

City of Santa Fe
Governing Body
Findings of Fact and Conclusions of Law

Case #2015-57

Gerhart Apartments General Plan Amendment

Case #2015-58

Gerhart Apartments Rezoning to R-21

Applicant's Name – Storm River LLC

Agent's Name – Santa Fe Planning Group

THIS MATTER came before the Governing Body of the City of Santa Fe for hearing on November 10, 2015, December 9, 2015 and March 9, 2016 upon the application (Application) of Scott Hoeft for Santa Fe Planning Group as agent for Storm River LLC (Applicant).

The subject property is comprised of 11.83± acres of land located at 2800 South Meadows Road (the Property) and is zoned R-1 (Residential – 1 dwelling unit/acre).

The Applicant seeks (1) approval of an amendment to the City of Santa Fe General Plan Future Land Use Map (Plan) changing the designation of the Property from Very Low Density Residential (1-3 dwelling units/acre) to High Density Residential (12 to 29 dwelling units/acre) (the Plan Amendment) and (2) to rezone the Property from R-1 to R-21 (Residential – 21 dwelling units/acre) (the Rezoning).

The Planning Commission (Commission) reviewed and acted upon the Applicant's proposed Plan Amendment and Rezoning at public hearings held on August 6, 2015 and September 3, 2015. Findings of Fact and Conclusions of Law (Commission Findings and Conclusions) embodying the Commission's vote recommending that the Governing Body approve the Plan Amendment and Rezoning were adopted by the Commission on October 1, 2015 and were filed with the City Clerk as Item #15-1060. The Commission Findings are attached hereto as **Exhibit A**.

At the conclusion of the December 9, 2015 hearing, the Governing Body voted to deny the Plan Amendment and the Rezoning, citing the proposed development's high density and the negative impact on the failing Agua Fria and South Meadows intersection, but on February 10, 2016 the Governing Body voted to reconsider the Application based on new information. At the conclusion of the March 9, 2016 hearing, upon reconsideration, the Governing Body voted to approve the Plan Amendment and the Rezoning, based upon new information provided by City staff and the Applicant addressing density and traffic concerns.

In accordance with the foregoing, and after conducting a public hearing and having heard from staff, the Applicant, residents of the neighborhood in which the Property is located, and certain interested others, the Governing Body hereby FINDS, as follows:

FINDINGS OF FACT

1. The Governing Body has authority, under Santa Fe City Code (Code) Sections 14-2.1 Table 14-2.1-1 and 14-2.2(A) to review and finally decide upon applications for amendments to the General Plan in accordance with the procedures set forth in Code Section 14-3.2(D)(3) and applying the criteria set forth in Code Section 14-3.2(E)(1).
2. The Governing Body has authority, under Code Sections 14-2.1 Table 14-2.1-1 and 14-2.2(A) to review and finally decide upon applications for rezoning in accordance with the procedures set forth in Code Section 14-3.5(B)(2) and applying the criteria set forth in Code Section 14-3.5(C).
3. Code Section 14-3.1(H)(2) requires that notice of a public hearing before the Governing Body be provided in accordance with Code Section 14-3.1(H)(1)(a) and that, in addition, the applicant publish notice in a local daily newspaper of general circulation at least fifteen calendar days prior to the public hearing (collectively, the Notice Requirements).
4. The Notice Requirements have been met.
5. The Governing Body reviewed the reports dated October 30, 2015 for the November 10, 2015 City Council Hearing and March 1, 2016 for the March 9, 2016 City Council Meeting prepared by City staff (collectively, the Staff Report) summarizing the Application and the Commission vote recommending that the Governing Body approve the Application, subject to the Conditions, the Commission Findings and Conclusions embodying said vote, and the evidence introduced at the hearing in accordance with the requirements of Code Section 14-3.5(B)(2)(a).
6. The Governing Body heard direct testimony from City staff, the Applicant's representatives and the Applicant, residents of the neighborhood in which the Property is located, and certain interested others.
7. Commission Findings of Fact 1 through 15, 17, and 19 through 34 accurately reflect the facts in this matter as presented at the Hearing.
8. Commission Conclusions of Law 1 through 7 are within the authority of the Commission and are reasonably based upon the Commission Findings of Fact.
9. The Governing Body has considered the criteria established by Code Section 14-3.2(E)(1)(a) and finds that the proposed Plan amendment is consistent with growth projections for Santa Fe in that the Property is within a future growth area of the City where the Plan encourages higher densities of residential and commercial development than existing zoning allows and where there is existing infrastructure.
10. The Governing Body has considered the criteria established by Code Section 14-3.2(E)(1)(b) and finds that the proposed Plan amendment is consistent with other parts of the Plan that encourage increased densities in future growth areas of the City where there is access to existing infrastructure, will provide needed multi-family rental housing adjacent to a school and a proposed fire station in an area where there are existing approvals for commercial and residential development in the vicinity of the City's airport, which is slated for expansion, and will create temporary construction jobs, as well as permanent staff and maintenance jobs.
11. The Governing Body has considered the criteria established by Code Section 14-3.2(E)(1)(c) and finds that the proposed Plan amendment is for a residential use which is consistent with existing residential uses in the area and although it allows increased density, the density is

consistent with the Plan's encouragement of increased densities in future growth areas of the City where there is existing infrastructure.

12. The Governing Body has considered the criteria established by Code Section 14-3.2(E)(1)(d) and finds that the proposed Plan amendment promotes the general welfare by providing multi-family rental housing that is currently in short supply in the City in an area slated for commercial and residential growth and by creating jobs.
13. The existing and proposed infrastructure, specifically the failed intersection of South Meadows Road and Agua Fria Street, will be able to accommodate the impacts of the proposed development at the time it is complete and ready for occupancy.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted at the hearing, the Governing Body hereby CONCLUDES:

1. The Commission Findings and Conclusions, a copy of which is attached hereto as Exhibit A, are adopted in part by the Governing Body as follows: Commission Findings of Fact 1 through 15, 17, and 19 through 34 and Commission Conclusions of Law 1 through 7. The foregoing enumerated Findings of Fact and Conclusions of Law are hereby adopted by the Governing Body and are incorporated in these Findings of Fact and Conclusions of Law as if set out in full herein. Those Findings of Fact and Conclusions of Law not specifically adopted herein are specifically not adopted.
2. The proposed Plan amendment meets the criteria established by Code Section 14-3.2(E)(1).
3. The proposed Rezoning meets the criteria established by Code Section 14-3.4(C) and (D).

WHEREFORE, IT IS ORDERED ON THE _____ OF APRIL 2016 BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

That the Plan Amendment and the Rezoning be, and they hereby are, approved.

Mayor

Date:

FILED WITH THE CITY CLERK:

Yolanda Y. Vigil
City Clerk

Date:

[REMAINING SIGNATURES APPEAR ON FOLLOWING PAGE]

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APPROVED AS TO FORM:

Kelley Brennan
City Attorney

Date:

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

Case #2015-57

Gerhart Apartments General Plan Amendment

Case #2015-58

Gerhart Apartment Rezoning to R-21

Owner's Name – Storm River LLC

Agent's Name – Scott Hoeft of Santa Fe Planning Group

THIS MATTER came before the Planning Commission (Commission) for hearing on August 6, 2015 and September 3, 2015 upon the application (Application) of Scott Hoeft of Santa Fe Planning Group as agent for Storm River LLC (Applicant).

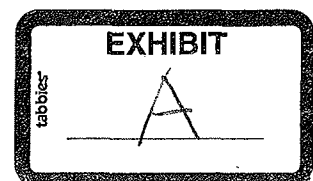
The Applicant requests an amendment to General Plan Future Land Use map to change the designation of 11.83± acres of land from Low Density Residential (1-3 dwelling units per acre) to High Density Residential (12-29 dwelling units per acre) and requests rezoning of 11.83± acres of land from R-1 (Residential, 1 dwelling unit per acre) to R-21 (Residential, 21 dwelling units per acre). The property is located at 2800 South Meadows Road.

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

FINDINGS OF FACT

General

1. The Commission heard testimony and took evidence from staff, the Applicant, and six members of the public interested in the matter.
2. Santa Fe City Code (Code) §14-3.2(D) sets out certain procedures for amendments to the General Plan (Plan), including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based upon the criteria set out in Code §14-3.2(E).
3. Code §14-3.5(B) sets out certain procedures for rezonings, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based upon the criteria set out in Code §14-3.5(C).
4. Code §14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [§14-3.1(E)]; (b) an Early Neighborhood Notification (ENN) meeting [§14-3.1(F) and (c) compliance with Code Section 14-3.1(H) notice and public hearing requirements.



5. Code §14-3.1(F) establishes procedures for the ENN meeting, including (a) scheduling and notice requirements [Code §14-3.1(F)(4) and (5)]; (b) regulating the timing and conduct of the meeting [Code §14-3.1(F)(5)]; and (c) setting out guidelines to be followed at the ENN meeting [§14-3.1(F)(6)].
6. A pre-application conference was held on January 22, 2015 in accordance with the procedures for subdivisions set out in Code § 14-3.1(E).
7. An ENN meeting was held on the Application on March 16, 2015 at the El Camino Real Academy.
8. Notice of the ENN meeting was properly given.
9. The ENN meeting was attended by the Applicant and City staff; there were 10 members of the public in attendance and concerns were raised.
10. The Applicant voluntarily held a second meeting with the neighbor members.
11. Commission staff provided the Commission with a report (Staff Report) evaluating the factors relevant to the Application.
12. Code §14-3.2(B)(2)(b) requires the City's official zoning map to conform to the General Plan, and requires an amendment to the Plan before a change in land use classification is proposed for a parcel shown on the Plan's land use map.
13. The Commission is authorized under Code §14-2.3(C)(7)(a) to review and make recommendations to the Governing Body regarding proposed amendments to the General Plan.
14. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings Staff Report, subject to certain conditions (the Conditions) set out in such report.

General Plan Amendment

15. Under Code § 14-3.2, an amendment to the General Plan requires submittal of an application for review and recommendation to the Governing Body by the Planning Commission.
16. The Commission has considered the criteria established by Code §14-3.2(E)(1)(a) and finds the following facts: (a) *Consistency with growth projections for the City, economic development goals as set forth in a comprehensive economic development plan for the City, and with existing land use conditions, such as access and availability of infrastructure.* [§14-3.2(E)(1)(a)]. The South Meadows Road extension and the NM 599 interchange provide sufficient access to support development that is much more intense than the current R-1 and R-3 that apply to the project site and to much of the nearby land. Although the city has a lease of neighboring land with plans for a fire station, it was revealed that there is no master plan or design for access through the subject property and the adjacent property at this time.
17. The Commission has considered the criteria established by Code §14-3.2(E)(1)(b) and finds the following facts: (b) *Consistency with other parts of the Plan.* [§14-3.2(E)(1)(b)]. General Plan Policies encourage compact urban form and

development at a higher intensity to make the most efficient use of utilities, roads and parks and encourage pedestrian linkages.

18. The Commission has considered the criteria established by Code §14-3.2(E)(1)(c) and finds the following facts: (c) *The amendment does not: (i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character of the area. [§14-3.2(E)(1)(c)].* The proposed high density residential development is an appropriate use located between a school and proposed fire station and near a proposed commercial area. This growing area is in transition, near an interchange and features a variety of uses in the surrounding areas.
19. The Commission has considered the criteria established by Code §14-3.2(E)(1)(c) and finds the following facts: (c) *The amendment does not: (ii) affect an area of less than two acres, except when adjusting boundaries between districts. [§14-3.2(E)(1)(c)].* The site is 11.83± acres which is well beyond the minimum requirement of two acres.
20. The Commission has considered the criteria established by Code §14-3.2(E)(1)(c) and finds the following facts: (c) *The amendment does not: (iii) benefit one of a few landowners at the expense of the surrounding landowners or the general public [§14-3.2(E)(1)(c)].* The proposed General Plan Amendment will not benefit a few landowners at the expense of surrounding landowners.
21. The Commission has considered the criteria established by Code §14-3.2(E)(1)(d) and finds the following facts: (d) *An amendment is not required to conform with Code §14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification [§14-3.2(E)(1)(d)].* The proposal already conforms with Code §14-3.2(E)(1)(c).
22. The Commission has considered the criteria established by Code §14-3.2(E)(1)(e) and finds the following facts: (e) *Compliance with extraterritorial zoning ordinances and extraterritorial plans [§14-3.2(E)(1)(e)].* This criterion is no longer relevant since the adoption of SPaZZo and the relinquishment of the land use regulatory authority outside the city limits and the transfer of authority from extraterritorial jurisdiction to the City.
23. The Commission has considered the criteria established by Code §14-3.2(E)(1)(f) and finds the following facts: (f) *Contribution to a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare as well as efficiency and economy in the process of development [§14-3.2(D)(1)(f)].* A high density market rate residential apartment development in the proposed location is well situated near a school, proposed fire station, a proposed commercial area, the Santa Fe river trail and proximity to the 599 interchange.
24. The Commission has considered the criteria established by Code §14-3.2(E)(1)(g) and finds the following facts: (g) *Consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.* There are no identified inconsistencies with any other adopted policies. Access through and connecting adjacent properties was not able to be defined at this time.

25. The Commission has considered the criteria established by Code §14-3.2(E)(2)(a) and finds the following facts: (a) *the growth and economic projections contained within the general plan are erroneous or have changed*. New school uses, proposed fire stations, new parks/trail and proposed commercial areas all make up the ongoing changes that are occurring in this area.
26. The Commission has considered the criteria established by Code §14-3.2(E)(2)(b) and finds the following facts: *no reasonable locations have been provided for certain land uses for which there is a demonstrated need*. A high density residential development that is adjacent to a school makes for a safer, more convenient trip to school, without crossing busy streets and the proposed fire station on the north side of the property increases safety to the development.
27. The Commission has considered the criteria established by Code §14-3.2(E)(2)(c) and finds the following facts: *conditions affecting the location or land area requirements of the proposed land use have changed, for example the cost of land space requirements, consumer acceptance, market or building technology*. New school uses, new fire stations, new parks/trail and commercial areas all make up the ongoing changes that are occurring in this area.

Rezoning

28. Under Code §14-3.5(C), the Commission may review the proposed rezonings and make recommendations to the Governing Body by the Planning Commission.
29. The Commission has considered the criteria established by Code §14-3.5(C)(1)(a) and finds the following facts: *One or more of the following conditions exist: (i) there was a mistake in the original zoning; (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 (iii) a different use category is more advantageous to the community, as articulated in the Plan or other adopted City plans [Code §14-3.5(C)(1)(a)]*. Recent changes in the surrounding areas do alter the character of the neighborhood to such an extent as to justify changing the zoning and a different use category is more advantageous to the community, as articulated in the General Plan and other adopted city plans.
30. The Commission has considered the criteria established by Code §14-3.5(C)(1)(b) and finds the following facts: *All the rezoning requirements of Code Chapter 14 have been met [Code §14-3.5(C)(1)(b)]*. All the rezoning requirements of Code Chapter 14 have been met.
31. The Commission has considered the criteria established by Code §14-3.5(C)(1)(c) and finds the following facts: *The proposed rezoning is consistent with the applicable policies of the Plan [Section 14-3.5(C)(1)(c)]*. The proposed rezoning is consistent with the Plan.
32. The Commission has considered the criteria established by Code §14-3.5(C)(1)(d) and finds the following facts: *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 [Code §14-3.5(C)(1)(d)]. The nearby proposed commercial development and proximity to the interchange for the subject property makes the site well-suited to higher density development rather than a low density single family subdivision.

33. The Commission has considered the criteria established by Code §14-3.5(C)(1)(e) and finds the following facts: *(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 [Section 14-3.5(C)(1)(e)];* The subject area features new streets, such as South Meadows Road, a new interchange at NM 599, new water and sewer lines and new public facilities with a proposed fire station and proposed new parks. A new elementary school is immediately adjacent to the subject site.
34. The Commission has considered the criteria established by Code §§14-3.5(D)(1),(2) and finds the following facts: *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; 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.* The apartment project can be accommodated by existing infrastructure and public facilities. The area features new infrastructure such as water, sewer, NM 599 interchange and a possible new fire station.

CONCLUSIONS OF LAW

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

General

1. The proposals were properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
2. The ENN meeting complied with the requirements established under the Code.

The General Plan Amendment

3. The Commission has the power and authority at law and under the Code to review the proposed amendment to the Plan and to make recommendations to the Governing Body regarding such amendment.
4. The Applicable Requirements have been met.

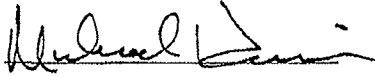
The Rezoning

5. The Applicant has the right under the Code to propose the rezoning of the Property.
6. The Commission has the power and authority at law and under the Code to review the proposed rezoning of the Property and to make recommendations regarding the proposed rezoning to the Governing Body.
7. The Applicable Requirements have been met.

WHEREFORE, IT IS ORDERED ON THE 1 DAY OF OCTOBER, 2015 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends approval of the General Plan Amendment to High Density Residential to the Governing Body.

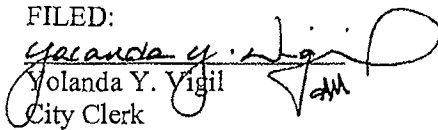
That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends approval of the rezoning request to R-21 to the Governing Body, subject to Staff Conditions.



Michael Harris, Chair

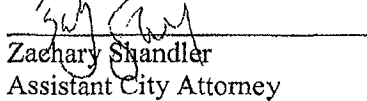
10/7/15
Date:

FILED:


Yolanda Y. Vigil
City Clerk

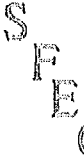
10/7/15
Date:

APPROVED AS TO FORM:


Zachary Shandler
Assistant City Attorney

10-1-15
Date:

Santa Fe Engineering Consultants, LLC



Civil and Traffic Engineering
Construction Management
Land Development

1599 St Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641

February 4, 2016

Mr. John Romero, P.E.
City of Santa Fe
P.O. Box 909
Santa Fe, New Mexico 87504

RE: Gerhart Apartments Timeline for Completion

According to the Planner, it is anticipated that if the Gerhart Apartments are approved by the City Council, the project will still need to obtain Development Plan Approval and Recordation. Development Plan and Recordation approval will take most of 2016 to accomplish. Construction will not be able to begin until the summer of 2017. It is estimated that construction will take approximately one and a half years and that the apartments will not be ready for occupancy until early 2019.

It is our understanding that funds will be available for design by July 1, 2017 and funds for construction for the intersection improvements by July of 2018. It is anticipated that construction of the improvements would take six months and the improvements should be ready by early 2019.

If you have any questions or desire additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael D. Gomez".

Michael D. Gomez, P.E.
Santa Fe Engineering Consultants, LLC.