



Agenda

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SUMMARY COMMITTEE
Thursday, August 1, 2013 - 11:00 am
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

- A. **ROLL CALL**
- B. **APPROVAL OF AGENDA**
- C. **ELECTION OF OFFICERS**
- D. **APPROVAL OF MINUTES – July 11, 2013**
- E. **OLD BUSINESS**
- F. **NEW BUSINESS**

1. **Case #2013-55. 1301A & B Canyon Road Lot Split.** Philip B. Wiegel, Del Rio Surveys, Inc., agent for David & Mary Kite and Elizabeth J. Keefer, requests plat approval to divide approximately 1.08 acres into two tracts. The property is located at 1301 A & B Canyon Road, and is zoned R-2 (Residential-2 dwelling units per acre). (William Lamboy, Case Manager)
2. **Case #2013-56. 53 Mutt Nelson Road Lot Split.** Lizet Dominguez, owner, requests plat approval to divide approximately 2.50 acres into two lots. Located in the Annexation Area, the property is zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager)
3. **Case #2013-59. 2784 Camino Maria Feliz Lot Split.** James W. Siebert, of James W. Siebert & Associates, Inc., agent for Gloria Narvaiz, requests plat approval to divide approximately 6.36 acres into two tracts. The property is zoned MU (Mixed-Use district). (William Lamboy, Case Manager)

- G. **STAFF COMMUNICATIONS**
- H. **MATTERS FROM THE COMMITTEE**
- I. **ADJOURNMENT**

NOTES:

- 1) Procedures in front of the Summary Committee are governed by Roberts Rules of Order. Postponed cases are postponed 1) to a specific date, or 2) indefinitely until specific conditions have been resolved, or 3) to a specific date with the provisions that specific conditions be resolved prior to that date. Postponed cases can be removed from postponement by a motion and vote of the Summary Committee.
- 2) Due to time constraints not all issues may be heard and may be rescheduled to the next scheduled Summary Committee meeting. This agenda is subject to change at the discretion of the Summary Committee.
- 3) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

***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.**

SUMMARY INDEX
CITY OF SANTA FE
SUMMARY COMMITTEE
August 1, 2013

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE</u>
CALL TO ORDER/ROLL CALL	Quorum	1
APPROVAL OF AGENDA	Approved	1
ELECTION OF OFFICERS		1-2
APPROVAL OF MINUTES – JULY 11, 2013	Approved	2
OLD BUSINESS	None	2
<u>NEW BUSINESS</u>		
<u>CASE #2013-55. 1301 A & B CANYON ROAD LOT SPLIT. PHILIP B. WIEGEL, DEL RIO SURVEYS, INC., AGENT FOR DAVID & MARY KITE AND ELIZABETH J. KEEFER, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 1.08 ACRES INTO TWO TRACTS. THE PROPERTY IS LOCATED AT 1301 A & B CANYON ROAD, AND IS ZONED R-2 (RESIDENTIAL – 2 DWELLING UNITS PER ACRE)</u>	Approved	2-4
<u>CASE #2012-56. 52 MUTT NELSON ROAD LOT SPLIT. LIZET DOMINGUEZ, OWNER, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 2.50 ACRES INTO TWO LOTS. LOCATED IN THE ANNEXATION AREA, THE PROPERTY IS ZONED R-1 (RESIDENTIAL - 1 DWELLING UNIT PER ACRE)</u>	Approved w/additional condition	5-6
<u>CASE #2013-59. 2784 CAMINO MARIA FELIZ LOT SPLIT. JAMES W. SIEBERT, OF JAMES W. SIEBERT & ASSOCIATES, INC., AGENT FOR GLORIA NARVAIZ, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 6.36 ACRES INTO TWO TRACTS. THE PROPERTY IS ZONED MU (MIXED-USE DISTRICT)</u>	Approved w/additional conditions	7-14
STAFF COMMUNICATIONS	None	14
MATTERS FROM THE COMMITTEE	Information/discussion	15
ADJOURNMENT		15

**MINUTES OF THE MEETING
OF THE CITY OF SANTA FE
SUMMARY COMMITTEE
August 1, 2013**

A regular meeting of the City of Santa Fe Summary Committee, was called to order by Chair Michael Harris, on Thursday, August 1, 2013, at approximately 11:00 a.m., in the City Council Chambers, City Hall, Santa Fe, New Mexico.

A. ROLL CALL

MEMBERS PRESENT:

Michael Harris, Chair
Lawrence Ortiz
John Padilla

OTHERS PRESENT:

Tamara Baer, Current Planning Division
William Lamboy, Current Planning Division
Melessia Helberg, Stenographer

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

B. APPROVAL OF AGENDA

MOTION: Commissioner Ortiz moved, seconded by Commissioner Padilla, to approve the Agenda as published.

VOTE: The motion was approved unanimously on a voice vote.

C. ELECTION OF OFFICERS

MOTION: Commissioner Ortiz moved, seconded by Commissioner Padilla, to re-elect Michael Harris, as the Chair of the Summary Committee.

VOTE: The motion was approved unanimously on a voice vote.

MOTION: Chair Harris moved, seconded by Commissioner Padilla, to elect Lawrence Ortiz, as the Secretary of the Summary Committee.

VOTE: The motion was approved unanimously on a voice vote.

C. APPROVAL OF MINUTES – JULY 11, 2013.

MOTION: Commissioner Ortiz moved, seconded by Commissioner Padilla, to approve the minutes of the meeting of July 11, 2013, as submitted.

VOTE: The motion was approved unanimously on a voice vote.

D. OLD BUSINESS

There was no Old Business.

E. NEW BUSINESS

1. **CASE #2013-55. 1301 A & B CANYON ROAD LOT SPLIT. PHILIP B. WIEGEL, DEL RIO SURVEYS, INC., AGENT FOR DAVID & MARY KITE AND ELIZABETH J. KEEFER, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 1.08 ACRES INTO TWO TRACTS. THE PROPERTY IS LOCATED AT 1301 A & B CANYON ROAD, AND IS ZONED R-2 (RESIDENTIAL – 2 DWELLING UNITS PER ACRE). (WILLIAM LAMBOY, CASE MANAGER).**

A Memorandum prepared July 18, 2013, for the Summary Committee Meeting of August 1, 2013, with attachments, to the Summary Committee, from William Lamboy, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit "1."

Staff Report

The staff report was presented by William Lamboy, Current Planning Division, which is contained in Exhibit "1." Please see Exhibit "1" for specifics of this presentation.

Recommendation: The Land Use Department recommends approval with the conditions of approval as outlined in this report [Exhibit "1"].

Public Hearing

Philip B. Wiegel, 1452 S. St. Francis, agent for the applicant, was sworn. Mr. Wiegel said he understands and agrees with all conditions of approval as recommended by staff.

Speaking to the Request

There was no one speaking for against this request.

The Public Testimony Portion of the Public Hearing was closed

Commissioner Ortiz said he has no comment on this case.

Commissioner Padilla said Condition #2 provides, "Reference the December 4, 2012 FIRM on Note #3. He said the note on the place references a D firm, and asked for clarification between the two.

Mr. Lamboy said he is unsure what the difference between FIRM and D firm is, however the latest study relates to December 2012, and "before that they were quoting the previous one which was in 2008. So we just wanted to make sure the note reflected the new study."

Commissioner Padilla asked if there is any need to look at Note #3 and its identification of a D firm, and Mr. Lamboy said no.

Commissioner Padilla said Condition #3 refers to "share a common sewer lift station." He asked where the lift station is located on the plat, and if there are appropriate easements for sewer lines to and from the lift station, noting the lift station isn't indicated on the plat provided in the Committee packet for review by the Committee.

Mr. Wiegel said there are easements for the sewer lines, noting the location of the lift station isn't identified on the plat.

Commissioner Padilla said since it is a condition of approval, he would presume the lift station should be identified on the plat along with the easements identified for that lift station and the sewer lines to and from that lift station.

Mr. Lamboy said, "That is correct. And we are requesting that the redline be shown.

Chair Harris said there is language on the plat he hasn't seen previously, "common ingress/egress utility easement as diminished."

Mr. Wiegel said that comes directly from Plat Book 386,002, in which that plat is a City-approved plat. He said, "The ingress/egress utility easement was diminished at the time of that plat under City approval. It moved it to the east just a little bit. There's a tiny sliver that was taken off it over there, and that's the way that easement is listed on that plat, so we felt it was good to leave the original language on that."

Chair Harris said the easement as shown, reflects the changes from a previous plat approval.

Mr. Wiegel said, "That is correct. The dotted area on this reflects the current status of this easement."

Mr. Wiegel said the question also was brought up by the utility company, who called him to ask him about it also. He said he also explained to them that this is the way the language is on Plat Book 386,002. He said rather than change the language, they just left it intact, noting it is not being diminished at this time.

Commissioner Padilla said Note 6C provides, "Buildable areas for platted parcels will be determined at the time of building permit application as detailed in the Land Development Code. Any buildable areas shown here are subject to relocation per Code requirements." He asked how a property owner knows where to build or how much they can build, other than by zoning.

Mr. Lamboy said this is a standard note which is put on all plats, and in this case, he would recommend that we remove that note, because the lots already have been developed.

MOTION: Commissioner Padilla moved, seconded by Commissioner Ortiz, to approve Case #2013-55, 1301 A & B, Canyon Road Lot Split, with all conditions of approval as recommended by staff, and revisions as per City redlines.

VOTE: The motion was approved unanimously on a voice vote.

2. **CASE #2012-56. 52 MUTT NELSON ROAD LOT SPLIT. LIZET DOMINGUEZ, OWNER, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 2.50 ACRES INTO TWO LOTS. LOCATED IN THE ANNEXATION AREA, THE PROPERTY IS ZONED R-1 (RESIDENTIAL - 1 DWELLING UNIT PER ACRE). (WILLIAM LAMBOY, CASE MANAGER).**

A Memorandum prepared July 18, 2013 for the Summary Committee Meeting of August 1, 2013, with attachments, to the Summary Committee, from William Lamboy, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit "2."

Staff Report

The staff report was presented by William Lamboy, Current Planning Division. Please Exhibit "2" for specifics of this presentation.

Recommendation: The Land Use Department recommends approval with the conditions of approval as outlined in this report [Exhibit "2"].

Public Hearing

Lizet Dominguez, Owner, 7031 Valentine Loop, was sworn. Ms. Dominguez said she understands and accepts all of the conditions of approval, and has no further remarks.

Speaking to the Request

There was no one speaking for or against this request.

The Public Testimony Portion of the Public Hearing was closed

Commissioner Ortiz said he has no comment.

Commissioner Padilla said in this case, staff refers to this as two lots, and in the previous case, and in the next case, staff refers to tracts, and asked the difference between lots and tracts.

Ms. Baer said there is no difference, and the terms are used interchangeably, noting surveyors use the term interchangeably as well.

Mr. Lamboy said he used the terminology that is used on the plat.

Commissioner Padilla said in this case, both lot and tract are used.

Ms. Baer said this is formerly known as Tract B, and the division will create Lot 1A and Lot 1B.

Commissioner Padilla said the plat does not indicate the street addresses, and asked if that would be picked up in the redline phase.

Mr. Lamboy said, "Yes, Commissioner, it is. And I may add also that when the applicant brought in these plats, they had been seeking the address, but had not yet received it. And they received it the same day that they turned in this plat. I have added the address to the report, and it will be provided as part of the redline."

Commissioner Padilla said on Tract B, lot 1B, there is a designation of an easement, and asked what is that.

Mr. Lamboy said those are electrical lines, and "as far as the redlines, we will require that they identify that."

Commissioner Padilla said it wasn't called out in the legend, and if those are electrical lines, there probably are easements that go along with those, and supposes that would be picked up in the redline notes.

Mr. Lamboy said yes.

Commissioner Padilla asked if the common drive currently going into Lot 1B will be eliminated when Lot 1A is developed.

Mr. Lamboy said that is correct.

Chair Harris said he has no questions for the applicant or staff.

MOTION: Commissioner Ortiz moved, seconded by Commissioner Padilla, to approve Case #2013-56, 53 Mutt Nelson Road Lot Split, with all conditions of approval as recommended by staff, plus any redlines that need to be inserted into this particular document.

VOTE: The motion was approved unanimously on a voice vote.

3. **CASE #2013-59. 2784 CAMINO MARIA FELIZ LOT SPLIT. JAMES W. SIEBERT, OF JAMES W. SIEBERT & ASSOCIATES, INC., AGENT FOR GLORIA NARVAIZ, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 6.36 ACRES INTO TWO TRACTS. THE PROPERTY IS ZONED MU (MIXED-USE DISTRICT). (WILLIAM LAMBOY, CASE MANAGER).**

A Memorandum prepared July 18, 2013 for the Summary Committee Meeting of August 1, 2013, with attachments, to the Summary Committee, from William Lamboy, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit "3."

Staff Report

The staff report was presented by William Lamboy, Current Planning Division. Please Exhibit "3" for specifics of this presentation.

Recommendation: The Land Use Department recommends approval with the conditions of approval as outlined in this report [Exhibit "3"].

Public Hearing

Sandra Pacheco, 5905 El Prado Road NW, Los Ranchos de Albuquerque, NM, daughter of the owner, was sworn. Ms. Pacheco said she has no comment, noting she agrees with, and approves of, all conditions of approval as recommended by staff.

Chair Harris asked her if she understands all conditions of approval, particularly those dealing with the traffic studies and the work that needs to be done.

Ms. Pacheco said yes.

Speaking to the Request

There was no one speaking for or against this case.

The Public Testimony Portion of the Public Hearing was closed

Commissioner Ortiz asked if the comments were put in place [on the plat] because the same agent was involved in both cases, to assure these things happen. He said there is some confusion.

Ms. Baer said when this case before the Planning Commission last year, it was for a rezoning. And a preliminary development plan was required as a part of the rezoning, and no lot split was anticipated at that time. So when the lot split came forward for reasons unrelated to the rezoning, it was to divide ownership within the family. She said, "Staff wanted to be sure that the conditions related to that rezoning would continue to remain in place. This is the reason a number of the conditions as well as the history of the project were introduced with the lot split. Staff wanted to be sure that the applicant understands those conditions were not voided in any way due to the lot split and remained in place, even though the ownership now would be separated."

Commissioner Padilla said the conditions of approval are items that will be picked up during City review and redline process, and the redlines must have been "picked up before they actually come to the Chair for his signature."

Mr. Lamboy said this is correct.

Commissioner Padilla said then the conditions of approval from the previous case continue in perpetuity with the tracts identified.

Ms. Baer said this is correct, until such time as the condition is fulfilled, which would be when the property is developed.

Commissioner Padilla asked Ms. Pacheco, the representative of the owner, and the owner, if they clearly understand that all of those conditions still apply to these two tracts as subdivided.

Ms. Pacheco said, "Absolutely."

Chair Harris said this Committee spent a lot of time on this last year and he liked what he saw. He said there were issues with the Aggie Road access. He said in the upper left hand corner of the plat it says, "Aggie Road. 40 foot road easement," and then it throttles down to a "25 foot ingress/egress." He said after the first time this case was presented, we asked Mr. Siebert to go back and do some research. He said he remembers hearing that there was not clarity as to whether an easement existed. However, he sees something clearly stated here, and asked for an explanation.

Ms. Baer said at the time of rezoning and preliminary development plan, the question had to do with access to Aggie Road. And there continues to be questions, not so much in terms of this property, but the adjacent properties, and the ability of this property to connect through to Aggie Road. She said, "And my recollection of the condition is that before any further development on Phases 2 and 3 of the project, that that condition had to be clarified, or whatever easements might

be in place, and the whole access question had to be clarified. As you will recall, there were 3 phases to the development, so with the first phase, the Applicant was providing a turnaround for fire. And with the second phase... I think it was with the second and third phases that that clarification needed to be made, and that was the condition of the rezoning."

Chair Harris said right, and that's clearly stated on Note 8 of the plat. He said the issue potentially will be confused by this clearly stated easement on the plat. He asked if that is problematic. He said it isn't resolved. He asked, "If the Summary Committee reviews and approves it, and we all sign off on this, have we created problems for the City."

Ms. Baer asked if he is referring to the 32 foot private ingress/egress and public utility easement.

Chair Harris said no, he is looking at the language in the upper left hand corner of the plat as previously noted.

Ms. Baer said those are platted easements, and are in place, and the survey just reflects those platted easements. She said, "I think the issue had to do with some neighbors to the south."

Chair Harris said there were issues which were raised by Mr. Montano about that access, and perhaps another neighbor had concerns.

Ms. Baer said, "The other issue is that it is narrow. The platted easement is narrow to begin with. It starts at 25 feet and then goes to 40 feet. And I think there was some question about that, and that's what we wanted to have resolved. If there were ever to be access through this property to Aggie Road, clearly it needed to be greater than 25 feet, and so those questions had remained unresolved."

Chair Harris said it clearly states here that there will be a Note 8. He said, "I don't remember seeing these easements on any previous submittal when we looked at the rezoning."

Ms. Pacheco said, "That one easement may refer to an easement that we have as a family through that property, and I'm sure that is what the noted piece there is referring to – the 25 foot easement. That is one that is in place."

Chair Harris asked staff, "Are there any issues... again, the surveyor is picking this up from a previous plat and as you noted, the 25 feet is narrower. We've got 42 feet on one side of it and 40 feet on the other side, so potentially it is a bottleneck that would have to be resolved at the time

of Phase 2, as well as.... Mr. Siebert raised some even bigger questions about whether the easement existed all the way through. If staff is okay with it, then that answers the question I have here."

Ms. Baer said, "We're fine with it. It is a complication that the property will now be in separate ownership, but I think we've put in safeguards to ensure that the Planning Commission's requirements will remain in place. And we're not aware of anticipated development in the immediate future. The intent was to separate ownership within the family."

Chair Harris said, "The 42 foot private ingress/egress easement curves down, so on the west property line, it really goes down to 32 feet. Is the intent to pick up a 10 foot easement on the Archdiocese property to maintain the 42 foot width, or is it truly going to go down to 32 feet."

Ms. Pacheco asked, "Which side of the property were you referring to."

Chair Harris said it would be the west side that borders the property which is identified "Archdiocese of Santa Fe, recording unavailable."

Ms. Pacheco said, "I think that would be east side, because the west side would be..."

Chair Harris said this is correct.

Ms. Baer said, "The part that you are looking at, I believe being the west side, is not the Archdiocese property. And so our intent was always that when that property came in for any sort of development they would complete the sidewalk and the other amenities that would have to happen. And that's what Mr. Siebert got approved, so we reviewed that again. He made the case that when that property came in for development that they would add sidewalk and any street trees that might be required. And, until such time, it would be narrower, and that's what the Planning Commission approved."

Chair Harris said, "So, we did have a preliminary development plan, and I remember Phase 1 was the VA Clinic. Phase 2 which is now split, if approved, is assisted living and proposed medical offices in back. And that was not the sole basis certainly, but that was a large part of the consideration for the rezoning. And, I just read in the paper about Las Soleras, the VA clinic that was approved there. And what does that do to your plans, Ms. Pacheco."

Ms. Pacheco said, "It certainly was not the outcome that we had hoped for. We were not the successful bidder of the project with the VA, which is understandable. And the development

that was awarded, of course, is much bigger and came in at a lower cost than ours, and so we understand that happens. But we have already actively started to seek medical offices that may want to come into this property, another clinic, privately as opposed to a government run clinic. So, we're already actively looking for the same use that we had proposed with the VA clinic, we still would like to do that with the property. So nothing really has changed, just that we weren't awarded the VA project. We are continuing forward with the medical clinic."

Chair Harris said there was a lot of support for this project at the Commission level, as well as from the neighbors. They had some concerns about traffic which you always hear, but there was a lot of support for a VA clinic at this site. And it seemed to make a lot of sense. He said, "I know that you and your husband were in the business of doing this, and you didn't represent that you had it in hand. It was something you were working on and you made that very clear. Anyway, I wish you luck with that."

Chair Harris continued, "What happens now. I assume that the next step, potentially, for development would be coming back to the full Commission for a development plan. Is that correct?"

Ms. Baer said, "Potentially not. And the reason that it may not, is that if the clinic itself is less than 10,000 sq. ft., my recollection is that the first phase was already approved for development. And so the development plan that would come back to the Planning Commission would really be for Phases 2 and 3, assuming the first phase were developed substantially in conformance with what was approved."

Chair Harris said, "You're working on Plan B, but let's just say, and I don't know if this is an approved use, but let's just say that somebody wants, in this zone, a used car lot, for instance – that would be problematic. Or something, some high traffic generator that doesn't have the perceived community value that a VA Clinic would have. So again, if you have to go to Plan C or Plan D, what happens then. Would they have to come back for Phase 1."

Ms. Baer said, "If I understand your question, if they were not able to put in a medical clinic along the lines that were shown and approved, I don't know that we would ask them to come back if it were not a VA clinic, which obviously it won't be. If it were a substantially different use, I also don't know that we would ask them to come back, because really the requirements of the zoning require that at least 40% of the entire property be developed as residential. So, I'm thinking that Phase 2 probably would trigger a re-review of a final development plan, depending on what they were proposing, whether that were the same as what was originally approved or not, it would be over 10,000 sq. ft., and it would require a final development plan. So, depending on what they were asking for, if they came back with a use that was permitted in the zoning district, if it was

under 10,000 sq. ft., and it was more or less in keeping with the layout and the site plan of what was approved for Phase 1, we would be inclined to allow it as a building permit. If you would like to make a condition that it come back, that would be fine."

Chair Harris said if it is actually a medical clinic, then that's fine. He said, "And I don't remember everything that's allowed."

Ms. Baer said it is mostly offices.

Chair Harris said, "I think the Commission would like to. Because the emotional content associated with the development that you were proposing at the time was well received by neighbors and the Commission itself. And I think, if that were to change, and these things do happen, I understand that, I think it's important for the full Commission to hear that, and act upon it. So, that's a condition that I would propose."

Chair Harris said, "For whomever makes the motion, I would propose that a condition be added that in the event that the proposed development of Phase 1 La Luz substantially changes, even if it may be an accepted usage in the MU District, that it be brought back to the full Planning Commission for further review and action."

Ms. Baer said, "Can we clarify that the Applicant accepts that condition."

Ms. Pacheco said, "Can I just ask a question with regard to that. Mr. Chairman, when you say a substantial change to what we are wanting to so, so if we were still going to do a medical clinic about the same size, we wouldn't come back to the Planning Commission."

Mr. Harris said, "Correct."

Ms. Pacheco said, "If we decided to put, for instance, an art gallery in that space, would we then come back to the Planning Commission."

Chair Harris said, "I believe so. Yes."

Ms. Pacheco said, "So that would kind of be a substantial difference."

Chair Harris said, "Yes. I don't know, maybe you could provide an example, since you've got all the usages memorized, Ms. Baer."

Ms. Baer said, "If either the use or the layout of the site plan were substantially changed from what was approved by the Planning Commission, in that case, so it could be exactly the same layout, but an art gallery clearly wasn't part of the original approval. So, if you could just say use or layout of the site plan.

Chair Harris said he is concerned only about use. He said, "If I remember, the access to the clinic is off Calle Maria Feliz and it's pretty straightforward. There are issues that the Traffic Engineer has identified in terms of sight lines in the curve there, but that's identified. So, I'm multi-concerned about the usage."

Ms. Pacheco said, "Under the Mixed Use Zoning, I just wanted to make sure that I understand when we would have to come back to the Planning Commission exactly, if we're going to stay within the medical field. Let me throw out another example, say it's a medical laboratory, I'm assuming that wouldn't be a big change in use, so that one would be okay versus changing it to something completely different."

Chair Harris said, "That's correct. To me, the whole complex, what you were proposing for La Luz had a certain synergy. There was a VA Clinic, there was assisted living and proposed medical offices. And all of that, theoretically over time would fit and serve that portion of our town very well. And so I think that if we had a medically related facility in Phase 1, to me that meets the criteria."

Ms. Pacheco said, "Then yes, I understand. I approve and understand the change or the addition to our conditions."

Chair Harris said, "I picked this up – the 15 foot sewer easement will remain, so, I'm fine."

Commissioner Padilla said the packet materials refer to Phase 1 and Phase 2, and asked if there is information staff can provide on a proposed Phase 3.

Ms. Baer said, "Phase 1 was the medical clinic, Phase 2 is assisted living and Phase 3 was medical offices on the southern part of the property. If you look at Sheet 2 of 2 in your packet, it actually shows that layout in two parts."

Mr. Lamboy said it is under Applicant Materials.

Ms. Baer said, "So on the bottom of that sheet, it shows the medical clinic as Phase 1, and to the left or south of that you'll see the assisted living, and at the top of that page, assisted living continues, and then there is Phase 3 are the 3 larger office buildings to the southern part of the lot. And they're superimposed over existing mobile or manufactured homes."

Commissioner Padilla said that wasn't noted in the packet, which refers only to Phase 1 and 2.

Chair Harris said, "This if for staff. I'm looking at condition of approval 6(B), and that comes from Mr. Romero, our Traffic Engineer, to revise the reverse curve in the middle of development. I don't know how significant a revision needs to occur. Do you know off hand if it can happen within the proposed private road."

Ms. Baer said, "I'm sorry, I don't. We don't know that, but that would be something that would come back with Phase 2 to the Planning Commission. And we can find out if you like, and let you know. We could add an extra condition if that would help, that asks the Applicant to agree that if the easement has to be adjusted in order to make that correction, that they would agree to that."

Chair Harris said, "Yes. That would be fine. To me it's a mechanical consideration just to make sure that what Mr. Romero wants, as Traffic Engineer, fits within that easement. So, if we can add that as a condition, I think that's fine."

Ms. Pacheco said, "I approve."

MOTION: Commissioner Ortiz moved, seconded by Commissioner Padilla, to approve Case #2013-59, 2784 Camino Maria Feliz Lot Split, with all conditions of approval as recommended by staff, with two additional conditions: (1) in the event of a proposed development of Phase 1 of La Luz Subdivision, if the use is substantially changed, that it be brought back to the Planning Commission for review; and (2) if the easement has to be adjusted to comply with 6(B) in adjusting the reverse curve, that that be handled by staff for further analysis."

VOTE: The motion was approved unanimously on a voice vote.

G. STAFF COMMUNICATIONS

There were no staff communications.

H. MATTERS FROM THE COMMITTEE

Chair Harris Welcomed Mr. Padilla to the Summary Committee.

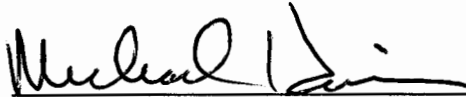
Chair Harris expressed appreciation for being reelected as Chair of the Summary Committee, and looks forward to a good year.

I. ADJOURNMENT

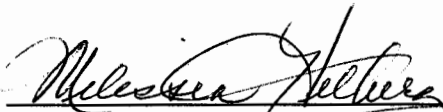
There was no further business to come before the Committee.

MOTION: Commissioner Padilla moved, seconded by Commissioner Ortiz, to adjourn the meeting.

VOTE: The motion was approved unanimously on a voice vote, and the meeting was adjourned at approximately 12:00 noon.

A handwritten signature in black ink, appearing to read "Michael Harris", written over a horizontal line.

Michael Harris, Chair

A handwritten signature in black ink, appearing to read "Melessia Helberg", written over a horizontal line.

Melessia Helberg, Stenographer

City of Santa Fe, New Mexico

memo

DATE: July 18, 2013, for the August 1, 2013 Meeting

TO: Summary Committee

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

FROM: William Lamboy, AICP, Senior Planner, Current Planning Division

1301 A & B CANYON ROAD LOT SPLIT

Case #2013-55. 1301 A & B Canyon Road Lot Split. Philip B. Wiegel, Del Rio Surveys, Inc., agent for David & Mary Kite and Elizabeth J. Keefer, requests plat approval to divide approximately 1.08 acres into two tracts. The property is located at 1301 A & B Canyon Road, and is zoned R-2 (Residential-2 dwelling units per acre). (William Lamboy, Case Manager)

RECOMMENDATION

The Land Use Department recommends **Approval** with the Conditions of Approval as outlined in this report.

BACKGROUND & SUMMARY

The property is zoned R-2, (Residential-2 dwelling units per acre) and is located in the City's Downtown and Eastside Historic District. Of the property's 1.08 total acres, approximately 0.08 acre is located inside the Santa Fe River flood way. For calculating density in accordance with 14-7.2(B)(3), the sum of the flood way acres must be subtracted from the total number of acres.

The proposed land division would create two residential tracts: Tract 1-X, 1301-B Canyon Road, containing approximately 0.74 acres; and Tract 1-X, 1301-A Canyon Road, 0.340 acres. Both lots are fully developed and are separately owned in condominium proprietorship. Condominium dissolution is a condition of approval of this request. In addition, no further division of either lot shall be permitted without rezoning.

Exhibit "1"

The property is accessed directly from Canyon Road through a 38-foot wide shared access easement partially on the property to the east. Approximately 210 feet from Canyon Road the driveway easement tapers to 20 feet. Four residential units share the driveway.

The property is accessible to the City's Water and Wastewater systems. There is an existing sewer lift station shared by both properties. The Wastewater Division requires a shared service agreement (related to the lift station) to be referenced on the plat and recorded at the County Clerk's office.

CONDITIONS OF APPROVAL

Any staff conditions noted in the attached memoranda and not listed in the recommended conditions of approval have already been addressed on the plat.

Staff recommends the following conditions of approval:

1. Staff redline comments will be provided to the surveyor who shall address all issues and submit the corrected plat in Mylar.
2. Reference the December 4, 2012 FIRM on Note #3.
3. A shared sewer service agreement is required for the two properties that will be sharing the existing sewer lift station which serves both residences. This document shall be recorded at the Santa Fe County Clerk's office and referenced on the plat. It shall be noted on the plat that the properties share a common sewer lift station.

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda

1. Fire Marshal Memorandum, Rey Gonzales
2. City Engineer for Land Use Memorandum, R. B. Zaxus
3. Waste Water Division Engineer Memorandum, Stan Holland

EXHIBIT B: Maps

1. Zoning
2. Aerial View

EXHIBIT C: Applicant Materials

1. Letter of Application

EXHIBIT D: Photographs

City of Santa Fe, New Mexico

Exhibit A

City Staff Memoranda

City of Santa Fe, New Mexico

memo

DATE: July 1, 2013
TO: William Lamboy , Case Manager
FROM: Reynaldo Gonzales, Fire Marshal *RDG*
SUBJECT: Case #2013-55 1301 A&B Canyon Road Lot Split

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. Below are the following requirements that shall be addressed prior to approval by Planning Commission. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

Prior to any new construction these requirements must be met:

1. Shall have water supply that meets fire flow requirements as per IFC.

City of Santa Fe, New Mexico

memo

DATE: July 8, 2013

TO: William Lamboy
Case Manager

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

RE: Case # 2013-55
1301A & B Canyon Road Lot split

The following review comments are to be considered conditions of approval:

- Add a floodplain note to reference the effective FIRM.
- Add street addresses for both lots.



MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: July 1, 2013

To: William Lamboy, Case Manager

From: Stan Holland, P.E.
Wastewater Management Division

Subject: Case 2013-55 – 1301 A & B Canyon Road Lot Split

The subject property is accessible to the City sanitary sewer system. As a condition of approval the property and structures shall be connected to the City's public sewer collection system.

The following are required as a condition of approval for the Lot Split:

1. Add a signature line to the plat for the Wastewater Division review and approval.
2. A shared sewer service agreement is required for the two properties that will be the sharing the existing sewer lift station which serves both residences. This document shall be recorded at the Santa Fe County Clerk's office and referenced on the plat. It shall be noted on the plat that the properties share a common sewer lift station.
3. The appropriate easements need to be shown on the plat for the common and individual sewer service lines and lift station.

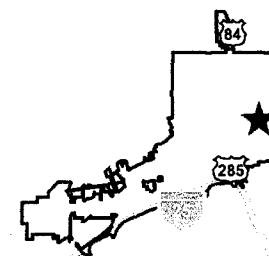
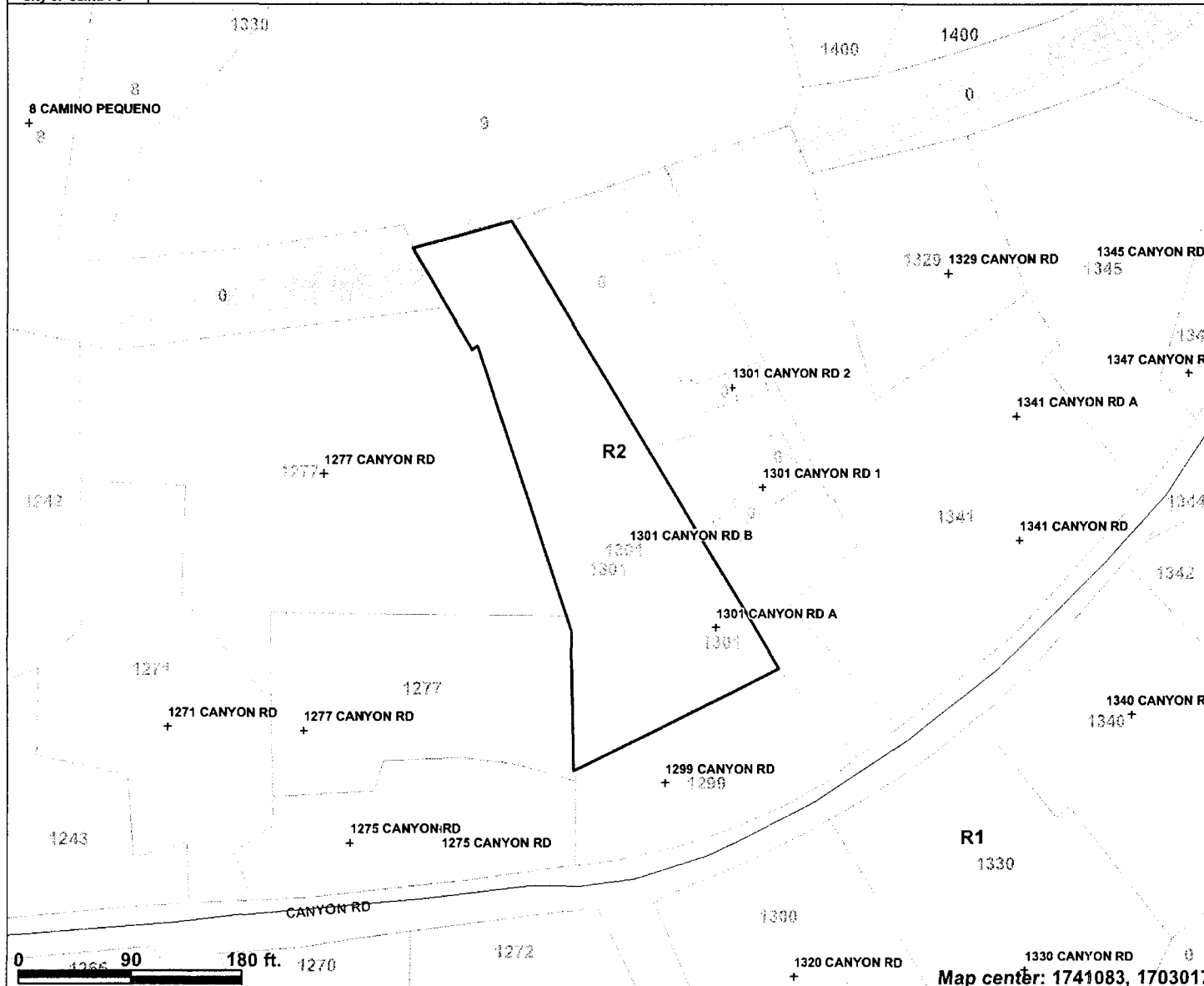
City of Santa Fe, New Mexico

Exhibit B

Maps



1301 A & B Canyon Road - Zoning Map



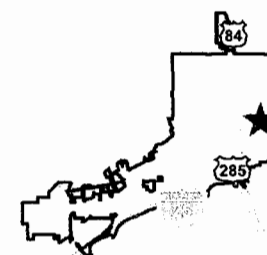
Legend

- City Limits
- Full Address Labels
- Parcels
- Airport Clear Zones
- Santa Fe River
- Zoning
 - RR Rural Residential
 - R1, (PUD) Single - Family 1du/ac.
 - R2, (DT), (PUD), (AC) Single - Family 2du/ac
 - R3, (PUD) Single - Family 3du/ac
 - R4 Single - Family 4du/ac
 - R5, (DT), (PUD), (AC), R6 Single - Family 5-6du/ac
 - R7, (I), (PUD), R8 Single - Family 7-8du/ac
 - RC5, RC5AC Compound 5du/ac
 - RC8, RC8AC Compound 8du/ac
 - R10, (PUD) Multiple - Family 10du/ac
 - R12, (PUD) Multiple - Family 12du/ac
 - R21, (PUD) Multiple - Family 21du/ac
 - R29, (PUD),(AC) Multiple - Family 29du/ac
 - RAC Residential Arts & Crafts










Scale: 1:1,498

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



Legend

-  City Limits
 -  Full Address Labels
 -  Parcels
 -  Airport Clear Zones
 -  Santa Fe River
 -  Major Roads and Highways
 -  Other Roads and Streets
- 2011 Aerial Photography - 1 foot resolution**



Scale: 1:1,498

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

City of Santa Fe, New Mexico

Exhibit C

Applicant Materials

PO Box 22773
Santa Fe, NM 87502



Email: drs-surveys@qwestoffice.net
(505) 820-9200
Fax: (505) 820-1600

June 21, 2013

City of Santa Fe Planning and Land Use Department
Attn: Mr. Bill Lamboy
PO Box 909
Santa Fe, NM 87504 - 0909

SUBJECT: PROPOSED LOT SPLIT AND DISSOLUTION OF CONDOMINIUM FOR DAVID S. KITE, MARY C. KITE, AND ELIZABETH J. KEEFER SITUATE AT 1301-A AND 1301-B, CANYON ROAD, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

Dear Mr. Lamboy:

This letter is a formal request for approval to split the tract of land located at 1301-A Canyon Road and 1301-B Canyon Road, Santa Fe, New Mexico. The intent of this submittal is to create 2 residential tracts only.

Attached please find:

- Development Review Application
- Filing Fee - \$280.00
- 3 (24" x 36") copies of the proposed plat.
- Legal lot of record documentation
- Warranty Deed

If you have further questions regarding this matter, please do not hesitate to contact me or BernaDette Sanchez-Wiegel at the above-referenced number.

Sincerely,

Philip B. Wiegel
Philip B. Wiegel
NMPS No. 9758

Cc: Project File 13040207

City of Santa Fe, New Mexico

Exhibit D

Photographs



1301-A Canyon Road

1301-B Canyon Road



City of Santa Fe, New Mexico

memo

DATE: July 18, 2013, for the August 1, 2013 Meeting

TO: Summary Committee

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

FROM: William Lamboy, AICP, Senior Planner, Current Planning Division *W.L.*

53 MUTT NELSON ROAD LOT SPLIT

Case #2013-56. **53 Mutt Nelson Road Lot Split.** Lizet Dominguez, owner, requests plat approval to divide approximately 2.50 acres into two lots. Located in the Annexation area, the property is zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager)

RECOMMENDATION

The Land Use Department recommends **Approval** with the Conditions of Approval as outlined in this report.

BACKGROUND & SUMMARY

The property is zoned R-1, (Residential-1 dwelling unit per acre) and is located in the Annexation area.

The proposed land division would create two residential lots: Lot 1-A, 55 Mutt Nelson Road, containing approximately 1.25 acres; and Lot 1-B, 53 Mutt Nelson Road, 1.25 acres. Lot 1-B is occupied by a residence and several accessory structures. A shed is located on Lot 1-A.

The lots are accessed directly from Mutt Nelson Road, an improved, County-maintained roadway. As a condition of approval, the Traffic Engineering Division requires a single shared access easement for both lots.

Exhibit "2"

There are no City services in the immediate vicinity. Lot 1-B is served by an existing water well. A 10-foot wide private utility easement from the well to Lot 1-A is created by this plat. The property owner proposes a shared well between both lots. The 10-foot easement connects the existing well with the new lot. A shared well agreement will be required prior to recordation of the plat.

Prior to new construction on either lot, a septic system permit from the State Environment Department will be required. Prior to the development or improvement of the property, developers of the property are required to obtain a technical sewer evaluation review by the City of Santa Fe Wastewater Division.

CONDITIONS OF APPROVAL

Any staff conditions noted in the attached memoranda and not listed in the recommended conditions of approval have already been addressed on the plat.

Staff recommends the following conditions of approval:

1. Staff redline comments will be provided to the surveyor who shall address all issues and submit the corrected plat in Mylar.
2. Prior to recordation of the plat, a shared well agreement shall be executed to serve both resulting lots.
3. The following notes shall be added to the plat:
 - a. The existing driveway from Lot 1-B to Mutt Nelson Road shall be abandoned upon the development of Lot 1-A and construction of the above mentioned shared driveway.

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda

1. Fire Marshal Memorandum, Reynaldo Gonzales
2. City Engineer for Land Use Memorandum, R. B. Zaxus
3. Waste Water Division Engineer Memorandum, Stan Holland
4. Traffic Division Memorandum, John Romero

EXHIBIT B: Maps

1. Zoning
2. Aerial View

EXHIBIT C: Applicant Materials

1. Letter of Application


City of Santa Fe, New Mexico

Exhibit A

City Staff Memoranda

City of Santa Fe, New Mexico

memo

DATE: July 1, 2013
TO: William Lamboy , Case Manager
FROM: Reynaldo Gonzales, Fire Marshal 
SUBJECT: Case #2013-56 53 Mutt Nelson Road Lot Split.

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

Prior to any new construction these requirements must be met:

1. All Fire Department access shall be no greater than a 10% grade throughout and maintain 20' min. width.
2. Fire Department Access shall not be less than 20 feet width to any new construction.
3. Shall meet driveway requirements as per IFC.
4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
5. Shall have water supply that meets fire flow requirements as per IFC.

City of Santa Fe, New Mexico

memo

DATE: July 8, 2013

TO: William Lamboy
Case Manager

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

RE: Case # 2013-56
53 Mutt Nelson Road Lot Split

The following review comment is to be considered a condition of approval:

- Add street addresses for both lots.



MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: June 28, 2013

To: William Lamboy, Case Manager

From: Stan Holland, P.E.
Wastewater Management Division

Subject: Case 2013-56 – 53 Mutt Nelson Road Lot Split

The subject property is not accessible to the City public sewer system. Prior to any new construction on the lot, the owner shall obtain a septic system permit from the State of New Mexico Environment Department (505-827-1840).

The Applicant shall add the following note to the plat:

1. Connection to the City public sewer system is mandatory when the property is in the City limits and is being developed or improved is accessible to the City sewer system. Prior to the development or improvement of the property, owners and developers of the property shall obtain a technical sewer evaluation review by the City of Santa Fe Wastewater Division.

City of Santa Fe, New Mexico

memo

DATE: July 8, 2013
TO: William Lamboy, Planning and Land Use Department
VIA: John Romero, Traffic Engineering Division Director *JR*
FROM: Sandra Kassens, Traffic Engineering Division *SK*
SUBJECT: 53 Mutt Nelson Road Lot Split. Case # 2013-56

ISSUE:

Lizet Dominguez, owner, requests plat approval to divide approximately 2.50 acres into two lots. Located in the Annexation Agreement, the property is zoned R-1 (Residential-1 dwelling unit per acre).

RECOMMENDED ACTION:

Review comments are based on submittals received on June 26, 2013. The comments below should be considered as Conditions of Approval to be addressed prior to final approval unless otherwise noted:

1. The applicant shall provide one shared access easement from Lots 1-A and 1-B to Mutt Nelson Road.
2. The applicant shall place a note on the plat that states that the existing driveway from Lot 1-B to Mutt Nelson Road shall be abandoned upon the development of Lot 1-A and construction of the above mentioned shared driveway.

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

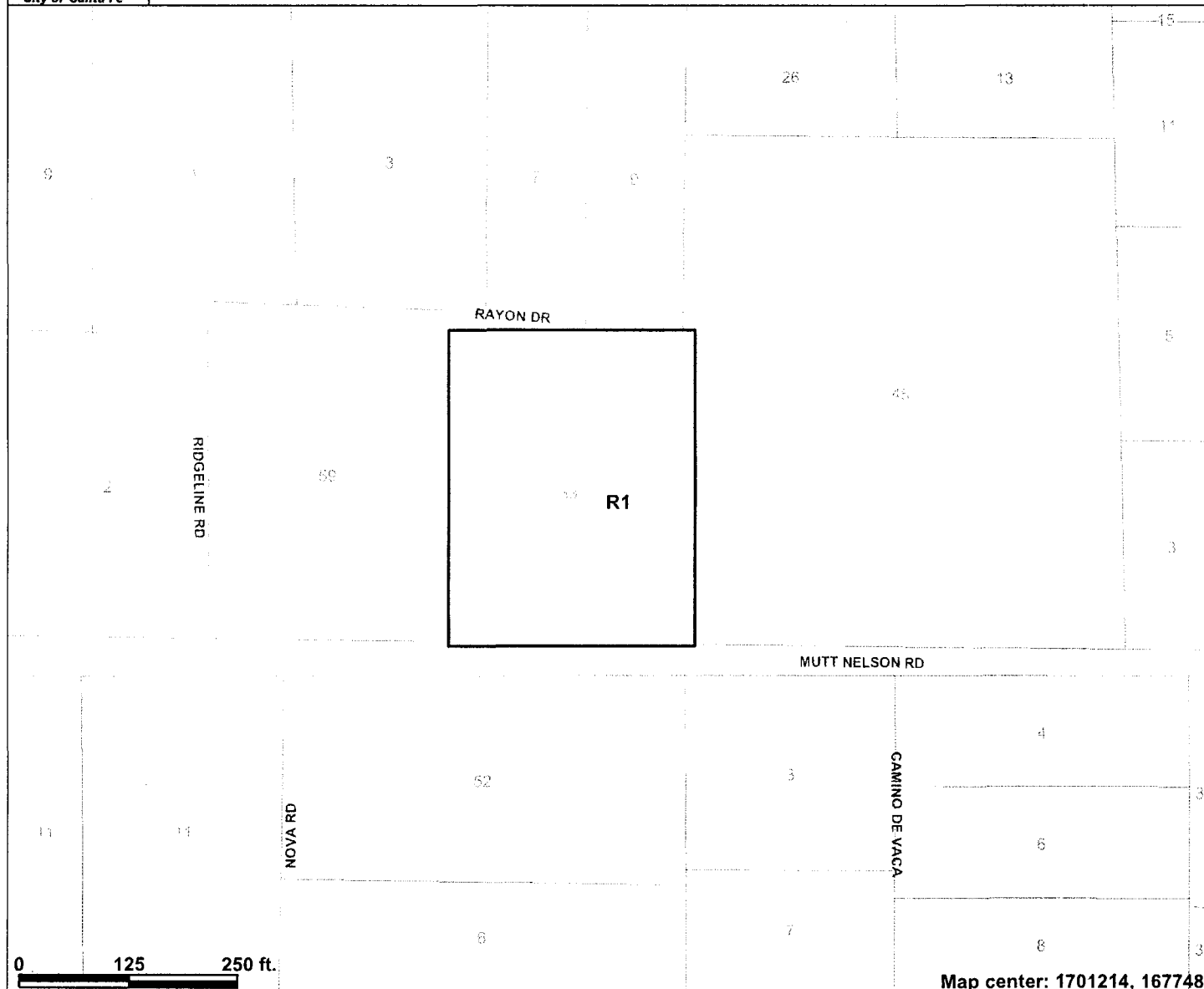
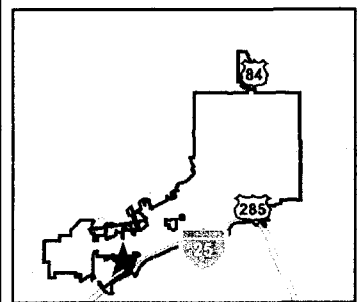
City of Santa Fe, New Mexico

Exhibit B

Maps



53 Mutt Nelson Road - Zoning District



Legend

City Limits

Parcels

Airport Clear Zones

Santa Fe River

Zoning

- RR Rural Residential
- R1, (PUD) Single - Family 1du/ac.
- R2, (DT), (PUD), (AC) Single - Family 2du/ac
- R3, (PUD) Single - Family 3du/ac
- R4 Single - Family 4du/ac
- R5, (DT), (PUD), (AC), R6 Single - Family 5-6du/ac
- R7, (I), (PUD), R8 Single - Family 7-8du/ac
- RC5, RC5AC Compound 5du/ac
- RC8, RC8AC Compound 8du/ac
- R10, (PUD) Multiple - Family 10du/ac
- R12, (PUD) Multiple - Family 12du/ac
- R21, (PUD) Multiple - Family 21du/ac
- R29, (PUD),(AC) Multiple - Family 29du/ac
- RAC Residential Arts & Crafts
- MHP Mobile Home Park

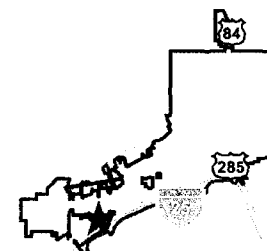
Map center: 1701214, 1677482

Scale: 1:2,133

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53 Mutt Nelson Road - Aerial



Legend

- City Limits
- Parcels
- Airport Clear Zones
- Santa Fe River
- Major Roads and Highways
- Other Roads and Streets
- 2011 Aerial Photography - 1 foot resolution



Scale: 1:1,935

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City of Santa Fe, New Mexico

Exhibit C

Applicant Materials

Summary Committee,

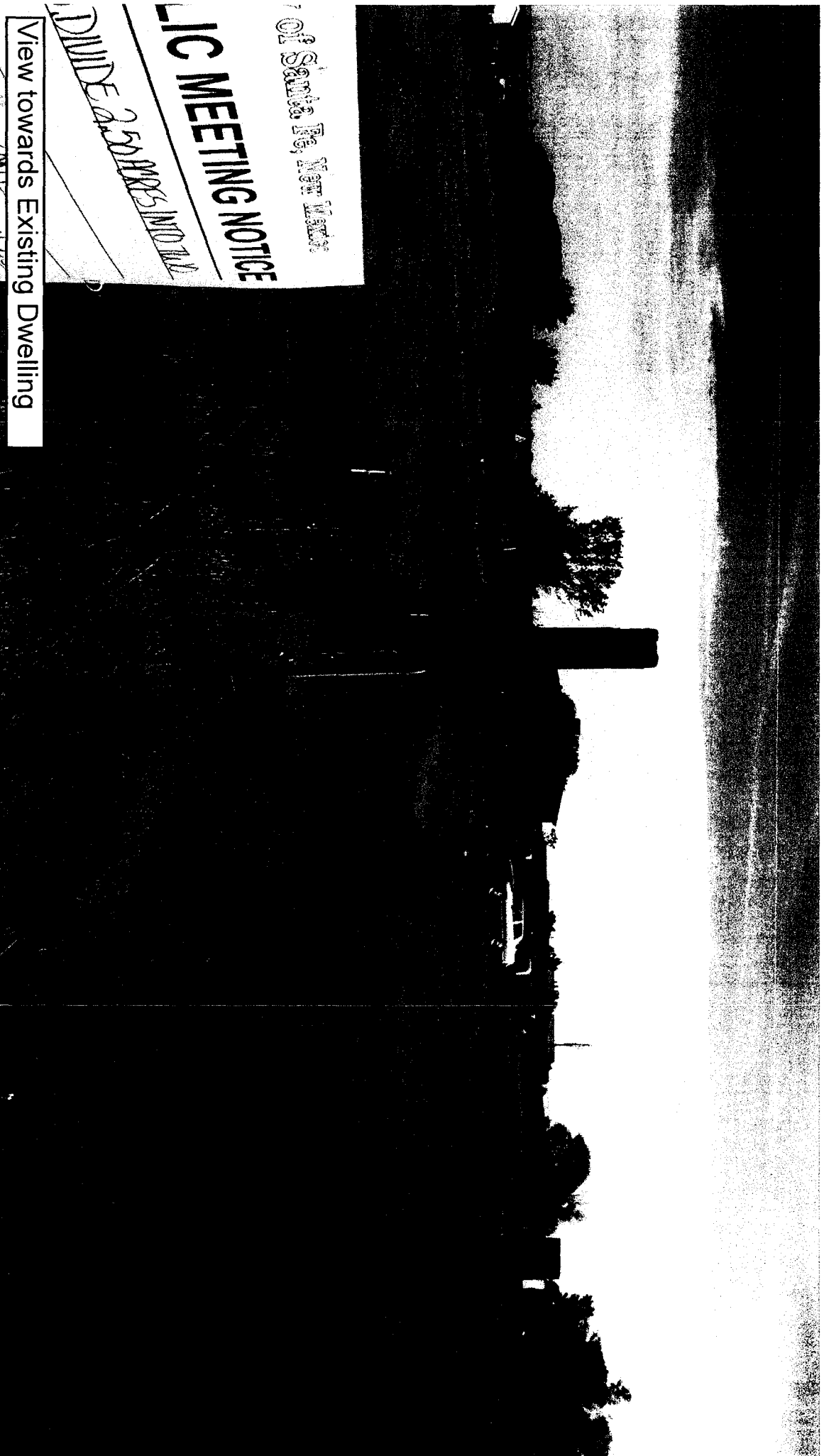
The propose of the land split at 53 Mutt Nelson Rd. is to provide property for each of my children. The property is zoned R-1.

Thanks You, Lizet Dominquez

City of Santa Fe, New Mexico

Exhibit D

Photographs



7 of Santa Fe, New Mexico

LIC MEETING NOTICE

DIVIDE 2500005 IND 111

View towards Existing Dwelling



View towards the Northwest

City of Santa Fe, New Mexico

memo

DATE: July 18, 2013, for the August 1, 2013 Meeting

TO: Summary Committee

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

FROM: William Lamboy, AICP, Senior Planner, Current Planning Division *W.L.*

2784 CAMINO MARIA FELIZ LOT SPLIT

Case #2013-59. **2784 Camino Maria Feliz Lot Split.** James W. Siebert, of James W. Siebert & Associates, Inc., agent for Gloria Narvaiz, requests plat approval to divide approximately 6.36 acres into two tracts. The property is zoned MU (Mixed-Use district). (William Lamboy, Case Manager)

RECOMMENDATION

The Land Use Department recommends **Approval** with the Conditions of Approval as outlined in this report.

BACKGROUND & SUMMARY

The long and narrow property is zoned MU, (Mixed-Use district) and is located between Rufina Street and Aggie Road approximately one half mile from the Henry Lynch intersection. The owner wants to subdivide the property to convey a portion to her daughter.

The proposed land division would create two tracts: Tract 1-C-1, containing approximately 2.76 acres; and Tract 1-C-2, 3.60 acres.

The property is accessed directly from Rufina Street, a public roadway with a 100-foot wide right-of-way and Aggie Road, a private unimproved roadway of varying widths. Camino Maria Feliz winds across the property from Rufina Street to Aggie

Road.

The property was annexed into the City in 2005 for the purpose of developing a mobile home park. Adjoining properties were annexed in 2009 as part of the Phase 1 Annexation. The property was rezoned in 2012 to MU in order to develop a medical complex - over 3 phases - consisting of a medical clinic, medical offices and assisted housing for the elderly. Phase 1 of the approved medical complex is wholly in Lot 1-C-1; Phase 2 will span both sides of the new lot line with 15 assisted living units in Tract 1-C-1 and 26 units in Tract 1-C-2; Phase 3 falls entirely within Tract 1-C-2. The southern portion of the property presently contains a mobile home park adjacent to Aggie Road. The bulk of the property is vacant.

The property is accessible to the City's Water and Wastewater systems. Any future development will be required to connect to City utilities. A large storm drain located on Rufina Street may impact extension of the water main from Rufina Street.

CONDITIONS OF APPROVAL

Any staff conditions noted in the attached memoranda and not listed in the recommended conditions of approval have already been addressed on the plat.

Staff recommends the following conditions of approval:

1. Staff redline comments will be provided to the surveyor who shall address all issues and submit the corrected plat in Mylar.
2. An existing 15 foot wide effluent easement that goes through this site is incorrectly identified as an abandoned sewer easement. The 15 foot wide effluent/sewer easement shall be shown on all plan sets / drawings for this project.
3. Applicant shall comply with previous Traffic Division staff conditions of approval related to this property as detailed in the attached memo dated May 18, 2012 concerning General Plan Amendment and Rezoning to MU entitled La Luz Health Center.
4. Show existing well(s) on the plat.
5. Add street addresses for both lots.
6. The following notes shall be added to the plat:
 - a. The Developer shall revise the Traffic Study to cover the maximum allowable uses for the proposed MU zoning.
 - i. The Developer shall utilize the Trip Generation land use category of "General Office" for 50% of the square footage, which is the maximum allowable use of Commercial within the Mixed Use (MU) Zoning.
 - ii. In addition, the Developer shall utilize "Apartment" trip generation category rather than "Nursing Home" to predict the trips generated by the proposed residential portion of the development.
 - b. The Developer shall revise the reverse curve in the middle of the development so that the design meets the minimum radius curve for a

25 mph road per the AASHTO's "A Policy on Geometric Design of Highways and Streets" for an urban roadway with no super-elevation.

- c. The Developer shall demonstrate, through use of sight triangles in the area of this curve, that there will be sufficient sight distance for the through traffic and for the driveway that intersects in the middle of the curve. It seems that parking and some of the residential units (i.e. 6, 7, and 8) might impede sight distance.
- d. The Developer shall construct the following access improvements to Rufina Street in accordance with AASHTO green book standards and the New Mexico State Access Manual:
 - A. Phase I:
 - i. Developer shall widen the asphalt to add a westbound Left Turn lane with sufficient shoulder width to allow U-Turns;
 - ii. The Left Turn lane shall be created with the use of pavement markings, however,
 - iii. Sufficient asphalt shall be provided to allow for the future installation of curb and gutter and medians as applicable.
 - B. Phase II:
 - i. The Developer shall construct an eastbound Right Turn Deceleration lane that includes curb and gutter;
 - ii. The Developer shall construct an eastbound Left turn lane with sufficient space to allow U-Turns with appropriate curb and gutter and medians if applicable;
 - iii. The Developer shall construct a westbound Left Turn lane with sufficient space to allow U-Turns with appropriate curb and gutter and medians if applicable.

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda

- 1. Fire Marshal Memorandum, Rey Gonzales
- 2. City Engineer for Land Use Memorandum, R. B. Zaxus
- 3. Waste Water Division Engineer Memorandum, Stan Holland
- 4. Traffic Engineering Division Memorandum, Sandra Kassens
 - 1. May 18, 2012 Traffic Engineering Division Memorandum

EXHIBIT B: Maps

- 1. Zoning
- 2. Aerial View
- 3. Birdseye Views

EXHIBIT C: Applicant Materials

- 1. Letter of Application
- 2. Build-out Plan

EXHIBIT D: Photographs


City of Santa Fe, New Mexico

Exhibit A

City Staff Memoranda

City of Santa Fe, New Mexico

memo

DATE: July 1, 2013
TO: William Lamboy , Case Manager
FROM: Reynaldo Gonzales, Fire Marshal 
SUBJECT: Case #2013-59 2784 Camino Maria Feliz Lot Split.

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

Prior to any new construction these requirements must be met:

1. All Fire Department access shall be no greater than a 10% grade throughout and maintain 20' min. width.
2. Fire Department Access shall not be less than 20 feet width to any new construction.
3. Shall meet driveway requirements as per IFC.
4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
5. Shall have water supply that meets fire flow requirements as per IFC.

City of Santa Fe, New Mexico

memo

DATE: July 8, 2013

TO: William Lamboy
Case Manager

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

RE: Case # 2013-59
2784 Camino Maria Feliz Lot Split

The following review comments are to be considered conditions of approval:

- Revise the floodplain note to reference the correct FIRM, 35049CO394D effective June 17, 2008.
- Add street addresses for both lots.

City of Santa Fe, New Mexico

memo

DATE: July 1, 2013
TO: William Lamboy, Case Manager
FROM: Stan Holland, Engineer, Wastewater Division
SUBJECT: Case #2013-59 – 2784 Camino Maria Feliz Lot Split

The subject properties are accessible to the City sanitary sewer system:

Connection to the City sewer system is mandatory and shall be made prior to any new construction on the lot.

Additional Comments:

1. There is an existing 15 foot wide effluent easement that goes through this site. The easement is incorrectly identified as a 15 foot abandoned sewer easement. The 15 foot wide effluent/sewer easement shall be shown on all plan sets/drawings for this project.

City of Santa Fe, New Mexico

memo

DATE: July 9, 2013

TO: William Lamboy, Planning and Land Use Department

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

FROM: Sandra Kassens, Traffic Engineering Division *SKK*

SUBJECT: 2784 Camino Maria Feliz Lot Split. Case # 2013-59

ISSUE:

James W. Siebert, of James W. Siebert & Associates, Inc., agent for Gloria Narvaiz, requests plat approval to divide approximately 6.36 acres into two tracts. The property is zoned MU (Mixed-Use district).

RECOMMENDED ACTION:

Review comments are based on submittals received on June 26, 2013. The comments below should be considered as Conditions of Approval to be addressed prior to final approval unless otherwise noted:

1. Applicant shall comply with previous staff recommendations related to this property as detailed in the attached memo dated May 18, 2012 concerning General Plan Amendment and Rezoning to MU entitled La Luz Health Center.

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

City of Santa Fe, New Mexico

memo

DATE: May 18, 2012

TO: Dan Esquibel, Planning and Land Use Department

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

FROM: Sandra Kassens, Traffic Engineering Division *SK*

SUBJECT: La Luz Health Complex General Plan Amendment (Case #2012-39)
La Luz Health Complex Rezoning to MU. (Case #2012-40)

ISSUE

James W. Siebert, agent for Sandra Pacheco, requests approval of a General Plan Future Land Use Map Amendment to change the designation of 6.36± acres of land from Low Density Residential (3-7 dwelling units per acre) to Transitional Mixed Use. In addition, James W. Siebert also requests rezoning of 6.36± acres of land from MHP (Mobile Home Park) to MU (Mixed Use). The application includes a Development Plan for a medical complex consisting of a medical clinic, assisted housing for the elderly and medical offices. The property is located south of Rufina Street extending to Aggie Road.

RECOMMENDED ACTION:

Review comments are based on submittals received on April 18, 2012. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittal unless otherwise noted:

- 1) In order to provide a broad based oversight of the proposed GPA and Zone change, the Developer shall revise the Traffic Study to cover the maximum allowable uses for the proposed MU zoning.
 - A. The Developer shall utilize the Trip Generation land use category of "General Office" for 50% of the square footage, which is the maximum allowable use of Commercial within the Mixed Use (MU) Zoning.
 - B. In addition, the Developer shall utilize "Apartment" trip generation category rather than "Nursing Home" to predict the trips generated by the proposed residential portion of the development.
- 2) The Developer shall revise the reverse curve in the middle of the development so that the design meets the minimum radius curve for a 25 mph road per the

AASHTO's "A Policy on Geometric Design of Highways and Streets" for an urban roadway with no super-elevation.

- 3) The Developer shall demonstrate, through use of sight triangles in the area of this curve, that there will be sufficient sight distance for the through traffic and for the driveway that intersects in the middle of the curve. It seems that parking and some of the residential units (i.e. 6, 7, and 8) might impede sight distance.
- 4) The Developer shall construct the following access improvements to Rufina Street in accordance with AASHTO green book standards and the New Mexico State Access Manual:

A. Phase I:

- i. Developer shall widen the asphalt to add a westbound Left Turn lane with sufficient shoulder width to allow U-Turns;
- ii. The Left Turn lane shall be created with the use of pavement markings, however,
- iii. Sufficient asphalt shall be provided to allow for the future installation of curb and gutter and medians as applicable.

B. Phase II:

- i. The Developer shall construct an eastbound Right Turn Deceleration lane that includes curb and gutter;
- ii. The Developer shall construct an eastbound Left turn lane with sufficient space to allow U-Turns with appropriate curb and gutter and medians if applicable;
- iii. The Developer shall construct a westbound Left Turn lane with sufficient space to allow U-Turns with appropriate curb and gutter and medians if applicable.

The design and construction of the above listed items shall be reviewed and approved by the Public Works Department.

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

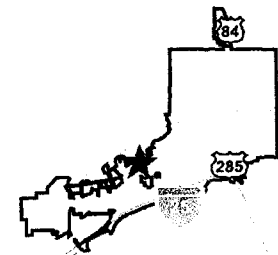
City of Santa Fe, New Mexico

Exhibit B

Maps



2784 Camino Maria Feliz - Zoning Map



Legend

City Limits

Parcels

Airport Clear Zones

Santa Fe River

Zoning

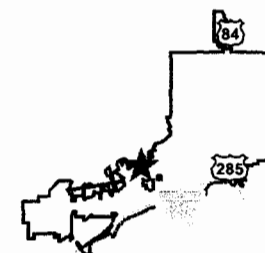
- ☐ RR Rural Residential
- ☐ R1, (PUD) Single - Family 1du/ac.
- ☐ R2, (DT), (PUD), (AC) Single - Family 2du/ac
- ☐ R3, (PUD) Single - Family 3du/ac
- ☐ R4 Single - Family 4du/ac
- ☐ R5, (DT), (PUD), (AC), R6 Single - Family 5-6du/ac
- ☐ R7, (I), (PUD), R8 Single - Family 7-8du/ac
- ☐ RC5, RC5AC Compound 5du/ac
- ☐ RC8, RC8AC Compound 8du/ac
- ☐ R10, (PUD) Multiple - Family 10du/ac
- ☐ R12, (PUD) Multiple - Family 12du/ac
- ☐ R21, (PUD) Multiple - Family 21du/ac
- ☐ R29, (PUD), (AC) Multiple - Family 29du/ac
- ☐ RAC Residential Arts & Crafts
- ☐ MHP Mobile Home Park



Scale: 1:5,834

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

2784 Camino Maria Feliz - Aerial View



Legend

City Limits

Parcels

Airport Clear Zones

Santa Fe River

Major Roads and Highways

Other Roads and Streets

2008 Aerial Photography - 6 inch resolution



Scale: 1:5,834

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

Parcel ID: 1711447-169







City of Santa Fe, New Mexico

Exhibit C

Applicant Materials



**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

**915 MERCER STREET * SANTA FE, NEW MEXICO 87505
(505) 983-5588 * FAX (505) 989-7313
siebert.associates@comcast.net**

June 24, 2013

Tamara Baer
Current Planning Division
Land Use Manager

Re: Gloria Narvaiz Lot Split

Dear Ms. Baer:

On behalf of Gloria Narvaiz, I am submitting a request for the division of land into two parcels. The property is located at 2784 Camino Maria Feliz consisting of 6.361 acres of land.

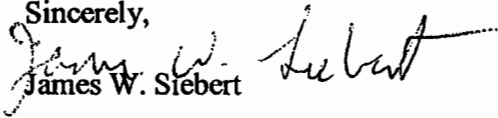
The following material is submitted with this application:

- Completed development application form
- Seven copies of the plat prepared by Associated Surveys in a 24"x36" format
- Warranty deed to the property
- Legal lot of record
- Check in the amount of \$280.00 for the development review fee
- PDF of proposed lot split plat

Tamara Baer
Narvaiz Lot Split
June 24, 2013
Page Two of Two

Please schedule this request for the August 1, 2013 Summary Committee meeting.

Sincerely,


James W. Siebert

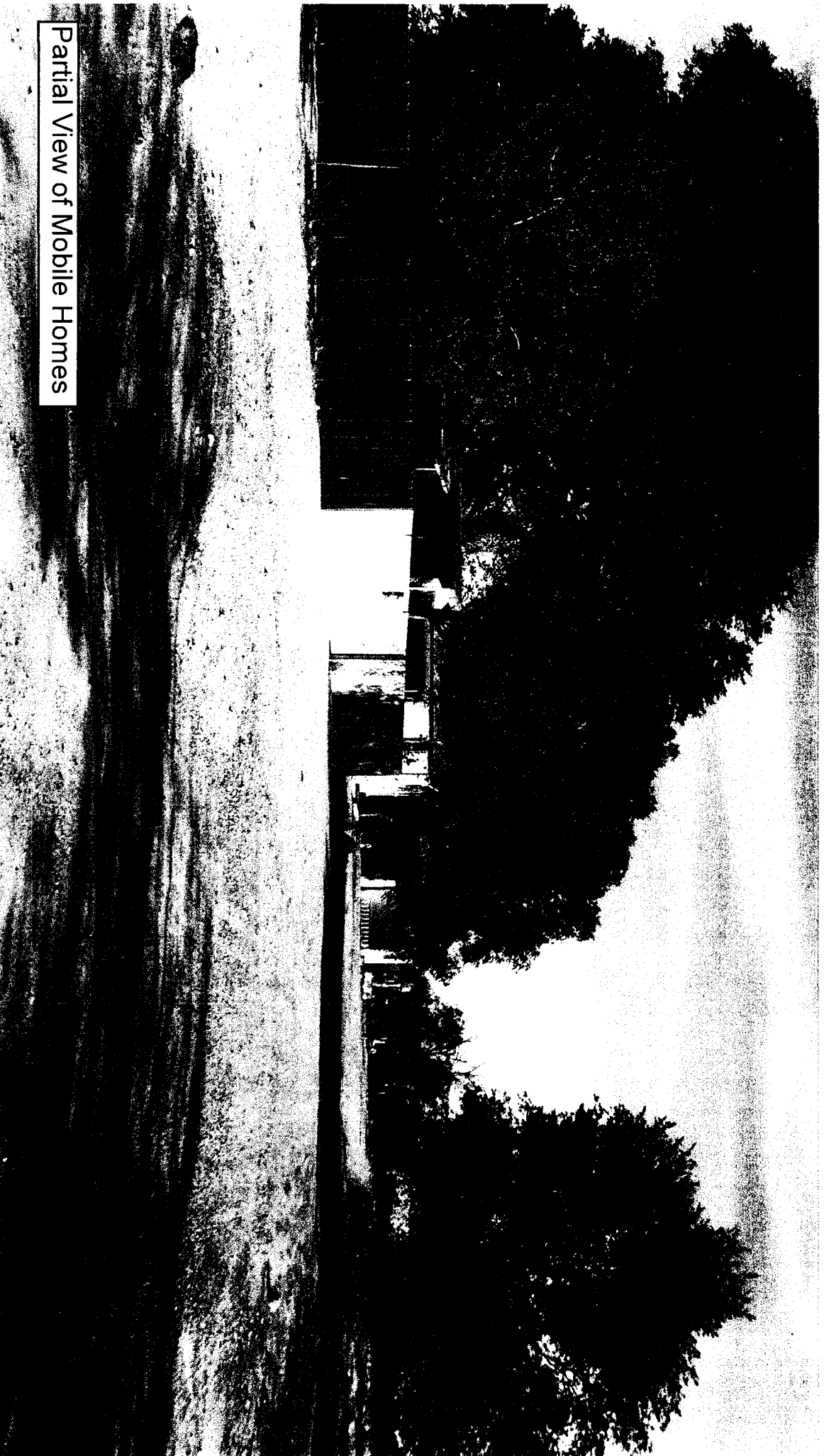
Xc: Sandra Pacheco
Chris Pacheco

City of Santa Fe, New Mexico

Exhibit D

Photographs

Partial View of Mobile Homes



Road Block

