including pedestrian and bicycle.

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

Applicant Response: *The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.*

Staff Response: *Staff concurs with the applicant.*

- (2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

- (a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

Staff Response: *The use will not significantly change the character of the neighborhood, and will provide a transition between the Siringo Road corridor and the single-family residential development to the south.*

- (b) affect an area of less than two acres, unless adjusting boundaries between districts; or

Staff Response: *The proposed rezoning will affect an area of 3.44 acres, which is greater than two acres.*

- (c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

Staff Response: *This application, although it will benefit one landowner, does not do so at the expense to the surrounding landowners or the general public. Public benefit will be realized from this project through additional affordable housing opportunities in the city.*

(D) Additional Applicant Requirements

- (1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

Staff Response: *The proposed development is accommodated by existing utility infrastructure. Any further development on the property will be required to assess all impacts and make any required improvements to on-site or off-site infrastructure as determined at that time.*

- (2) 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.

Staff Response: *There is no need for additional streets, sidewalks or curbs associated with this rezoning request. When a Development Plan is reviewed, further analysis will be required to determine whether public improvements are necessary.*

VI. CONCLUSION

Based on the analysis above, Staff recommends **APPROVAL WITH CONDITIONS** for the proposed General Plan Amendment and Rezoning.

ATTACHMENTS:

EXHIBIT A: Conditions of Approval

Development Review Team (DRT) Memoranda

1. Conditions of Approval
2. Traffic Engineering Memorandum, John Romero
3. Affordable Housing, Alexandra Ladd
4. City Engineer for Land Use, RB Zaxus
5. Wastewater Division Memorandum, Stan Holland
6. Metropolitan Transportation Organization (MPO), Keith Wilson
7. Fire Department, Reynaldo Gonzales

EXHIBIT B: Maps

1. Future Land Use Map
2. Zoning
3. Aerial

EXHIBIT C: ENN Materials

1. ENN Meeting Notice
2. ENN Responses to Guidelines
3. ENN Meeting Summary 4-13-13

EXHIBIT D: Applicant Submittals

1. Transmittal Letter, Letters of Justification
2. Survey and Site Plans

City of Santa Fe, New Mexico

Exhibit A

**Conditions of Approval
Development Review Team Memoranda**

Rancho Siringo Residences-Conditions of Approval

Planning Commission

Cases #2013-25 and #2013-26 General Plan Amendment to Medium Density Residential and Rezone to R-9

Conditions	Department	Staff																
<p>Traffic Engineering:</p> <ol style="list-style-type: none">Future improvements at the intersection of Siringo Road and Yucca Street may result in restricting the access from Rancho Siringo Dr. to a Right-In/ Right-Out onto Yucca Street. The Developer shall by acceptance of the City of Santa Fe approvals of the requested rezoning acknowledge and concur with the above mentioned potential access restrictions.The Developer shall provide a sidewalk along the western boundary of Tract A, (on the east side of Rancho Siringo Road)..	Traffic Engineering	John Romero																
<p>Affordable Housing:</p> <ol style="list-style-type: none">The proposal is subject to the Santa Fe Homes Program (SFHP), which requires 15% of all new units be made available for income-qualified renters (Section 26-1.23).Affordable units shall be identical in size, unit type, and structural design as the market-rate units.The developer shall provide 4 affordable units, three as part of Phase 1 and one as part of Phase 2.The rent and distribution of unit types will be as follows: <table><tr><th><i>Income Range</i></th><th><i>Studio/1 Bedroom</i></th><th><i>2 Bedrooms</i></th><th><i># of Units</i></th></tr><tr><td>1</td><td>\$345</td><td>\$395</td><td>2</td></tr><tr><td>2</td><td>\$575</td><td>\$655</td><td>1</td></tr><tr><td>3</td><td>\$745</td><td>\$850</td><td>1</td></tr></table>	<i>Income Range</i>	<i>Studio/1 Bedroom</i>	<i>2 Bedrooms</i>	<i># of Units</i>	1	\$345	\$395	2	2	\$575	\$655	1	3	\$745	\$850	1	Affordable Housing	Alexandra Ladd
<i>Income Range</i>	<i>Studio/1 Bedroom</i>	<i>2 Bedrooms</i>	<i># of Units</i>															
1	\$345	\$395	2															
2	\$575	\$655	1															
3	\$745	\$850	1															
<p>Wastewater Division:</p> <ol style="list-style-type: none">There is an encroachment of a proposed building into the existing sewer easement on the west portion of the development.The older 15 foot wide sewer easement easements shall be increased to the current 20 foot minimum width.Access to the existing on-site sewer manholes need to be provided	Wastewater Division	Stan Holland																
<p>City Engineer for Land Use:</p> <ol style="list-style-type: none">All Terrain Management and Floodplain requirements shall be met.Because FEMA regulations and the City floodplain ordinance regulate development only with regard to the 1% floodplain, the 0.2% floodplain should be omitted for clarity from future drawings.	Technical Review	Risana "RB" Zaxus																
<p>Fire Department:</p> <ol style="list-style-type: none">All development on the site shall comply with the currently adopted International Fire Code (IFC).Any development shall meet water supply requirements prior to construction.The site shall provide turn around for fire apparatus consistent with the requirements of the IFC, 2009 edition, or provide two emergency access points.The access road for the site shall be a minimum of 20 feet wide for Fire Department access.There shall be a maximum 150-foot distance to all portions of the buildings.	Fire Department	Reynaldo Gonzales																

City of Santa Fe, New Mexico

memo

DATE: April 5, 2013

TO: Heather Lamboy, Planning and Land Use Department

VIA: John Romero, Traffic Engineering Division Director *JR*

FROM: Sandra Kassens, Traffic Engineering Division *SK*

SUBJECT: Rancho Siringo Residences General Plan Amendment (Case 2013-25); Rancho Siringo Residences Rezone to R-9. (Case 2013-26)

ISSUE

Duty and Germanas Architects, agents for Santa Fe Civic Housing Authority and Casas de Buena Ventura, requests approval of a General Plan Future Land Use Map Amendment to change the designation of 3.44± acres from Low Density Residential (3 to 7 dwelling units per acre) to Medium Density Residential (7 to 12 dwelling units per acre). In addition, they request rezoning of 3.44± acres from R-1 (Residential 1 swelling unit per acre) to R-9 (Residential, 9 swelling units per acre). The property is located at the southwest corner of Siringo Road and Yucca Street.

RECOMMENDED ACTION:

Review comments are based on submittals received on March 27, 2013. The comments below should be considered as Conditions of Approval to be addressed prior to final approval unless otherwise noted:

1. The proposed development of twenty-two (22) single story apartments will generate 16 vehicle trips ends during the morning peak hour and 18 trip ends during the afternoon peak hour of the adjacent street¹. This will result in less than ¼ of a percent (0.34%) increase in traffic on Yucca Street and less than ¼ of a percent (0.14%) increase in traffic on Siringo Road². Due to the minimal impact on the surrounding roadway network, the Developer is not required to provide a traffic study.
2. Future improvements at the intersection of Siringo Road and Yucca Street may result in restricting the access from Rancho Siringo Dr. to a Right-In/ Right-Out onto Yucca Street. The Developer shall by acceptance of the City of Santa Fe approvals of the requested rezoning acknowledge and concur with the above mentioned potential access restrictions.
3. The Developer shall provide a sidewalk along the western boundary of Tract A, (on the east side of Rancho Siringo Road).

If you have any questions or need any more information, feel free to contact me at 955-6697. Thank you.

¹ Per ITE Trip Generation, 8th Ed.; land use code 221; Low-Rise Apartments.


² Traffic Volumes from the 2011 Santa Fe AADT Volume Map.

City of Santa Fe, New Mexico

memo

DATE: April 11, 2013

TO: Heather Lamboy
Land Use Planner

FROM: Alexandra Ladd 
Housing Special Projects Manager

RE: Applicability of SFHP requirements to the proposed "Rancho Siringo" rental project

As a proposed rental project, "Rancho Siringo" is subject to the Santa Fe Homes Program (SFHP) which requires that 15% of all new units proposed for construction in a rental project are made available to income-qualified renters (Section 26-1.23). SFHP also provides procedures for the marketing, leasing and occupancy of SFHP rental units and regulates size, unit type and structural requirements. Because the market units proposed for "Rancho Siringo" are smaller than the sizes mandated in the City's ordinance, the developer will not be held to the ordinance standard, but rather will be required to make the affordable units identical to the market rate units.

According to the program, the following formula is used to determine the rental unit requirement: $14 \text{ units} \times 15\% = 3.3 \text{ units}$. The developer is offering to round up the requirement to four units – three provided in the first phase and one provided in the second – in exchange for waived development review fees. For the four units that are rented affordably, utility hook up fees and permit fees are waived, as per the SFHP procedures.

The rents and distribution of unit types will be as follows, with the exact unit distribution to be determined upon lease-up:

<i>Income Range</i>	<i>Studio/1 Bedroom</i>	<i>2 Bedrooms</i>	<i># of Units</i>
1	\$345	\$395	2
2	\$575	\$655	1
3	\$745	\$850	1

ACTION REQUIRED:
For your information.

City of Santa Fe, New Mexico

memo

DATE: April 8, 2013

TO: Heather Lamboy, Case Manager

FROM: Risana B "RB" Zaxus, PE
City Engineer for Land Use Department

RE: Cases # 2013-25 and # 2013-26
Rancho Siringo Residences General Plan Amendment
And Rezoning to R-9

I have no review comments on this General Plan Amendment and Rezoning.

If the project moves forward, all Terrain Management and Floodplain requirements shall be met.

As a side note, because FEMA regulations and the City floodplain ordinance regulate development only with regard to the 1% floodplain, the 0.2% floodplain can be omitted for clarity from future drawings.

City of Santa Fe, New Mexico

memo

DATE: April 1, 2013
TO: Heather Lamboy, Case Manager
FROM: Stan Holland, Engineer, Wastewater Division
SUBJECT: Case #2013-25 & 26 Rancho Siringo Residences Rezoning to R-9

The Wastewater Division has no objection to the Rezoning and General Plan Amendment for this project.

Additional Comments:

1. There appears to be an encroachment of a proposed building into the existing sewer easement on the west portion of the development.
2. The Wastewater Division typically request increasing the older 15 foot wide sewer easement easements to the current 20 foot minimum width.
3. Access to the existing on-site sewer manholes will need to be provided.

LAMBOY, HEATHER L.

From: WILSON, KEITH P.
Sent: Sunday, April 07, 2013 1:45 PM
To: LAMBOY, HEATHER L.; MARTINEZ, ERIC B.
Cc: BAER, TAMARA
Subject: RE: Rancho Siringo Residences

Hi Heather:

The MPO's Bicycle Master Plan shows sections of the Arroyo Pinos Trails from Fifth St over to the NE Corner of Siringo and Yucca (phase B) and then from Herb Martinez Park to Richards (Phase B) and finally from Richards to Camino de los Arroyos (Phase C). We show no alignment from the SW corner of Siringo/Yucca to Herb Martinez (Camino Carlos Rey). This segment was assessed by our consultant and not included because it was deemed not feasible due to the narrowness of the space between the existing residences from Ranchos Siringo to Camino Carlos Rey and therefore from a transportation standpoint using the on-road route along Siringo (recommended striping bike lanes in BMP) to Carlos Rey was deemed a better solution..

Let me know if you need additional information.

Keith P. Wilson
MPO Senior Planner
Santa Fe Metropolitan Planning Organization
P.O. Box 909
Santa Fe, NM 87504-0909
Phone: 505-955-6706
Fax: 505-955-6332
kpwilson@santafenm.gov

Please Visit Our Website at: www.santafemppo.org



Find Us on Facebook

From: LAMBOY, HEATHER L.
Sent: Friday, April 05, 2013 4:15 PM
To: MARTINEZ, ERIC B.; WILSON, KEITH P.
Cc: BAER, TAMARA (tbaer@ci.santa-fe,nm.us)
Subject: Rancho Siringo Residences

Hi Eric & Keith:

On Monday evening a neighborhood meeting is scheduled to discuss this project. This application was submitted on March 25 and distributed at the March 27 DRT meeting. This project has been somewhat controversial with the neighborhood.

Tamara and I would like to know what the current plans are for the Los Pinos trail. According to GIS, this site is bisected by the proposed trail. It would be good to have that information for the upcoming meeting, and to let the applicant know how best to plan for that trail.

We look forward to hearing from you. Thank you!

Heather L. Lamboy, AICP

City of Santa Fe, New Mexico

Exhibit B

Maps



Case #2013-25 and 2013-26 Rancho Siringo Residences Future Land Use Map





Case #2013-25 and 2013-26: Rancho Siringo Residences Zoning Map





Case #2013-25 and 2013-26. Rancho Siringo Residences Aerial



420 210 0 420 Feet

City of Santa Fe, New Mexico

Exhibit C

**Early Neighborhood Notification (ENN)
Meeting Materials**



City of Santa Fe Land Use Department Early Neighborhood Notification Meeting Notes

<i>Project Name</i>	Rancho Siringo Residences
<i>Project Location</i>	Rancho Siringo Road and Rancho Siringo Drive
<i>Project Description</i>	General Plan Amendment from Low Density Residential to Medium Density Residential Rezone from R-1 to R-12
<i>Applicant / Owner</i>	Santa Fe Civic Housing Authority/Forrest Thomas
<i>Agent</i>	Mike Duty, Duty & Germanas Architects
<i>Pre-App Meeting Date</i>	
<i>ENN Meeting Date</i>	February 13, 2013
<i>ENN Meeting Location</i>	LaFarge Library
<i>Application Type</i>	General Plan Amendment & Rezoning
<i>Land Use Staff</i>	Heather Lamboy, AICP
<i>Other Staff</i>	
<i>Attendance</i>	Applicant, Staff, Ed Romero of Santa Fe Civic Housing Authority, 19 members of the public

Notes/Comments:

Ms. Lamboy began the meeting by explaining the Early Neighborhood Notification (ENN) meeting purpose and stating that a meeting summary would be produced for the Planning Commission packet. She emphasized the importance of input from the neighborhood regarding the proposal, and offered her contact information in case those present would like to contact her outside of the ENN. She then introduced Mike Duty of Duty and Germanas Architects, who is representing the applicant.

Mr. Duty began by explaining the nature of the project – requesting to build 20 1- and 2-bedroom apartment units on Tract A and 10 1- and 2-bedroom units on Tract B. He stated that currently the land is owned by Forrest Thomas, who owns the St. Michael's West development. The proposed housing would be divided by a large open space which is the floodplain for the Arroyo de los Pinos. Mr. Duty explained that it is not possible to build in the floodplain.

Mr. Duty explained that the proposed units would be one-story. In the first phase of 20 units, 16 of the units would be 2-bedroom, and 4 of the units would be one-bedroom. The 2 bedroom units would be approximately 850 square feet in size.

Mr. Duty stated that the current zoning for both Tracts A and B is R-1 (Residential, 1 dwelling unit per acre). He commented that the surrounding zoning districts include R-21, R-12, R-5 and R-3. He stated that no commercial development is proposed. Mr. Duty explained that in addition to the zone change request, he would be requesting an amendment to the General Plan. Currently the property is designated Low Density Residential (3-7 dwelling units per acre), and the request would be to change it to Medium Density Residential (7-12 Dwelling Units per acre). Mr. Duty explained that he was applying for the April Planning Commission meeting.

Mr. Duty stated that vehicular access to the project would be either via Rancho Siringo Road or Rancho Siringo Drive, depending on the tract. He commented that to date, the Traffic Engineering Division has not requested a traffic analysis for this development. Mr. Duty stated that each unit would at least have 2 parking spaces available.

Finally, Mr. Duty closed his presentation by stating that not all of the units would be considered affordable, but some of them would be rented at a market rate. He commented that the minimum number of affordable units for Tract A is 4 out of the 20, and Tract B is 2 out of the 10.

In response to a question, Ed Romero, of the Santa Fe Civic Housing Authority, listed the properties that are managed by his organization. They include properties in Las Acequias, at the corner of Alta Vista and Luisa, Camino Consuelo, Cerro Gordo Road, and 8 duplexes in Casa Solana. He stated that his organization manages properties in Santa Fe, Espanola, Bernallilo, Los Alamos, and Mora.

Mr. Romero stated that like at Villa Alegre (the most recently completed Housing Authority project), his organization prefers to build at least at the LEED (Leadership in Energy and Environmental Design) Platinum level, with net-zero waste. He commented that the proposed development will be a mixed-income site, and that for the market units, the Housing Authority is hoping to appeal to teachers and students at the Santa Fe University of Art and Design (SFUAD) and the Higher Education Center.

Mr. Duty commented that this proposal is attractive because it is infill – it is within walking distance to services and public transportation.

Ms. Lamboy explained the public hearing process for a General Plan Amendment and Rezoning. She stated that two public hearings would be required – one before the Planning Commission, at which the Commission makes a recommendation to the City Council, and a City Council public hearing where the final decision is made.

A neighbor asked how the proposed density was derived. Mr. Duty responded that a minimum number of units would be required to make the project financially feasible. He stated that he felt it important to keep the units one story rather than two stories so as to not block anyone's views. He stated that they were trying to find a middle ground – to build enough units to make the project profitable, but to be sensitive to the neighborhood.

A neighbor asked why those tracts have R-1 zoning currently. Mr. Duty responded that policy guidance regarding densities in the city is provided in the General Plan, which in this case calls for 3-7 dwelling units per acre. He stated that the City does not rezone property, it is up to the property owner to request property to be rezoned. The R-1 zoning category is left over from when this property was largely rural in character.

A neighbor asked who was developing the property. Mr. Duty responded that it was a partnership with the Santa Fe Civic Housing Authority and Casas de Buena Ventura. The prices would vary for the units, based on whether they are affordable or not. The market units would be rented for approximately \$1/square foot, or \$850 in the case of the two-bedroom units.

A neighbor pointed out that the lots do not have all the necessary water and sewer infrastructure. Mr. Duty responded that they may have to make line extensions in order to get service, and that expense would be paid for by the developer.

The neighbors then expressed concern regarding the traffic on Rancho Siringo Road, Rancho Siringo Street, and access to Siringo Road and Yucca Street. They stated that there is a lot of cut-through traffic, and a lot of student-related parking on their street during the school day. The neighbors commented that it is difficult to access Siringo and Yucca Road during the morning and evening commutes because of the school traffic (Santa Fe High and Nava Elementary) and commuter traffic.

A neighbor commented about the increased crime in the 2400 block of Rancho Siringo Drive. He stated that there have been 4 deaths in the apartment complex, in addition to regular shootings, beatings, drug activity and gang activity. House burglary is common in the neighborhood.

Mr. Duty pointed out that the Santa Fe Civic Housing Authority has a good track record on the prevention of crime. He stated that good management has a huge positive impact on the stability of a neighborhood.

A neighbor asked whether there would be any compromise in the number of units being proposed. Mr. Romero responded that there are economies of scale and the project must be financially feasible. He stated that the smaller the project is, the less ability there would be to pay for it and sustain a certain high quality maintenance level. A neighbor asked whether this could be dedicated senior housing, and Mr.

Romero responded that even more density would be required to support senior housing.

A neighbor asked whether the number of people per unit is limited. Mr. Romero stated that state law prohibits dictating how many people can live in an apartment, but within reason, the Authority can limit those residing in the units to those listed on the lease. Visitors are allowed for a total of 5-8 days per year.

A suggestion was made to increase the traffic calming in the neighborhood to help mitigate the impact. The neighbor also emphasized the importance of a traffic study in this case because of the unique circumstances in the neighborhood, with the 2 schools, the Santa Fe University of Art and Design, and the Higher Education Learning Center. Mr. Duty and a neighbor pointed out that recently money had been dedicated to study the traffic impacts of the Higher Education Learning Center, which is expected to have 500 students and 200-250 staff between the hours of 8am to 10pm. The neighbor suggested the addition of speed humps on Rancho Siringo Road and Rancho Siringo Drive to discourage cut-through traffic on those roads.

A neighbor pointed out that the access to Santa Fe University of Art and Design via Siringo Road will be impacted due to the expected SFCC Higher Education Center. Mr. Duty responded that Siringo Road may be expanded based on the needs to accommodate the Higher Learning Center.

A neighbor pointed out how the pocket park in the existing neighborhood is overstressed and has a lot of use. She asked whether the proposed development would have open space and play space for children. Mr. Duty responded that the floodplain area would act as open space and that it was likely that a tot lot would be developed to serve the sites.

There was some discussion on how density is calculated, and Mr. Duty clarified on how the floodplain is subtracted from the overall size of the site to calculate density. The density is based on the developable areas, not the floodplain areas. Mr. Duty pointed out that taken as a whole, the actual density for the site would be 6.45 dwelling units/acre...but since the city only counts developable land for density, the density without the floodplain on site is 11 units per acre.

A neighbor asked whether the area of the floodplain reflect the most recent FEMA updates? Mr. Duty responded that it does. The neighbor asked whether rainwater detention will be on site, and Mr. Duty responded that the detention will be broken up across the site.

A neighbor asked about the potential for building a retaining wall on the project site, and how that may impact the retaining walls on the other side of the arroyo. Mr. Duty said that would be studied with the development review process.

A neighbor commented that they felt the proposal could make the neighborhood more dangerous through the lack of ownership in these units. Mr. Duty referred the group to the reputation and record that the Santa Fe Civic Housing Authority has with the Villa Alegre project on West Alameda and stated that the same standards would apply for this site. He stated that the construction of the project would be high-quality and the intent is to enhance the neighborhood rather than detract.

A neighbor asked about the required setback from the edge of the arroyo. Mr. Duty responded that he thought it was 12 feet, but he would have to get confirmation from the City Engineer before confirming the setback.

A neighbor commented that the preference is for a lower density than that which is proposed. A neighbor asked whether solar would be used for the development, and Mr. Duty responded that the energy for the homes would be electric heating and cooling.

A neighbor expressed concern for the size of the units, commenting that the 1-and 2-bedroom units are small as a living space for families. She asked whether there was any compromise on the total number of units, and the possibility of integrating larger units to accommodate families, which tend to be more stable as tenants.

Mr. Duty responded that he was not here to negotiate; rather he was here to listen and put together the best project possible.

A neighbor pointed out that they were willing to compromise by having this project in the neighborhood, but were just asking for some refinements that might make it more compatible with the neighborhood.

A neighbor recalled the General Plan process from 1999, and commented that 5-7 dwelling units per acre seems to be what is appropriate for the neighborhood. A comment was made that the neighborhood was in favor of residential, not commercial, but concerned about the traffic and other impacts the potential number of units could have.

A neighbor asked whether there was a way of getting a clientele at a higher price point yet still serving the need for affordable housing. Mr. Duty said he would look into that matter.

The meeting concluded at approximately 7:45pm.



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

Project Name: Casas de Buena Ventura, Rancho Siringo

Meeting Date: February 13, 2013

Meeting Place: LaFarge Library

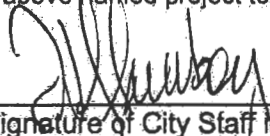
Meeting Time: 5:30 pm

Applicant or Representative Check Box below

↓		Name	Address	Email
<input type="checkbox"/>	1	ANNE BURTON	1989 SIRINGO ROAD	jack.anneburton@gmail.com
<input type="checkbox"/>	2	Diane F. Martinez	1993 Siringo Road	Diane.Martinez21@state.nm.nv
<input type="checkbox"/>	3	BREAN SCHULTZ	1997 SIRINGO RD.	BSCHULTZ@SPRINGNEWMEXICO.COM
<input type="checkbox"/>	4	DAVID BOLOTIN	2604 PLAMSA DRIVE	dbolotin@cybermesa.com
<input type="checkbox"/>	5	F. HUNTER	2111 LOS PINOS	
<input type="checkbox"/>	6	Jonathan Hunter	2111 Los Pinos	hunterinspired@gmail.com
<input type="checkbox"/>	7	Mella Hunter	" "	email.mella@gmail.com
<input type="checkbox"/>	8	ERIC BIDEN	2504 RANCHO SILINGO RD.	BIDENANERIC@YAHOO.COM
<input type="checkbox"/>	9	ROBERT H. DURAN	2505 SIRINGO LA.	
<input type="checkbox"/>	10	John W. Murphy	2502 Alamosa Plce	firstlightconsulting@gmail.com
<input type="checkbox"/>	11	Mary E. Schruben	2119 Rancho Sango Rd	-
<input type="checkbox"/>	12	Kristine Schell Murphy	2502 Alamosa Place	Kris.murphy@gmail.com

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

Heather L. Lamboy, AICP
Printed Name of City Staff in Attendance


Signature of City Staff in Attendance

2/13/13
Date

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



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

Project Name: Casas de Buena Ventura, Rancho Siringo

Meeting Date: February 13, 2013

Meeting Place: LaFarge Library

Meeting Time: 5:30 pm

Applicant or Representative Check Box below

↓	Name	Address	Email
<input type="checkbox"/>	1 LERAE FREILICH	2337 CAM PINTORES ST SW	
<input type="checkbox"/>	2 RON BYSEE	2503 RANCHO DRIVE S.W.	
<input type="checkbox"/>	3 BONNIE BYSEE	2503 RANCHO Siringo Drive	
<input type="checkbox"/>	4 JOE J. ANAYA	2109 LOS PINOS CRT.	
<input type="checkbox"/>	5 EDDIE GEORGE	2520 RANCHO Siringo CT	
<input type="checkbox"/>	6 MEDA EMMA ROYBAL	2205 RANCHO Siringo Rd	
<input type="checkbox"/>	7 PATRICK VARELA	2505 RANCHO Siringo Drive	patrickvarela@santafe.nm.gov
<input type="checkbox"/>	8		
<input type="checkbox"/>	9		
<input type="checkbox"/>	10		
<input type="checkbox"/>	11		
<input type="checkbox"/>	12		

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

Heather L. Lamboy, AICP
Printed Name of City Staff in Attendance


Signature of City Staff in Attendance

2/13/13
Date

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

EARLY NEIGHBORHOOD NOTIFICATION MEETING

January 28, 2013

Casas de Buena Ventura in conjunction with the Santa Fe Civic Housing Authority is seeking approval for two infill housing projects located on Rancho Siringo Rd. and Rancho Siringo Dr. The Rancho Siringo Rd. development is comprised of 20 single story rental units built by Casas de Buena Ventura and managed by the Santa Fe Civic Housing Authority. The Rancho Siringo Dr. development is comprised of 10 single story rental units which will also be built and managed in the same way. The 20 unit development will be built as a first phase, and the 10 unit development will be built as a second phase.

Both developments require a zoning change from the current R-1 Residential, (1 dwelling unit per acre) zone to an R-12 zone (Residential, 12 dwelling units per acre) zone. The surrounding property varies in zoning from R-5 through R-21. Each project will require a General Plan Amendment from R-7 Residential Low Density (3 to 7 dwelling units per acre) to the R12 Residential Medium Density (7-12 dwelling units per acre).

Time of ENN Meeting: 5:30 PM
Date: Wednesday, February 13, 2013
Location: Oliver LaFarge Library, Community Room
1730 Llano Street
Santa Fe, New Mexico 87505

Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to community input.

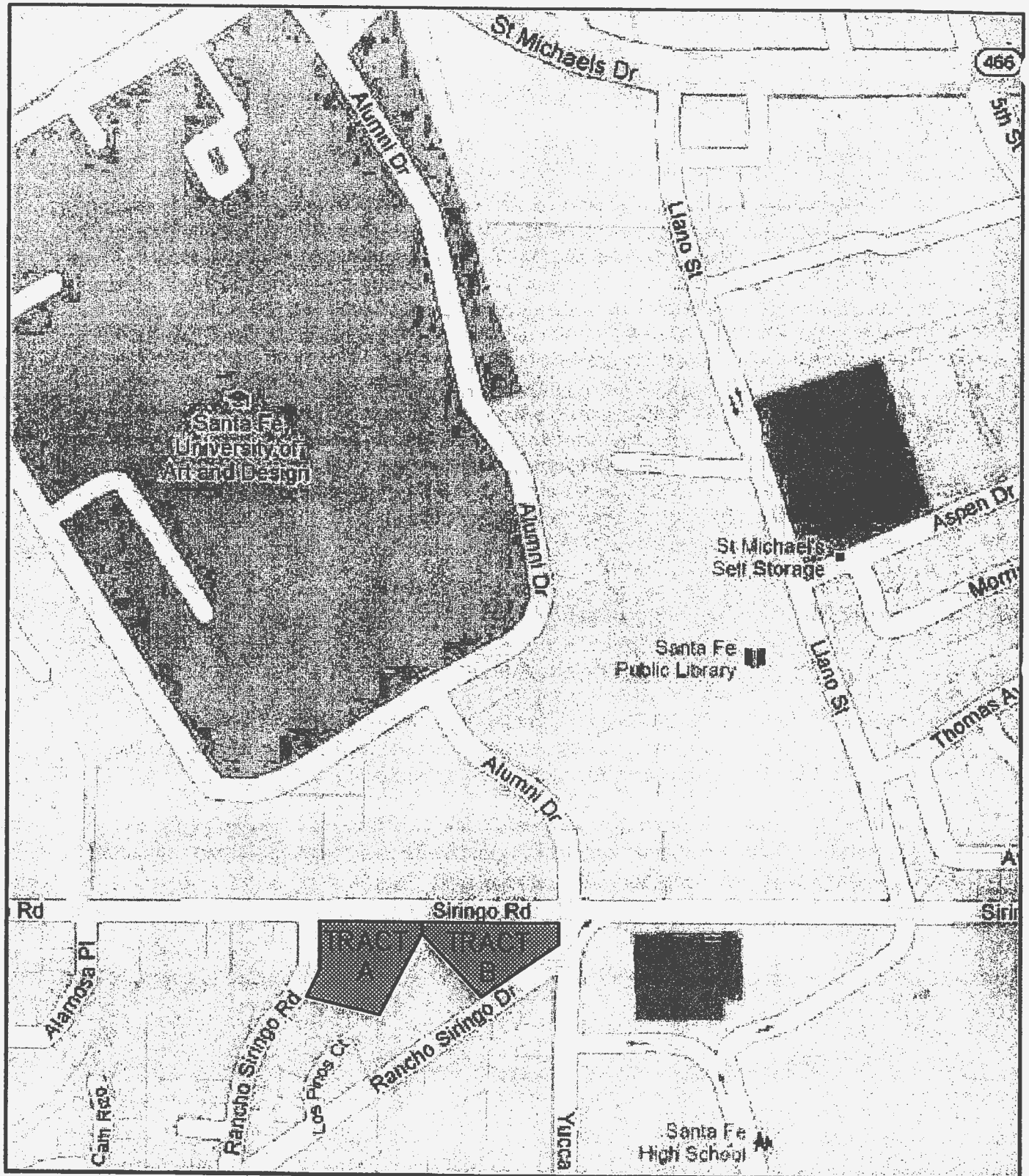
Attached, please find a vicinity map and proposed site plan. If you have any questions or comments, please contact Michael Duty at Duty and Germanas Architects, telephone number 505 989 8882 or at email dgarchitects@qwestoffice.net.

Sincerely,



O. Michael Duty

Attachments:
Vicinity map
Site Plan



VICINITY MAP

SCALE: NOT TO SCALE



A CERTAIN TRACT OF LAND LYING AND BEING SITUATE WITHIN SECTION 3, T.16 N., R.9 E., N.M.P.M., WITHIN THE CITY OF SANTA FE, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

A CERTAIN TRACT OF LAND LYING AND BEING SITUATE WITHIN SECTION 3, T.16 N., R.9 E., N.M.P.M., WITHIN THE CITY OF SANTA FE, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

BEGINS AT THE N^W CORNER OF THE TRACT, A S. & W. CORNER
REAR SET ON THE NORTHERLY R/W OF SHIMMO ROAD, FROM WHENCE THE CT
OF SANTA FE SMITH/ SEVEN HAWKSHOLMS, No. 11612 BEARS THE FOLLOWING CO
AND DISTANCE, BEB: Y00'0" 15.30 FEET TO CALCULATED POINT; THENCE
N04°05'48" E 137.17 FEET, THENCE FROM THE POINT AND PLACE OF BEGINNING.

WHITFOOT'S 178.00 FEET TO A S. & B. CALCULATED POINT; THENCE,
30.77 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET,
A DELTA OF 80°00'22" TO A CALCULATED POINT; THENCE LEAVING SAID S/W 1/4
ALONG THE WESTERY 8/4 OF YUCCA STREET,
80°00'34"E 8.00 FEET TO A S. & B. CAPPED REBAR SET; THENCE LEAVING
30.77 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AN
DELTA OF 80°00'22" TO A S. & B. CAPPED REBAR SET; THENCE,
80°00'07"W 178.00 FEET TO A S. & B. CAPPED REBAR SET; THENCE,
W48°29'15" 100.40 FEET TO THE POINT AND ANGLE OF BEGINNING.

CONTAINING 0.116 ACRES MORE OR LESS ON 4000 SQUARE FEET.

AN 11 FOOT SIDEWALK AND SLOPE EMBANKMENT, LYING AND BEING SITUATE WITHIN SECTION 3, T. 18 N., R. 9 E., N.M.P.M., WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY MEYER AND BOARDS, AS FOLLOWS:

BEGINNING AT A CALCULATED POINT, ON THE SOUTHERLY R/W OF SPRING ROAD, FROM WHENCE THE CITY OF SANTA FE BATTERY BOWER MONUMENT IS 1.6112 BEARS THE FOLLOWING COURSES AND DISTANCES, S84°07'21"E, 101.83 FEET TO A CALCULATED POINT AND THENCE, N54°05'12"E, 127.27 FEET, THENCE, FROM SAID POINT AND PLACE OF BEGINNING, ALONG SAID R/W.

[illegible]

KNOW ALL PERSONS BY THESE PRESENTS

THAT THE UNDERSIGNED OWNERS AND PROPRIETORS HAVE CAUSED TO BE RE-POPULATED THE LANCES AS SHOWN HEREON LYING AND BEING SITUATE WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO, ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, THEIR LAWFUL AGENTS AND ATTORNEYS AND PLACING UNDER THE JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO, THE MAINTENANCE OF THE SIDEWALK AND SLOPE, LAWN AND BERM AREAS AS SHOWN HEREON, AND THE CITY OF SANTA FE, NEW MEXICO, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALK AND SLOPE, LAWN AND BERM AREAS AS SHOWN HEREON AS AREA I TO THE CITY OF SANTA FE FOR PUBLIC PURPOSES.

Robert A. Fisher March 8, 1968
 ROBERT A. FISHER DATE

Melvin M. Simons March 8 1943

ATTEST BY NOTARY PUBLIC DATE COMMISSION EXPIRES

Arthur Fisher

ANDREA FISHER DATE

ATTEST BY ROTARY PUBLIC March 8, 1943 DATE 2-5-75 COMMISSION EXPIRES

REVIEWED BY THE CITY OF SANTA FE

DEPUTY CITY ATTORNEY
Dianne DeLayo 4/21/13
DIANNE De LAYO DEPUTY CITY ATTORNEY DATE

COUNTY CLERK SEAL 806279

COUNTY OF SAN JUAN
STATE OF NEW MEXICO
I hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of the County Clerk of San Juan County, New Mexico, and the date of recording is this 10th day of July, 1934.

WITNESSE MY HAND AND SEAL OF OFFICE

June 8, 1966
Christina Davis
Santa Fe County, N.M.

Disputes

	PLAT OF SURVEY PREPARED FOR
--	-----------------------------

ROBERT A. & ANDREA FISHER
TRACT A, AND TRACT B
CITY OF SANTA FE, FOR A PORTION OF

THE [redacted] AT SIRENDO ROAD AND YUCCA STREET
City of Santa Fe, New Mexico

SCALE	DATE	DRAWN BY	CHECKED BY
1"=100'	DEC 1983	J.L.	R.C.

WFO	FEB. 1993	J.L.W.	R.L.S.
-----	-----------	--------	--------

BEARINGS BASED ON A PLAT OF SURVEY TITLED, "LOT LINE ADJUSTMENT PLAT FOR ROBERT ALLAN FISHER AND ANDREA FISHER," BY RICHARD E. SMITH. N.M.P.S. No 5837, DATED 04/23/81.

- INDICATES POINT FOUND AND USED, AS NOTED.
 - INDICATES SMITH AND WILLIAMSON CAPPED REBAR SET.
 - INDICATES CALCULATED POINT.
 - ◇ INDICATES FIRE HYDRANT.
 - INDICATES CITY OF SANTA FE SEWER MANHOLE.
 - ▨ INDICATES LAND TO BE DEDICATED TO THE CITY OF SANTA FE, UPON APPROVAL OF THE STATE.
- TO BE DEDICATED FOR PUBLIC RIGHT OF WAY ONLY.

THIS PLAN IS PREPARED PURSUANT TO A SETTLEMENT AGREEMENT EXECUTED BY THE CITY OF SANTA FE AND ROBERT ALAN FISHER AND ANDREA FISHER ON AUGUST 28, 1991 IN CAUSE NO. SF 87-79(6). THIS PLAN ADJUSTS AND VALIDATES THE NORTHERN BOUNDARY LINES OF TRACTS A & B WHICH WERE PREVIOUSLY ESTABLISHED BY THAT CERTAIN CERTIFICATE FILED OF RECORD WITH THE SANTA FE COUNTY CLERK ON MAY 21, 1986. IN BOOK 551, PAGES 644-650 OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO, DESIGNATES THAT AREA SHOWN FOR PUBLIC RIGHT-OF-WAY AND DEPICTS A SIDEWALK AND SLOPE EASEMENT.

I HEREBY CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL, AND THAT THE DATA SHOWN HEREON ARE TRUE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

Richard E. Smith 2/10/92
RICHARD E. SMITH NMPLS No. 5837 DATE

(continued)

NOTE:
THE APPROXIMATE LOCATION OF
FEMA FLOOD HAZARD ZONE LINES
WERE NOT PART OF ORIGINAL SURVEY.
THE APPROXIMATE LOCATION OF FEMA
FLOOD HAZARD AREAS WERE ADDED AFTER
RECORDATION OF SURVEY AND WERE
TRACED FROM FEMA OVERLAYS.

TRACT A

A CERTAIN TRACT OF LAND LYING AND BEING SITUATE WITHIN SECTION 3,
T.16 N., R.8 E., R.14 P.M., WITHIN THE CITY OF SANTA FE, NEW
MEXICO, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

BEGINNING AT THE SOUTHWESTERN CORNER OF THE TRACT A S. & W.
CAPPED SEWER SET ON THE EASTERLY R/W OF RANCHO SPRING ROAD FROM
THENCE THE CITY OF SANTA FE SANITARY SEWER MANHOLE No. 10-0 SOUTHWEST
SECTION 16 T.16 N. R.14 E. 100.84 FEET, THENCE FROM THE POINT AND PLACE OF
BEGINNING

K9279-27E 81.65 FEET TO A 1/4" N. REBAR POLYMER THINCE.
K9279-28E 142.65 FEET TO A 1/4" N. CAPPED REBAR POLYMER THINCE.
K9279-29E 15.00 FEET TO A S.W. CAPPED REBAR SET THINCE.
LEWIS AND R. AND ALONG THE SOUTHERLY R/W OF BRINGING ROAD,
3617 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00
FEET. HELIX OF 180 DEGREES. TOTAL STATION 1143200.00, 368.3
FEET TO A 1/4" N. CAPPED REBAR POLYMER THINCE.
K9279-30E 319.80 FEET TO A 1/4" N. REBAR SET THINCE.
K9279-31E 40.08 FEET TO A 1/4" N. POLYMER THINCE.
K9279-32E 171.65 FEET TO A 1/4" N. REBAR POLYMER THINCE.
K9279-33E 50.00 FEET TO A 1/4" N. REBAR POLYMER THINCE.
K9279-34E 587.50 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1.567 ACRES MORE OR LESS

TRACT 8

A CERTAIN TRACT OF LAND LYING AND BEING SITUATE WITHIN SECTION 3, T.18 N., R.8 E., N.M.P.M., WITHIN THE CITY OF SANTA FE, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

MEETING AT THE SOUTHERLY CORNER OF THE TRACT, A 1 1/2' RADIUS
POUND ON THE NORTHERLY S/W 1/4 OF RANGE SPRING DRIVE FROM SANGRE
CITY OF SANTA FE SANITARY SEWER MAINLINE, No. 119-10-0 BEARS
S89°42'27"E 26.07 FEET THENCE FROM THE POINT AND PLACE OF
BEGINNING, LEAVING SAID S/W 1/4

M472300W 298.75 FEET TO A 1 1/4 PIPE HOLLOW THENCE,
N64°05'00E 60.00 FEET TO S.W. CORNER BEARING STATION ON THE
SOUTHWEST 1/4 OF SEVENHO ROAD, THENCE, ALONG SAID R/W,
S89°55'00E 131.80 FEET TO A S. & E. CAPPED BEARING SET, THENCE,
S84°48'00E 100.40 FEET TO A S. & E. CAPPED BEARING SET, THENCE,
S84°00'00E 174.00 FEET TO S.W. CORNER BEARING STATION,
LEAVING SAID SEVENHO ROAD, S.W. AND ALONG YUGA STREET 1/4 W.
38.27 FEET HOLLOW A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00
FEET, A CHORD OF 80.00 FT., THE CHORD WHICH BEARS S40°07'40E, 30.34
FEET, TO A S. & E. CAPPED SET ON WESTLEY'S 1/4 OF YUGA STREET,
THENCE, ALONG SAID R/W,
S00°00'00E 58.87 FEET TO A Sta. 8 BEARING FOUNDATION OF THE NORMALLY

S.W. 1/4 OF RANGE 20, T10N, R10E, S10E, 100.00 FEET TO THE POINT

**DAITH
WILLIAMSON
& ASSOCIATES**

1218 Lake Street Suite 3 Santa Fe, New Mexico 87501
(505)963-8234 FAX (505)963-8381

PLAY OF SURVEY PREPARED FOR
ROBERT A. & ANDREA FISHER
TRACT A, AND TRACT B
CITY OF SANTA FE, FOR A PORTION OF TRACT
AT SHERBO ROAD AND YUCCA STREET

CITY OF SANTA FE, NEW MEXICO				
SCALE	DATE	DRAWN BY	CHECKED BY	PROJECT #
1"=50'	FEB. 1993	J.L.L.	R.E.S.	2660

RANCHO SIRINGO RESIDENCES, EAST AND WEST

EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS

The proposed housing developments are completely residential. All buildings are one story with setbacks from the property lines as required or greater. The massing and scale of the buildings are similar in scale to the residential structures in the neighborhood. No adverse effects on the neighborhood.

EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT

No disturbance of the arroyos or tree cover along the arroyo is envisioned. The development will not impact or cause additional fire risk or hazardous materials. All easements will be preserved and the flood plain will be unaffected.

IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN.

No impact

RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN

The density of the proposed development will be 12 units/acre. The project is surrounded by housing varying in density from 5 units/acre to 21 units/acre. The requested zoning of R12 is appropriate for the development proposed. The City General Plan calls for 5-7 units/acre. Therefore this proposal calls for a slight increase in the planned density, but no change in the type of use (residential).

EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES

Traffic generated by the development will access Rancho Siringo Rd. and Rancho Siringo Dr. as shown on the site plan. Access on these roads will be well back from Siringo and Yucca which will allow ample distance for traffic flow. The intersection is traffic controlled and as a result, no impact on safety should occur. In general the project is located close to services.

IMPACT ON THE ECONOMIC BASE OF SANTA FE

Construction will be provided by local contractor(s). The project will provide market and affordable housing to families in close proximity to school and existing commercial development. Infill housing of this type helps resist urban sprawl and makes efficient use of existing infrastructure.

EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS

These projects will each provide affordable housing to meet or exceed the requirements of the City of Santa Fe. There will also be market rate units available within the projects. This affords individuals and small families from a mix of income levels, a choice of housing located close to services, in a small development.

EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES

Infill development, such as this project, make the maximum and most efficient use of the public infrastructure. All services or infrastructure listed in this guideline are available at or close to the site.

IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS

The residential units will be built with sustainability and energy efficiency in mind. Build Green NM and LEEDs standards will be followed. As a result the lowest possible impact on resources will be achieved.

EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS

This project is ideally situated to maximize the integration of land use, pedestrian orientation and linkages to the neighborhood, schools, recreational activity and nearby employment. Pedestrian access to most of the above is available, Vehicular access to the urban traffic network is excellent.

EFFECT ON SANTA FE'S URBAN FORM

The City General Plan calls for residential infill at this site. The density proposed is an increase over that called for in the general plan, but is supported by the infrastructure and the existing development surrounding the site. This project fits well within Santa Fe's urban form.

ADDITIONAL COMMENTS

The Santa Fe Civic Housing Authority and Casas de Buena Ventura are the most distinguished developers of housing opportunities in Santa Fe. All the projects are well managed and the newest projects are very well conceived with close attention paid to quality of life issues, good management, sustainable design, and neighborhood integration.



EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information		
Project Name:	RANCHO SIRINGO RESIDENCES	
Address:	RANCHO SIRINGO DR & RANCHO SIRINGO RD. Parcel Size: _____	
Zoning:	R-1	Future Land Use: R-7
Preapplication Conference Date:	HELD JAN. 17, 2013	
Detailed Project Description:	20 UNITS RENTAL @ RANCHO SIRINGO DR RD. 10 UNITS RENTAL @ RANCHO SIRINGO DR ALL RESIDENTIAL	
Property Owner Information		
Name:	SANTA FE CIVIC HOUSING AUTHORITY & CASAS DE BUENA	
Address:	50 DUTY & GERMANAS, 404 KIVA CT, STE G SF, NM VETURA	
Phone:	505-989-8882	E-mail Address: dgarchitects@qwestoffice.net
Applicant/Agent Information (if different from owner)		
Name:	D. MICHAEL DUTY	
Address:	404 KIVA CT. SUITE G SF, NM.	
Phone:	505-989-8882	E-mail Address: dgarchitects@qwestoffice.net
Agent Authorization (if applicable)		
I am/We are the owner(s) and record title holder(s) of the property located at: _____		
I/We authorize _____ to act as my/our agent to execute this application.		
Signed:	_____	Date: _____
Signed:	_____	Date: _____
Proposed ENN Meeting Dates		
Provide 2 options:	Preferred Option	Alternative
DATE:	FEB. 13, 2013	
TIME:	5:30	
LOCATION:	La Farga Library CONF. ROOM.	
	CONFIRMED	

City of Santa Fe, New Mexico

Exhibit D

Applicant Submittals

Duty&GermanasArchitects

March 25, 2013

Heather Lamboy
Senior Land Use Planner
Planning Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, New Mexico 87501

Re: Rezoning and General Plan Amendment
Rancho Siringo Residences, Phase one and Phase two

Dear Heather:

On behalf of the Santa Fe Civic Housing Authority and Casas de Buena Ventura, we are submitting the Master Plan for the Rancho Siringo Residences, Phase one and Phase two. The Rancho Siringo Residences project is comprised of two phases.

Phase one is located on Tract A, comprised of 1.887 acres. It contains 14 single story rental units to be built by Casas de Buena Ventura and managed by the Santa Fe Civic Housing Authority. Every residential unit is designed to be two bedroom and each unit has an attached single car garage.

Phase two is located on Tract B, comprised of 1.554 acres. It contains 8 single story rental units, also to be built by Casas de Buena Ventura and managed by the Santa Fe Civic Housing Authority. The design of the residential units is identical to that of Phase one. Each unit will have two bedrooms and an attached garage.

This development requires a zoning change from the current R-1 Residential, (1 dwelling unit per acre) zone to an R-9 zone (Residential, 9 dwelling units per acre). The surrounding property varies in zoning from R-5 through R-21. The development, including both phases, will require a General Plan Amendment from R-7 Residential Low Density (3 to 7 dwelling units per acre) to the R-9 Residential Medium Density (9 dwelling units per acre). The total acreage in the project is 3.441 acres, and the total unit count is 22 units. This yields a gross density of 6.39 units per acre. This gross density is within the parameters of R-7 as called for in the general plan, but when the flood plain area is subtracted from the land area, the density changes to 8.73 units per acre. Therein lies the reason for the general plan amendment.

The required ENN meeting was held in January of this year. There have been some plan changes made as a result of that meeting and the changes have been incorporated into the Master Plan submitted herein. An additional neighborhood meeting is scheduled for April 8, 2013 to outline the changes from the original plan to the neighbors and interested parties.

Attached with this letter of application are all the required submittals for review and approval. Thank you for your assistance in this matter.

Sincerely,

O. Michael Duty

RANCHO SIRINGO RESIDENCES, PHASE ONE AND PHASE TWO
GENERAL PLAN AMENDMENT

STATEMENT ADDRESSING APPROVAL CRITERIA

The Amendment to the General Plan:

(1)

- a) Is consistent with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure. In fact the gross density of the proposed housing project is slightly less than the general plan of 7 units per acre. The proposed density of both phases of the project is 22 dwelling units on 3.441 acres for a gross density of 6.39 units per acre. The density of 7 units per acre is exceeded only when the flood plain acreage is excluded from the land area. In that case the density is 22 dwelling units on 2.52 developable acres for a density of 8.7 dwelling units per acre. There is no evidence that the flood plain removal requirement was even considered when the densities proposed in the general plan were set. At any of these densities the project is consistent with growth projections. In fact, the project site is boarded by projects of greater density.
- b) Is consistent with other parts of the general plan. The general plan calls for multi-family residential in this area and that is precisely what this project is. There is no proposed change of use.
- c) The amendment does not allow uses or a change that is significantly different from or inconsistent with the prevailing uses of the area, nor does the amendment affect an area of less than two acres, nor does it benefit any landowners at the expense of the surrounding landowners or the general public.
- d) An amend is not required to conform with Subsection 14-3.2(E)(1)(c)
- e) Compliance with the extraterritorial zoning ordinances and extraterritorial plans is not applicable. This is infill housing in the central area of the City.
- f) This project does contribute to the coordinated, adjusted and harmonious development of Santa Fe. The addition of infill multifamily housing is what the general plan calls for and it is the type of development the neighborhood residents have spoken of preferring.
- g) The project and general plan amendment does conform with other city policies, including land use policies, ordinances, regulations and plans.

(2)

In addition to complying with the general criteria of section 14-3.2(E)(1) the amendment to the general plan will not have a negative impact on surrounding properties. The proposed project is residential in a residential neighborhood just as shown on the general

plan. There is a technical difference in calculated density as a direct result of the impact of the flood plain which is unique to the site for this project. In fact there is no indication that the flood plain was considered in the projected densities and use districts proposed in the general plan.

RANCHO SIRINGO RESIDENCES, PHASE ONE AND PHASE TWO REZONING

NARRATIVE ADDRESSING APPROVAL CRITERIA

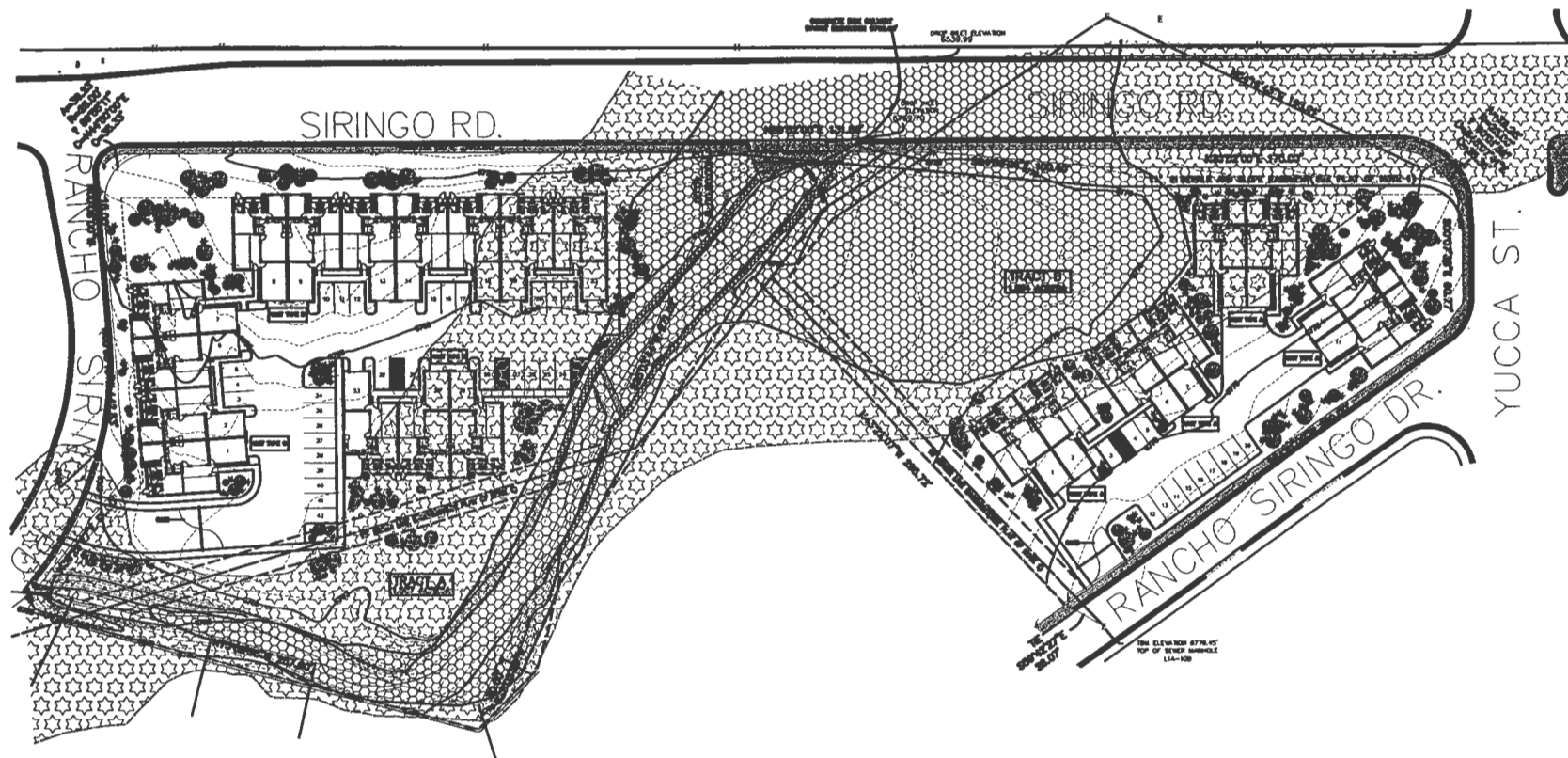
The Rezoning of the property:

(1)

- a) (iii) A different use category is more advantageous to the community, as articulated in the general plan.
- b) The rezoning requirements of Chapter 14 have been met.
- c) The rezoning is consistent with the applicable policies of the general plan, including the future land use map. The proposed rezoning is consistent with the 7 units/acre designation as in the general plan. The rezoning required is actually R-9 because the flood plain is not calculated in the zoning. The actual density is 6.39 units per acre when all the land is counted, but jumps to 8.7 units/acre when the flood plain is not counted. The general plan calls for multi-family residential on this site and that is what is being proposed. In fact, the property is bordered by higher density housing. This is infill housing which is exactly the use prescribed in the general plan.
- d) The amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city
- e) The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

(2)

- (a) The rezoning does not allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area.
- (b) The rezoning does not affect an area of less than two acres.
- (c) The rezoning does not benefit one or a few landowners at the expense of the surrounding landowners or the general public.



PHASE 1

A TRACT A — RANCHO SIRINGO RESIDENCES WEST
14 UNITS — 42 PARKING SPACES
1.604 ACRES DEVELOPABLE — 8.73 UNITS/ACRE

PHASE 2

B TRACT B — RANCHO SIRINGO RESIDENCES EAST
8 UNITS — 20 PARKING SPACES
.916 ACRES DEVELOPABLE — 8.73 UNITS/ACRE

1 SITE PLAN
SCALE: 1" = 30'-0"
NORTH

REGISTERED ARCHITECT
FILE NAME



RANCHO SIRINGO RESIDENCES

SIRINGO ROAD
SANTA FE, NEW MEXICO 87505

REVISIONS:
NO. DATE BY

DATE:
04.22.13

DRAWN BY:
CAC

CHECKED BY:
DMO

**DUTY &
GERMANAS
ARCHITECTS**

100 RIVA COURT, STE. C
SANTA FE, NM 87505
PH: (505) 989-8865
FAX: (505) 989-9086

SHEET

A1.1



PROJ. NAME
SIRINGO RD.
FILE NAME
STATE OF NEW MEXICO
OLIVER
MICHAEL
DUTY
1823
REGISTERED ARCHITECT

RANCHO SIRINGO RESIDENCES

SIRINGO ROAD
SANTA FE, NEW MEXICO 87505

REVISIONS:
NO. DATE BY

DATE:
04.22.13

DRAWN BY:
CAG

CHECKED BY:
OMD

DUTY &
GERMANAS
ARCHITECTS

404 RIVA COURT, S.W. C
SANTA FE, NM 87505
PH: (505) 998-9882
FAX: (505) 998-9883

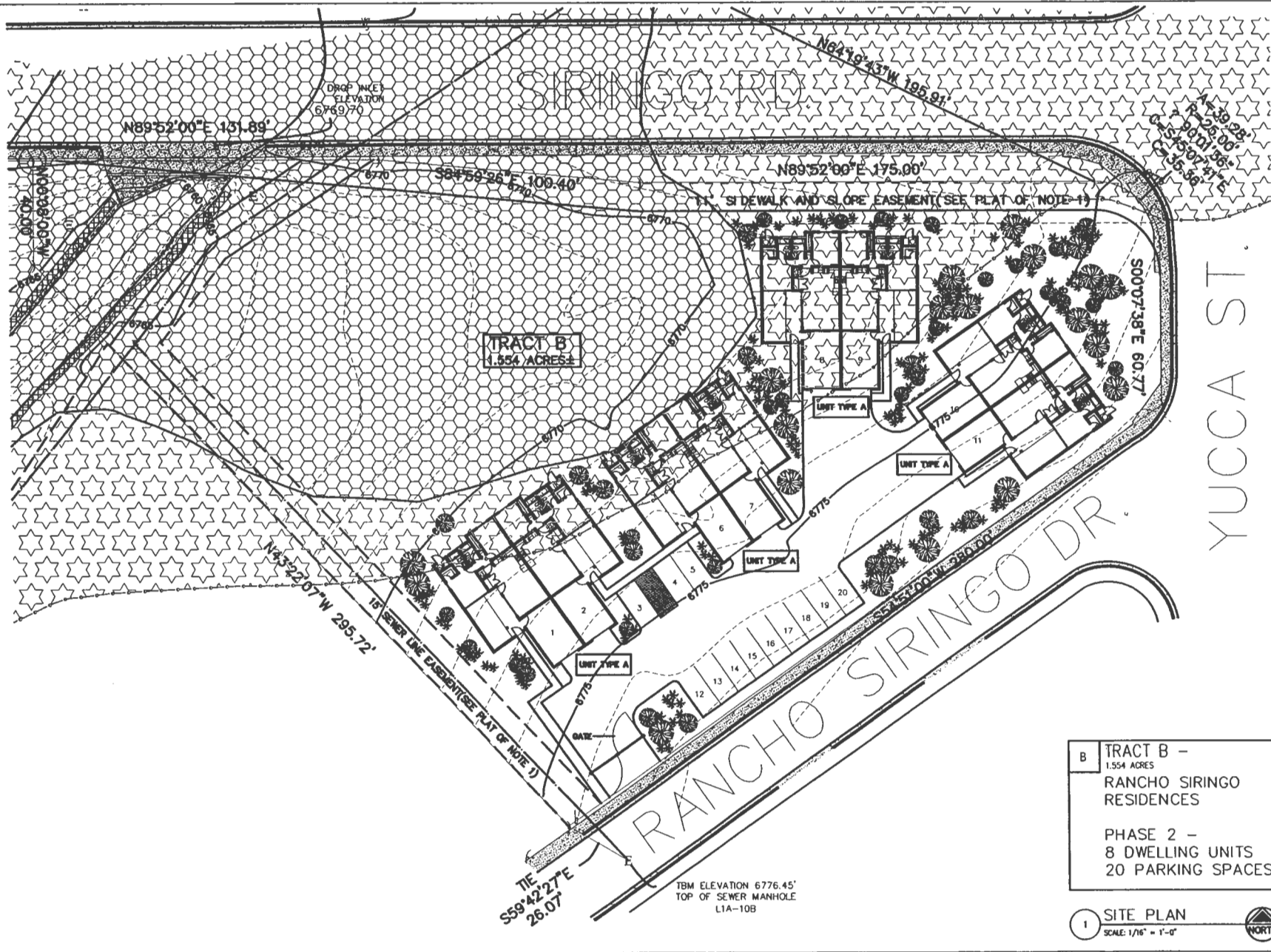
SHEET

A1.2

A TRACT A -
1.887 ACRES
RANCHO SIRINGO
RESIDENCES
PHASE 1 -
14 DWELLING UNITS
42 PARKING SPACES

1 SITE PLAN
SCALE: 1/16" = 1'-0"





RANCHO SIRINGO RESIDENCES

SIRINGO ROAD
SANTA FE, NEW MEXICO 87505

REVISIONS:

NO.	DATE	BY

DATE:

04.22.13

DRAWN BY:

CAG

CHECKED BY:

OMD

DUTY & GERMANAS ARCHITECTS

404 RIVA COURT, S.E. 6
SANTA FE, NM 87505
PH: (505) 988-8882
FAX: (505) 988-9080

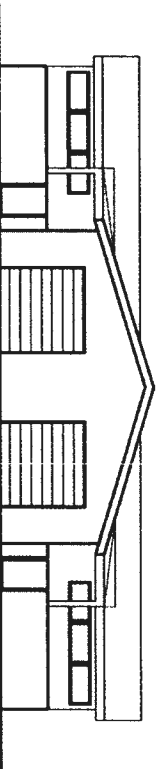
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A1.3

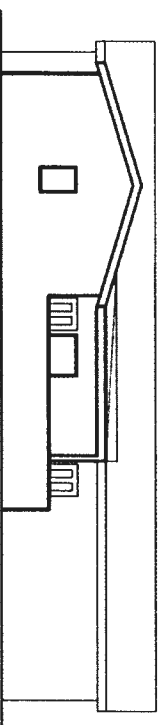


Rancho Siringo Residences

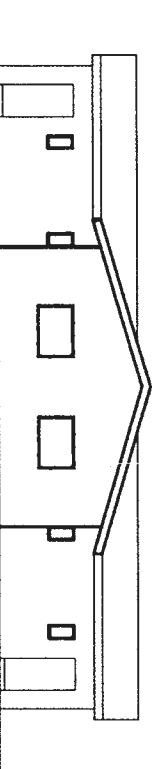
General Plan Amendment Rezoning to R-9



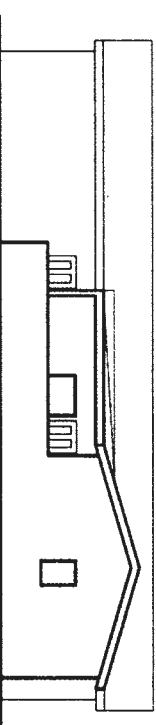
FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION

Rancho Siringo



Request:

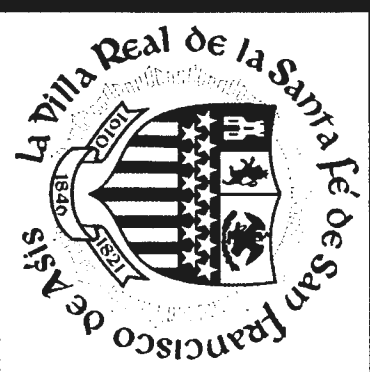
- 3.44± acre site
- Located on the southwest corner of Yucca Street and Siringo Road
- Sites will be accessed via Rancho Siringo Drive and Rancho Siringo Road



Rancho Siringo

+ Phasing:

- Will be constructed in 2 phases
- Tract A: 14 units
- Tract B: 8 units





Case #2013-25 and 2013-26: Rancho Siringo Residences Future Land Use Map





Case #2013-25 and 2013-26: Rancho Siringo Residences Zoning Map





Case #2013-25 and 2013-26: Rancho Siringo Residences Aerial



420 210 0 420 Feet

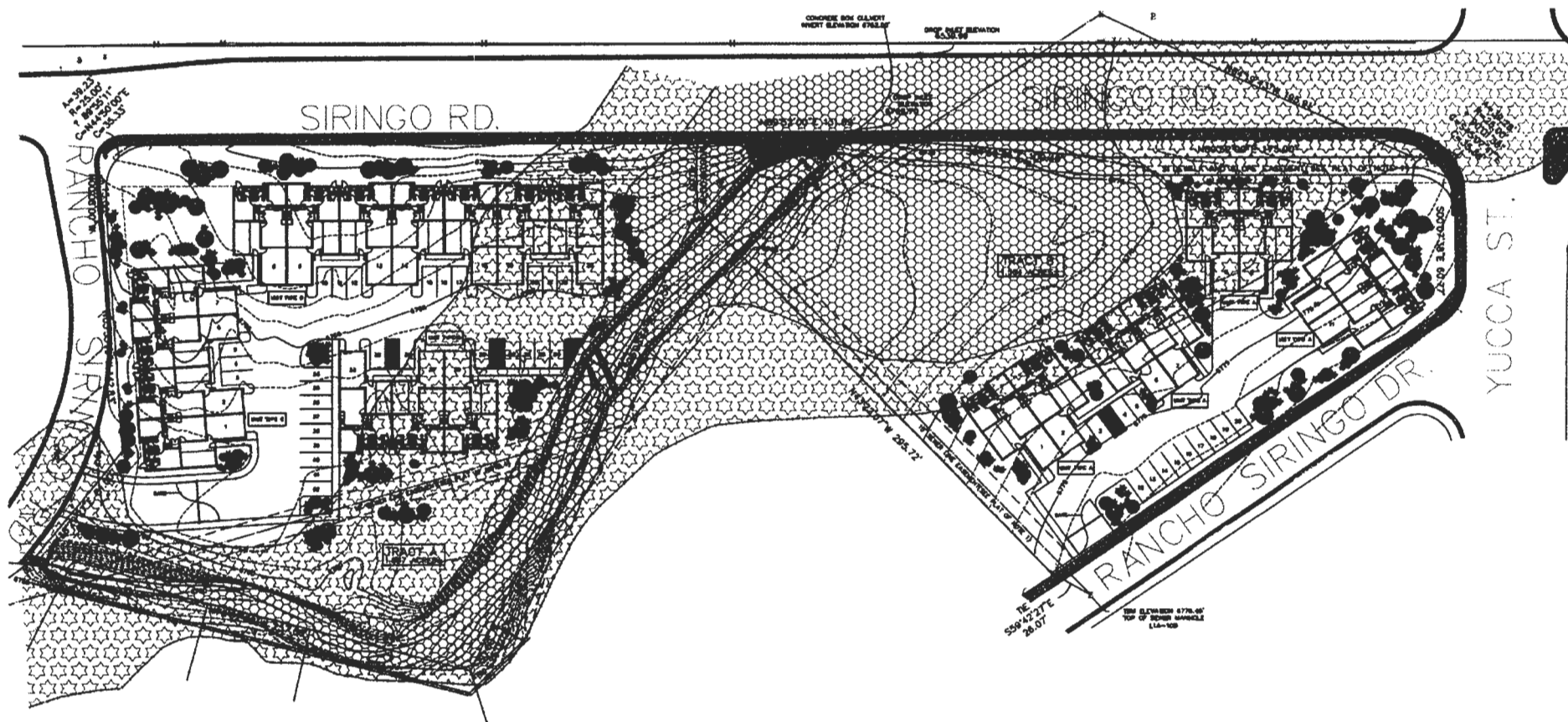
Rancho Siringo



Affordable Housing:

- Will provide 4 affordable units in the development
- Targeted market is students, teachers, and other in need of rental housing
- Mix of 1- and 2-bedroom units with garages

Rancho Siringo



PHASE 1

A

TRACT A - RANCHO SIRINGO RESIDENCES WEST
14 UNITS - 42 PARKING SPACES

1.604 ACRES DEVELOPABLE - 8.73 UNITS/ACRE

PHASE 2

B

TRACT B - RANCHO SIRINGO RESIDENCES EAST
8 UNITS - 20 PARKING SPACES

.916 ACRES DEVELOPABLE - 8.73 UNITS/ACRE

Rancho Siringo



- Neighborhood commented on density and type of housing
- Application was modified in response to ENN concerns
- Reduced total units from 30 to 22
- Units are one-story

Rancho Siringo



Criteria for a General Plan Amendment:

1. Consistency with growth projects, economic development goals
2. Consistency with other parts of the plan



Rancho Siringo



+ Criteria General Plan (Con't):

3. Uses significantly different from character of the area;
4. Contributes to coordinated development in Santa Fe
5. Considers other city policies and plans

Rancho Siringo



+ Criteria for judging whether a rezoning is appropriate:

- Mistake in original zoning?
- Change in the area
- Is the new category more advantageous to the community?

Rancho Siringo



- Consistent with General Plan
 - Infrastructure can accommodate proposed uses
- All criteria for a General Plan Amendment and Rezoning have been met

Rancho Siringo

STAFF RECOMMENDS APPROVAL WITH
CONDITIONS TO THE PLANNING
COMMISSION



City of Santa Fe, New Mexico

memo

DATE: May 2, 2013

TO: Planning Commission

FROM: Current Planning Division

RE: Additional Information

The attached information is not in your May 2, 2013 Planning Commission packet. The information is in the following order:

Case #2012-25. Rancho Siringo Residences General Plan Amendment.
Case #2012-26. Rancho Siringo Residences Rezoning to R-9.

➤ Page 7 of 10 from staff report.

Exhibit "3"

acre when all the land is counted, but jumps to 8.7 units/acre when the flood plain is not counted. The General Plan calls for multi-family residential on this site and that is what is being proposed. In fact, the property is bordered by higher density housing. This is infill housing which is exactly the use prescribed in the General Plan.

Staff Response: Staff disagrees with the applicant's analysis regarding density. The Land Development Code is clear as to the exclusion of the flood way in the calculation of density, due to the fact that floodway land is not developable. The rationale for this requirement is to limit the impact of adjacent development on the floodway and not cluster higher densities where they could have greater environmental impacts.

Additionally, the existing low density General Plan category typically does not allow enough density to permit multi-family housing. The medium density category is needed in order to permit this project.

Regardless, this request is consistent with the following General Plan Themes:

Quality of Life: Enhance the quality of life of the community and ensure the availability of community services for residents.

Character: Maintain and respect Santa Fe's unique personality, sense of place, and character. The character of the Siringo Road area is mixed; and to provide a variety of housing types is important for the community.

Community-Oriented Development: Orient new development to the community; foster public life, vitality, and community spirit.

Affordable Housing: The General Plan calls for the development of more affordable housing in Santa Fe. Although only 15% of the development will be designated as affordable, the market-rate units will provide more affordable opportunities for working class people or students. The market rental rates for these units will be only slightly higher than the highest levels of affordable units.

- (d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

Applicant Response: The amount of land proposed for the rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of growth in the city. This is achieved in many ways. As infill housing, the project will be built in an area well suited for this type of use and can be developed most efficiently relative to infrastructure. The location within the City is ideal for access to all city services and work sites. Most apartments built in recent years are large, sprawling complexes located some distance from the town centers. This project will be relative small and be well located within the urban fabric.

Staff Response: The proposed redevelopment of the site to allow for medium density residential development provides for an efficient use of City infrastructure. Additionally, the site is in close proximity to major employers, including the City of Santa Fe, State of New

Planning Commission
Open Council Chambers

5/2/13

Introduction of myself.

I would prefer the 2 lots be developed as detached, single family, owned homes - similar to the existing PUD, which encompasses the project, and the rest of the neighborhood. That is the spirit characteristic of our neighborhood.

If the owner of the property cannot make enough money doing that, then - attached, multi family rental units managed by the SF Public Housing Authority is preferable to another privately owned apartment complex, like the one at 2110 RSRd.

Since these units were threatened in June 1990, we have had nothing but trouble and problems with the tenants - drug dealing, gangs, child abuse, overdose deaths, drug use and a murder. We don't want to repeat that situation with this development.

At the 1st EN the consensus of
Exhibit "A"

neighbors was that the project was too dense and there were no guarantees that crime would not escalate.

At the 2nd ENN, we responded favorably to reduced density and other modifications to the plans.

Some of us are still concerned about the quality of tenant attracted to the units. Management by the SF Civic Housing Authority is better than a privately owned and operated rental development.

Further assurance by the City and HA that the property will not be sold out to a private concern would go a long way to relieving our fears about crime and reduced property values.

I still feel the neighborhood is not getting a fair deal with this proposed development. It does not reflect the character or plan of our neighborhood.

These are my requests:

1. Zoning and Plan Amendment be considered as 2 separate lots.
 - a) The average lot sizes separates these lots completely. As in the 1990s

request by Dr Fischer, the arroyo still separates these lots completely.

b) The developer plans to build in 2 phases - a West lot and an East lot. The build-out may be separated by years - West first - and then maybe the East lot, if they make enough money on the West lot.

2. As 2 separate lots and 2 separate developments, the area for developable-buildable space should be recalculated.

a) for the west lot, a sidewalk along RS Rd must be included in the plan, including over the culvert over ALP. This doesn't exist now.

b) regardless of shenanigans with Chapter 14, the area of the arroyo itself, and it's required easements and flood plain must not be included in the developable, buildable area calculation.

c) for the East lot, which may or may not be built out in 5 years, a thorough traffic study of the area must be completed after the HEC is in operation - 2014? - to determine if an easement against the east lot is required for a right turn lane turn

Siirgo Road south onto Gucco St.

Also, the intersection of RS Road Yucca is already dangerous and needs further study.

d) for both lots, separately, a more accurate flood plain must be determined under both peak flood conditions and storage or destruction conditions. The SF Watershed Association has already made a preliminary determination that the current FEMA flood plain assessment is inadequate.

e) Arroyo Las Pines is an active arroyo and should be treated as such.

A Riparian Corridor - as between 5th St and Llano St, determined flood plain, bank reforests and necessary improvements are all required by The General Plan.

3. If an affordable / accessible housing bonus is granted to The development, The bonus should be applied to Phase 1 The West lot, because Phase 2 may never be built. Otherwise, the bonus should not be granted to either lot and the density on each lot separately should be reduced to the existing 3-7 units / acre maximum.

5. The neighbors on the East and South of the ALP must receive a new survey of their lot lines, if the HA/ City are to be the "owners" of the property. Considerable money has been taken place since the 1970s when the PLD was built.

4. Open space has not been adequately designed for the benefit of the development. Busy street corners and dead plain areas do not qualify for quality of life open space. Currently the pocket park - as designated open space for the PLD - 25 homes - serves as the open space and park amenity area for the whole neighborhood. That's fine. We can share. However, I would like for the developers of this project to ~~support~~ and contribute to the support and maintenance budget of RSPark. The owner of the apartment at 2110 does not, even though his tenants are the most frequent users of the park (Not counting the neighboring gang and drug dealers and users.)

5/2/13

(6)

6. The neighbors on the East and South of The Anoyo must receive from the City - before the land is turned over to the Housing Authority - improvements to the East and South banks of The Anoyo that prevent further erosion of their property and damage to their roads, retaining walls.

7. ^{All} The neighbors must receive from The City some guarantee ~~from the City~~ that Section 404 Storm Water Management will be implemented and complied with regarding storm water on Siringo Rd, RS Rd, RS Dr. and other streets in the area that currently drain into Anoyo has Pines

8. After the installation of The Women's Prison Banakas at 2110 RS Rd we experienced sewer line blockage and backup ^{which} requiring full line replacement. Presently, the sewer line from Siringo Road is exposed and crumbling in the bed of Anoyo has Pines to RS Rd. We want to see the results of a sewer line capacity study to insure we will not experience another backup event when ~~the~~ ^{either} lot is developed.

For now, there are my concerns, and concerns that neighbors have expressed to me since January about the proposed development.

I ask that you reject this General Plan Amendment and Rezoning Request until our concerns have been addressed and known, existing problems fixed.

I also ask that the City and owner/developer work with the SF Watershed Association on all issues regarding Arroyo Las Pines which flows through the 2 lots of this proposed development.

Thank you.

Mary E Schruben