Case No: 2018-19  
PC Hearing: April 5, 2018  
Applicant: Summit Business Group, LLC  
Agent: Jennifer Jenkins, JenkinsGavin, Inc.  
Request: Final Subdivision Plat  
Location: Fifth Street  
Case Mgr.: Donna Wynant, AICP  
Zoning: R-5 (Residential-five dwelling units per acre)  
Overlay: None  
Pre-app.: June 29, 2017  
ENN Mtg.: August 8, 2017  
Proposal: Final subdivision plat of 7.44 acres to create a 32-lot subdivision.

Case #2018-19: Cerro del Norte Final Subdivision Plat. JenkinsGavin, Inc., Agent for Summit Business Group, LLC, Owner, requests approval of a final subdivision plat for 32 residential lots on approximately 7.44 acres. The property is located between Fifth Street and the Rail Trail, north of the Casa del Cerro subdivision. The property is zoned R-5 (Residential-five dwelling units per acre). (Donna Wynant, AICP, Case Manager)

I. RECOMMENDATION

The Land Use Department recommends APPROVAL of the final subdivision plat subject to the recommended conditions of approval and all technical corrections in Exhibit A:

One motion will be required in this case:
- APPROVE final subdivision plat subject to conditions of approval and technical corrections recommended by staff.

II. CONDITIONS OF APPROVAL

The following are the staff-recommended conditions of approval for this project:

<table>
<thead>
<tr>
<th>#</th>
<th>Condition of Approval</th>
<th>Dept/Division</th>
<th>To be completed by</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Provisions for maintenance of walls within R-O-W shall be included in CC&amp;R's. Provide CC&amp;R's for review.</td>
<td>City Engineer</td>
<td>Prior to Recordation</td>
</tr>
</tbody>
</table>

Case #2018-19 Cerro del Norte Final Subdivision Plat  
Planning Commission, April 5, 2018
Should the Commission determine that the final subdivision plat is consistent with the preliminary plat, including conditions of approval, and meets all applicable code requirements, the Applicant will submit the plat and improvement plans for staff review. The plat will be recorded and infrastructure improvements will be constructed prior to the construction of any residences on the newly created lots. All conditions of the final plat approval shall be completed within three years of recording the plat. The Planning Commission approval shall expire three years after final action approving it unless the plat is filed for record with the County Clerk.

III. EXECUTIVE SUMMARY
The Planning Commission approved a preliminary subdivision plat with conditions at its January 4, 2018 meeting (Case #2017-113). The Planning Commission also approved an innovative street design. The Findings of Fact and Conclusions of Law were adopted at the subsequent meeting on February 1, 2017.

Analysis regarding the specific components of the subdivision and overall subdivision design was completed at the time of preliminary subdivision plat approval. The final subdivision plat is in substantial conformance with the preliminary subdivision plat approved by the Planning Commission. The final plat has been reviewed by the Development Review Team (DRT), whose conditions of approval are listed above and technical review comments included as Exhibit B.

The applicant proposes the development be revised to include two phases, as shown on the final subdivision plat and site plan. Phase I comprises Lots 17-32, located southeast of the arroyo that bisects the property. Phase II comprises Lots 1-16, located northwest of the arroyo.

IV. BACKGROUND
The applicant, Summit Business Group, LLC, proposes a 32-lot subdivision for single family homes on the subject 7.44± acre tract, located between Fifth Street and the Rail Trail. The site is north of the Casa del Cerro subdivision and is zoned R-5 (Residential- Five Dwelling Units per Acre). The lots range in size from 4,274 square feet to 10,672 square feet. Six of the lots (20%) will be developed with affordable homes in compliance with the Santa Fe Homes Program requirements. The Planning Commission’s approval of the preliminary
subdivision plat request included an innovative street design for a 38-foot right-of-way instead of a 42-foot right-of-way for the proposed Calle Sombre extension and the proposed Cerro del Norte Lane (now Rail Line Road) as well as a sidewalk on the south side of Cerro del Norte instead of sidewalks on both sides of that street.

The proposed 32 lots are within the density allowed for the developable site (factoring out any floodplain) of 5 dwelling units per acre and meets the minimum lot size for the R-5 district. The proposed subdivision is directly accessible from Fifth Street and Calle Sombre. Cerro del Norte Lane will provide access to Lots 1-16 from Fifth Street and Calle Sombra will be extended into the development from the Casa del Cerro neighborhood to the south to give access to Lots 17-32. The applicant proposes both streets to be improved to a Lane standard per SFCC.

V. FINAL SUBDIVISION PLAT

Section 14-3.7 governs the authority, procedures and restrictions for the division of land. Subsection 14-3.7(8)(3)(d) states that “The planning commission shall review the final plat and other materials submitted for conformity to this article, consider the land use director report and recommendations and require any changes deemed advisable and the kind and extent of improvements to be made by the subdivider. The planning commission shall approve or deny the application.” The following documents the status of the approval criteria:

<table>
<thead>
<tr>
<th>Status of Approval Criteria for a Final Subdivision:</th>
<th>Criterion Met:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.</td>
<td>YES</td>
</tr>
<tr>
<td>No known historical sites or structures exist on the subject property. As the Project is located in the Suburban Archaeological District, no archaeological survey is required. The Project shows due regard for natural features and enhancement of community assets through the measures detailed below. The existing arroyo bisecting the property will remain undisturbed as a natural riparian corridor. The parcels adjacent to the arroyo will be subject to additional setbacks as shown on the Site Plan. The Project will provide two trail connections to the adjacent Rail Trail, as well as interior pedestrian connectivity, to preserve the historic use of the property as a popular pedestrian destination. Approximately 1.84 acres of open space will be provided.</td>
<td>YES</td>
</tr>
<tr>
<td>Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other</td>
<td>YES</td>
</tr>
</tbody>
</table>
uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).

The arroyo bisecting the property lies within the 100-year flood zone. As shown on the subdivision plat and site plan, the arroyo is designated a “No Build Zone.” The parcels adjacent to the arroyo will be subject to the requisite flood zone setbacks in accordance with subsection 14-8.2(D)(4)(e). The remainder of the property is suitable for development.

**Criterion 3:** All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).

<table>
<thead>
<tr>
<th>Criterion Met:</th>
<th>(Yes/No/Conditional/N/A)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Subdivision Plat complies with the standards of Chapter 14, Article 9.</td>
<td>YES</td>
</tr>
</tbody>
</table>

**Criterion 4:** A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.

<table>
<thead>
<tr>
<th>Criterion Met:</th>
<th>(Yes/No/Conditional/N/A)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The property does not contain any existing nonconformities. The proposed Subdivision Plat will not create any new nonconformities.</td>
<td>YES</td>
</tr>
</tbody>
</table>

**Criterion 5:** A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.

<table>
<thead>
<tr>
<th>Criterion Met:</th>
<th>(Yes/No/Conditional/N/A)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The plat will not create a nonconformity with other chapters of the Santa Fe City Code.</td>
<td>YES</td>
</tr>
</tbody>
</table>

VI. EARLY NEIGHBORHOOD NOTIFICATION

A Early Neighborhood Notification Meeting is not required for final subdivision plat approval. An Early Neighborhood Notification (ENN) meeting regarding the proposed subdivision plat was held on August 8, 2017 for the preliminary subdivision plat. The 28 neighbors who were in attendance raised questions regarding traffic on Calle Sombra and Fifth Street access, drainage, pedestrian connectivity, and lighting. (See Exhibit C-2: ENN materials.)

VII. EXPIRATION

Approval of a final subdivision plat shall expire three years after final action. If approved, the final subdivision plat shall expire May 3, 2020.
VIII. EXHIBITS

EXHIBIT A: Technical Corrections

EXHIBIT B: City Staff Memoranda
1. City Engineer, RB Zaxus
2. Landscaping, Martin Gabaldon
3. Wastewater Division, Stan Holland
4. Fire Department, Reynaldo Gonzales
5. Water Division, Dee Beingessner
6. Traffic Engineering, James Martinez

EXHIBIT C: Early Neighborhood Notification
1. Guidelines
2. Meeting Notes

EXHIBIT D: Maps and Photos
1. Future Land Use Map
2. Zoning Map
3. Aerial Photo
4. Street Views

EXHIBIT E: Miscellaneous
1. Affordable Housing Agreement

EXHIBIT F: Planning Commission Approvals
1. Findings of Fact and Conclusions of Law, approved February 1, 2018
2. Planning Commission Minutes, January 4, 2018

EXHIBIT G: Applicant Submittals*
1. Final Subdivision Plat Report
2. Final Subdivision Plat and Plat Drawings

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

APPROVED:

<table>
<thead>
<tr>
<th>Title</th>
<th>Name</th>
<th>Initials</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Department Director</td>
<td>Lisa Martinez</td>
<td>ARM for LDM</td>
</tr>
<tr>
<td>Land Use Current Planning Planner Manager</td>
<td>Noah Berke</td>
<td>AB</td>
</tr>
<tr>
<td>Land Use Department Planner Senior</td>
<td>Donna Wynant, AICP</td>
<td>WJ</td>
</tr>
</tbody>
</table>

Case #2018-19 Cerro del Norte Final Subdivision Plat
Planning Commission, April 5, 2018
City of Santa Fe, New Mexico

Planning Commission

Exhibit A
Technical Corrections
TECHNICAL CORRECTIONS
Cerro del Norte Final Subdivision Plat

The following are the staff-technical corrections for this project.

<table>
<thead>
<tr>
<th>#</th>
<th>TECHNICAL CORRECTIONS</th>
<th>Dept/ Division</th>
<th>To be completed by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Indicate/provide curb cuts for passive watering of landscape features.</td>
<td>Landscape Review</td>
<td>Upon Development</td>
</tr>
<tr>
<td>2</td>
<td>Open space landscaping shall be distributed throughout open space, not just in ponds or clustered in single areas.</td>
<td>Landscape Review</td>
<td>Upon Development</td>
</tr>
<tr>
<td>3</td>
<td>Irrigation systems shall be designed to prevent water waste &amp; planting beds shall be swaled, sloped or recessed below grade. 14-8.4(E) Provide planting details.</td>
<td>Landscape Review</td>
<td>Upon Development</td>
</tr>
<tr>
<td>4</td>
<td>Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2009 section 503.1.1)</td>
<td>Fire Marshal</td>
<td>Prior to Final Subdivision</td>
</tr>
<tr>
<td>5</td>
<td>Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 2009 Section 503.2.1)</td>
<td>Fire Marshal</td>
<td>Prior to Final Subdivision</td>
</tr>
<tr>
<td>6</td>
<td>Shall Comply with Section 507.5. Fire hydrant system. Complying with Sections 507.501-507.5.6</td>
<td>Fire Marshal</td>
<td>Prior to Final Subdivision</td>
</tr>
<tr>
<td>7</td>
<td>Shall have water supply that meets fire flow requirements as per IFC. (Appendix B)</td>
<td>Fire Marshal</td>
<td>Prior to Final Subdivision</td>
</tr>
<tr>
<td>8</td>
<td>Shall comply with Section D102.1 Access and Loading. (75,000 lbs.)</td>
<td>Fire Marshal</td>
<td>Prior to Final Subdivision</td>
</tr>
<tr>
<td>9</td>
<td>Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)</td>
<td>Fire Marshal</td>
<td>Prior to Final Subdivision</td>
</tr>
<tr>
<td>10</td>
<td>Shall comply with IFC 2009 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.</td>
<td>Fire Marshal</td>
<td>Prior to Final Subdivision</td>
</tr>
<tr>
<td>11</td>
<td>Shall meet the IFC code requirements 2009 edition or the most current edition the governing body has adopted at the time of permitting.</td>
<td>Fire Marshal</td>
<td>Prior to Final Subdivision</td>
</tr>
<tr>
<td>12</td>
<td>Show sewer line curve data on all sewer plan sheets.</td>
<td>Public Utilities/Wastewater</td>
<td>Final Plat</td>
</tr>
<tr>
<td>13</td>
<td>On sheet 15B, delete existing note show at the existing tie in manhole and replace with note indicating that the existing sewer manhole invert bench shall be reconstructed to match the spring lines of the sewer lines.</td>
<td>Public Utilities/Wastewater</td>
<td>Final Plat</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Locate manhole 2 equidistance between manholes 1 and 3.</td>
<td>Public Utilities/Wastewater</td>
<td>Final Plat</td>
</tr>
<tr>
<td>15</td>
<td>The Typical Underground Utilities Relative Location detail show on sheets 13 A&amp;B and 14 A&amp;B need to be corrected to show proper dimensions and correlate with the street sections shown.</td>
<td>Public Utilities/Wastewater</td>
<td>Final Plat</td>
</tr>
<tr>
<td>16</td>
<td>On the grading plan sheet 11C, show the sewer line and the existing manhole where the new 12 inch sewer line connects. There may be a conflict with the location of the storm water culvert and the sewer manhole and line.</td>
<td>Public Utilities/Wastewater</td>
<td>Final Plat</td>
</tr>
</tbody>
</table>
City of Santa Fe, New Mexico

Planning Commission

Exhibit B

DRT Memos
1. City Engineer, RB Zaxus
2. Landscaping, Martin Gabaldon
3. Wastewater Division, Stan Holland
4. Fire Department, Geronimo Griego
5. Water Division, Dee Beingessner
6. Traffic Engineering, James Martinez
Review by this division/department has determined that this application will meet applicable standards if the following are met:

<table>
<thead>
<tr>
<th>Conditions of Approval:</th>
<th>Must be completed by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Provisions for maintenance of walls within R-O-W shall be included in C,C&amp;R’s. Provide C,C&amp;R’s for review.</td>
<td>Recodarion</td>
</tr>
<tr>
<td>2</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

Technical Corrections*:

<table>
<thead>
<tr>
<th>Technical Corrections*:</th>
<th>Must be completed by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

*Must made prior to recording and/or permit issuance

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

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

Explanation of Conditions or Corrections (if needed):
Review by this division/department has determined that this application will meet applicable standards if the following are met:

<table>
<thead>
<tr>
<th>Conditions of Approval:</th>
<th>Must be completed by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Water conservation and storm water management shall guide landscape and site planning. Indicate how water conservation techniques will reduce landscape water usage. 14-8.4(E)</td>
<td>Final Development Plan</td>
</tr>
</tbody>
</table>

Technical Corrections*:

<table>
<thead>
<tr>
<th>Technical Corrections*</th>
<th>Must be completed by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Indicate/provide curb cuts for passive watering of landscape features.</td>
<td>Upon Development</td>
</tr>
<tr>
<td>2. Open space landscaping shall be distributed throughout open space, not just in ponds or clustered in single areas.</td>
<td>Upon Development</td>
</tr>
<tr>
<td>3. Irrigation systems shall be designed to prevent water waste &amp; planting beds shall be swaled, sloped or recessed below grade. 14-8.4(E) Provide planting details.</td>
<td>Upon Development</td>
</tr>
</tbody>
</table>

*Must made prior to recording and/or permit issuance

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

Comply with all requirements of Article 14-8.2, Terrain Management

Explanation of Conditions or Corrections (if needed):
Accommodate
Development Review Team

Comment Form

Date: March 1, 2018

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case: Case #2018-19. Cerro del Norte Final Subdivision Plat

Case Mgr: Donna Wynant, Case Manager

The subject properties are accessible to the City public sewer system. Accessible is defined as within 200 feet of a public sewer line.

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

Conditions of Approval:

1. None.

Technical Corrections*:

1. Show sewer line curve data on all sewer plan sheets

2. On sheet 15B, delete existing note show at the existing tie in manhole and replace with note indicating that the existing sewer manhole invert bench shall be reconstructed to match the spring lines of the sewer lines

3. Locate manhole 2 equidistance between manholes 1 and 3

4. The Typical Underground Utilities Relative Location detail show on sheets 13 A&B and 14 A&B need to be corrected to show proper dimensions and correlate with the street sections shown

5. On the grading plan sheet 11C, show the sewer line and the existing manhole where the new 12 inch sewer line connects. There may be a conflict with the location of the storm water culvert and the sewer manhole and line

*Must made prior to recording and/or permit issuance
Development Review Team

Comment Form

Date: 02/26/2018
Staff person: Geronimo Griego
Dept/Div: Fire
Case: 2018-19 Cerro Del Norte Final Subdivision Plat
Case Mgr: Donna Wynant

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

Conditions of Approval: Must be completed by:

<table>
<thead>
<tr>
<th>Technical Corrections*</th>
<th>Must be completed by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2009 section 503.1.1)</td>
<td>Prior to planning commission.</td>
</tr>
<tr>
<td>2. Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2009 Section 503.2.1)</td>
<td></td>
</tr>
<tr>
<td>3. Shall Comply with Section 507.5. Fire hydrant system. Complying with Sections 507.501-507.5.6</td>
<td></td>
</tr>
<tr>
<td>4. Shall have water supply that meets fire flow requirements as per IFC (Appendix B)</td>
<td></td>
</tr>
<tr>
<td>5. Shall comply with Section D102.1 Access and Loading (75,000 lbs.)</td>
<td></td>
</tr>
<tr>
<td>6. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)</td>
<td></td>
</tr>
<tr>
<td>7. Shall comply with IFC 2009 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.</td>
<td></td>
</tr>
<tr>
<td>8. Shall meet the IFC code requirements 2009 edition or the most current edition the governing body has adopted at the time of permitting.</td>
<td></td>
</tr>
</tbody>
</table>
Development Review Team

Comment Form

Date: 3/13/18

Staff person: Dee Beingessner

Dept/Div: Public Utilities/Water

Case: Case #2018-19, Cerro Del Norte Final Subdivision Plat

Case Mgr: Donna Wynant

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

<table>
<thead>
<tr>
<th>Conditions of Approval</th>
<th>Must be completed by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for these lots to obtain water service. A water plan must be submitted directly to the Water Division and approved prior to obtaining an ACD.</td>
<td>Prior to obtaining water service</td>
</tr>
<tr>
<td>2</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Technical Corrections*</th>
<th>Must be completed by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

*Must made prior to recording and/or permit issuance

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

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):
**CASE CAPTION:**
JenkinsGavin, Inc., agent for Summit Business Group, LLC, requests approval of a final subdivision plat for 32 residential lots on approximately 7.44 acres. The property is located between Fifth Street and the Rail Trail, north of the Casa del Cerro subdivision. The application includes an innovative street design that was approved with the preliminary plat. The property is zoned R-5 (Residential—five dwelling units per acre).

**RECOMMENDED ACTION:**
Review comments are based on submittals received on February 22, 2018.

**CONDITIONS OF APPROVAL:**
<table>
<thead>
<tr>
<th></th>
<th>MUST BE COMPLETED BY:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>None</td>
</tr>
</tbody>
</table>

**TECHNICAL CORRECTIONS:**

<table>
<thead>
<tr>
<th></th>
<th>SHEET</th>
<th>CORRECTION</th>
<th>MUST BE COMPLETED BY:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>NONE</td>
<td>N.A.</td>
</tr>
</tbody>
</table>

If you have any questions or need any more information, feel free to contact me at (505) 955-6697. Thank you.
Planning Commission

Exhibit C
Early Neighborhood Notification Materials
1. Sign-In Sheets
2. Meeting Notes
3. Guidelines
# City of Santa Fe
## Early Neighborhood Notification Meeting
### Sign-In Sheet

<table>
<thead>
<tr>
<th>Project Name: Cerro del Norte</th>
<th>Meeting Date: August 8, 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meeting Place: Higher Education Center</td>
<td>Meeting Time: 5:30 p.m.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant or Representative Check Box below</th>
<th>Name</th>
<th>Address</th>
<th>Phone #</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ 1</td>
<td>Hillman Wiles</td>
<td>130 Grant Ave # 101 87501</td>
<td>505-820-7444</td>
<td><a href="mailto:hillmaw@supplies.com">hillmaw@supplies.com</a></td>
</tr>
<tr>
<td>☑ 2</td>
<td>Jennifer Jenkins</td>
<td></td>
<td></td>
<td><a href="mailto:jenjenjens@gmail.com">jenjenjens@gmail.com</a></td>
</tr>
<tr>
<td>☑ 3</td>
<td>Tim Trujillo</td>
<td>1901 Moce's Place</td>
<td>505-433-8890</td>
<td><a href="mailto:timtrujillo@msn.com">timtrujillo@msn.com</a></td>
</tr>
<tr>
<td>☑ 4</td>
<td>Kazanjian</td>
<td>2067 Calle Simboli</td>
<td>505-203-8888</td>
<td><a href="mailto:kazanjian@smail.com">kazanjian@smail.com</a></td>
</tr>
<tr>
<td>☑ 5</td>
<td>Eric Watson</td>
<td>500 Jefferson St</td>
<td>505-995-2889</td>
<td><a href="mailto:ew@blue.com">ew@blue.com</a></td>
</tr>
<tr>
<td>☑ 6</td>
<td>Paul Serna</td>
<td>2070 Calle Sambra</td>
<td>505-471-8777</td>
<td><a href="mailto:pserna@smail.com">pserna@smail.com</a></td>
</tr>
<tr>
<td>☑ 7</td>
<td>Carol Turner</td>
<td>2109 Water Circle</td>
<td>505-699-0497</td>
<td><a href="mailto:ct@socialeditions.com">ct@socialeditions.com</a></td>
</tr>
<tr>
<td>☑ 8</td>
<td>Jane Godbe</td>
<td>2021 Calle Pedraz</td>
<td>505-222-2276</td>
<td><a href="mailto:mgodbe@longtudan.com">mgodbe@longtudan.com</a></td>
</tr>
<tr>
<td>☑ 9</td>
<td>Darren Avila</td>
<td>1912 Thomas Ave</td>
<td>577-3234</td>
<td><a href="mailto:adarren@gmail.com">adarren@gmail.com</a></td>
</tr>
<tr>
<td>☑ 10</td>
<td>Sally Moore</td>
<td>2065 Camino Largo</td>
<td>505-918-1234</td>
<td><a href="mailto:smore@longtudan.com">smore@longtudan.com</a></td>
</tr>
</tbody>
</table>

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

Donna Wynant
Printed Name of City Staff in Attendance

Signature of City Staff in Attendance

Date: 8/8/17

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: Cerro del Norte  
Meeting Date: August 8, 2017

Meeting Place: Higher Education Center  
Meeting Time: 5:30 p.m.

Applicant or Representative Check Box below

<table>
<thead>
<tr>
<th>#</th>
<th>Name</th>
<th>Address</th>
<th>Phone #</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>ALAN F. HILL</td>
<td>2020 CALLE PERDIZ</td>
<td>505-471-0366</td>
<td><a href="mailto:ALANHILL.graphic@yahoo.com">ALANHILL.graphic@yahoo.com</a></td>
</tr>
<tr>
<td>2</td>
<td>Eliza Campbell</td>
<td>2069 Calle Sombra</td>
<td>924-3533</td>
<td><a href="mailto:Castillanos.102@gmail.com">Castillanos.102@gmail.com</a></td>
</tr>
<tr>
<td>3</td>
<td>Robert Keesing</td>
<td>2073 CAMINO LADO</td>
<td>505-470-121</td>
<td>BREESENG82CYBERMESA.COM</td>
</tr>
<tr>
<td>4</td>
<td>Floyd Gonzalez</td>
<td>2069 Camino Lado</td>
<td>505-471-8050</td>
<td><a href="mailto:remo@ci.concert.net">remo@ci.concert.net</a></td>
</tr>
<tr>
<td>5</td>
<td>Leslie Campbell</td>
<td>2064 Calle Sombra</td>
<td>505-581-0467</td>
<td><a href="mailto:lesliecampbell16@gmail.com">lesliecampbell16@gmail.com</a></td>
</tr>
<tr>
<td>6</td>
<td>James Campbell</td>
<td>2064 Calle Sombra</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Jaqueline</td>
<td>2042 Calle Lora</td>
<td>505-470-521</td>
<td><a href="mailto:jaqueline.kid@juno.com">jaqueline.kid@juno.com</a></td>
</tr>
<tr>
<td>8</td>
<td>Laura Hall</td>
<td>1964 Thomas Ave</td>
<td>505-699-7166</td>
<td><a href="mailto:LMA27@CYBERMESA.COM">LMA27@CYBERMESA.COM</a></td>
</tr>
<tr>
<td>9</td>
<td>Ada Medina</td>
<td>2062 CAMINO LADO</td>
<td>505-699-6470</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Bruce Carson</td>
<td>606 AVE. LORA</td>
<td>989-5581</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Ben &amp; Ele Cardenas</td>
<td>1906 Thomas Ave</td>
<td>471-8170</td>
<td></td>
</tr>
</tbody>
</table>

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

Donna Wynant
Printed Name of City Staff in Attendance

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

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Cerro del Norte</th>
<th>Meeting Date:</th>
<th>August 8, 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meeting Place:</td>
<td>Higher Education Center</td>
<td>Meeting Time:</td>
<td>5:30 p.m.</td>
</tr>
</tbody>
</table>

Applicant or Representative Check Box below

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone #</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Martin Lobato</td>
<td>2019 Calle Perdiz, SF 87505</td>
<td>505-473-4649</td>
<td><a href="mailto:martinlobato@aol.com">martinlobato@aol.com</a></td>
</tr>
<tr>
<td>Portia &amp; David Blackman</td>
<td>2024 Calle Perdiz, SF</td>
<td>505-471-8447</td>
<td><a href="mailto:portia1049@aol.com">portia1049@aol.com</a></td>
</tr>
<tr>
<td>Robert Hake</td>
<td>2868 Calle Simon, SF</td>
<td>505-473-5286</td>
<td><a href="mailto:rhake10@ael.com">rhake10@ael.com</a></td>
</tr>
<tr>
<td>(CARLA RUNYON)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mike &amp; Sandra Martinez</td>
<td>2054 Camino Lado</td>
<td>505-338-3728</td>
<td>m <a href="mailto:Martinez@ael.com">Martinez@ael.com</a></td>
</tr>
<tr>
<td>Ray Banton</td>
<td>1876 Locca Drive</td>
<td>699-9384</td>
<td></td>
</tr>
<tr>
<td>Simon Gurrolle</td>
<td>2062 Camino Lado</td>
<td>699-2818</td>
<td><a href="mailto:stsimongurrolle@comcast.net">stsimongurrolle@comcast.net</a></td>
</tr>
<tr>
<td>Gary Hall</td>
<td>1000 Cordova Pl</td>
<td>505-471-9641</td>
<td><a href="mailto:gary_redhose49@mail.com">gary_redhose49@mail.com</a></td>
</tr>
<tr>
<td>Michelle Wurth</td>
<td>2074 Camino Lado 87505</td>
<td>801-597-3384</td>
<td><a href="mailto:mwurth@hbolmail.com">mwurth@hbolmail.com</a></td>
</tr>
</tbody>
</table>

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

Donna Wynant

Printed Name of City Staff in Attendance

Signature of City Staff in Attendance

Date

This sign-in sheet is public record and shall not be used for commercial purposes.
Ms. Jenkins started the meeting at 5:30 by making introductions. Ms. Wynant gave an overview of the ENN process and the overall public review process.

Development plan was approved in 2009 for a condo development for 40 townhomes. Property is zoned R-5. The property is now for 32 single family subdivision lots.

Ms. Jenkins pointed out the ingress/egress to the site. Both Calle Sombra and Cerro del Norte Lane are designed as public streets with sidewalks. The streets however will not connect except by way of a lane providing emergency and pedestrian access.

Calle Sombre was designed to reduce the number of cars as it extends into the exiting Calle Sombre to the south.

Lot sizes will range from 4,000 sq. ft. to 8,000 sq. ft.
Application for a preliminary plat approval with a variance will be made to the City in the next 60 days followed by the final plat approval. The TIA doesn’t really need to be done, but they’ll do one anyway.

Neighbor: Could do this development differently: noise pollution from railyard, police substation on first lot, protection of arroyo is good.

Neighbor: The owner of Santa Fe Tails has a lot of dogs barking which has become a real problem.

Neighbor: Traffic will also go down Camino Lado to Syringo. Cars zoom around the curve.

Neighbor: Traffic backs onto Fifth Street. There’s a problem with noise and traffic and traffic speed.

Neighbor: Arroyo is heart of the neighborhood.

Neighbor: Could the Santa Fe water association work with you?

Neighbor: Impact on nature with there being a lot of bird activity.

Neighbor: Who will the architect will be?

   Jenkins: We will be drawing from tradition vernacular: Pueblo and/or Territorial.

Neighbor: Loves seeing land being developed since it’s been plagued with litter, junk and personal items. But she has to access her property from the subject property.

Price of homes?
   Jenkins: Will sell from around the high $200 thousands to high $300 thousands.

Neighbor: Radon along the berm?

   Jenkins: The soil has been tested. Some dirt has to come out, some to come in.

Neighbor: Any decision with Chili Line people? Any sign/marker on the property?

Neighbor: Lighting plan? Concerned about lighting onto the SF Trails.

Neighbor: Will City maintain the green space.
   HOA will maintain the green space. Can’t add any water to the arroyo.

Neighbor: Water pressure (from St. Michael’s Well?) would this be impacted?
Jenkins: Water division often runs a model of water (demand) storage tank at the St. Michael’s – concerned about water pressure.

Neighbor: Can you move road to south property line
    Jenkins: can’t do double frontage lots (per code)

Neighbor: Will utilities be above or below ground?
    Jenkins: below ground.

Neighbor: This layout is very palatable. Do this this plan, but don’t increase number of homes. Give us something we can embrace.

Neighbor: Neighborhood’s been robbed heavily. People know each other/ don’t need a neighborhood watch.

Ms. Jenkins gave an overview of the Prelim/Final plat schedule and installation of infrastructure.

Meeting adjourned at 6:50.
Early Neighborhood Notification (ENN) Guidelines

Section 14-3.1(F)(5) SFCC 1987, as Amended

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 1987, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about each criterion, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS  For example: number of stories, average setbacks, mass and scale, architectural style, landscaping, lighting, access to public places, open spaces and trails. (Ord. No. 2008-29 § 3)

The 7.44 acre subject property is zoned R-5. The applicant is proposing a 34-lot residential subdivision comprised of single family lots, which will serve to continue the neighborhood pattern of single family residences to the south.

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT  For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.

All terrain management regulations will be met. Furthermore, the existing arroyo will be preserved and restored through erosion control measures and native plantings.
(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.

The subject property is located within the Suburban Archaeological Review District. As the parcel comprises less than 10 acres, no archaeological survey is required. No known archaeological sites exist on the property.

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.

The surrounding area is a mix of residential and commercial uses. The proposed residential subdivision is congruent with the property's R-5 zoning. Development of this currently vacant property is in concordance with the General Plan's policy of infill development. Furthermore, the property is adjacent to the newly created Midtown LINC overlay district and is in alignment with the district's intent to encourage "a mix of housing including a range of densities and mixed uses."
(e) EFFECTS UPON 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. For example: increased access to public transportation, alternate transportation modes; traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.

Access to the western half of the site will be provided from Fifth Street with proposed left-in, right-in, and right-out access. In addition, access to the eastern half of the subdivision will be via Calle Sombra. The project gained Development Plan approval in 2009 for a 40 townhomes; this approval has expired. A Traffic Impact Analysis was performed at that time and found no significant traffic impact. With the reduction in the amount of dwelling units, any potential impact will be further reduced. A new Traffic Impact Analysis will be submitted with this application. Adequate off-street parking is provided in compliance with City Code. There is no anticipated effect on access to services. The project offers pedestrian connectivity for the subdivision, as well as for the residential neighborhood to the south, via trail connections to the Rail Trail and across the Arroyo de los Pinos. Internal sidewalks will also be provided.

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE. For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.

Initially, the Project will create jobs in the construction and real estate industries. After the project is built, residents will support nearby local businesses, as they are within walking distance to the St. Michael’s Drive corridor.
(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS
For example: creation, retention or improvement of affordable housing; how the project contributes to serving different ages, incomes and family sizes; the creation or retention of affordable business space. (Ord. No. 2005-30(A) § 4)

Twenty percent of the lots will be developed with affordable homes in compliance with the Santa Fe Homes Program requirements.

(h) 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 For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.

There is currently adequate fire and police protection. The Project will be served by existing utility infrastructure, which is available adjacent to or on the site. The Project will be served with public transportation via existing bus stops along St. Michael’s Drive. The site is situated between the Alta Vista and Zia Rail Runner stops, both of which are accessible via the adjacent Rail Trail.
(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS  For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.

The Project will comply with the City's water offset ordinance, thereby offsetting any increased demand on the water system, as well as with applicable City regulations governing landscaping and water conservation.

(j) 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  For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.

The Project will promote community integration through its pedestrian oriented design, which includes on-site trails, internal sidewalks, a connection between the east and west sides of the arroyo, and a connection to the adjacent Rail Trail. The residential subdivision will serve as a link between the existing residential neighborhoods to the south and commercial uses to the north.
(k) EFFECT UPON SANTA FE'S URBAN FORM For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? The project's effect on intra-city travel; and between employment and residential centers.

The Project is consistent with the City's policies regarding infill, which support a compact urban form. As stated above, the residential subdivision will serve as a link between the existing residential neighborhoods to the south and commercial uses to the north.
Santa Fe Public Schools
Property & Asset Management
Residential Development Impact Information Form
School Notification as required by City Ordinance 14-8.18 AFCC 1987

1. Project Name: Cervo del Norte
2. Location of Property: Between 5th St. Rail Trail & St. Michael's Dr.
3. Owner/Agent Name: Jenkins Gavin Inc.
   Mailing Address: 130 Grant Ave, Ste 101, Santa Fe, NM 87501
   Phone & Fax: 505-820-7441
4. Unit Matrix

<table>
<thead>
<tr>
<th>PROJECT EFFECT ON STUDENT POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Type</td>
</tr>
<tr>
<td>-------------------------------------</td>
</tr>
<tr>
<td>Single Family (detached)</td>
</tr>
<tr>
<td>Single Family (attached)</td>
</tr>
<tr>
<td>Townhome/ Apartment</td>
</tr>
<tr>
<td>Multi-Family</td>
</tr>
<tr>
<td>Commercial</td>
</tr>
</tbody>
</table>

5. Elementary School Zone for Proposed Development: Chaparral
6. Middle School Zone for Proposed Development: Milenio
7. High School Zone for Proposed Development: Santa Fe High
8. Build out Rates (Year/s, #/yr):
   - 2018 - 8
   - 2019 - 8
   - 2020 - 8
   - 2021 - 10
City of Santa Fe, New Mexico

Planning Commission

Exhibit D

Maps and Photos
1. Future Land Use Map
2. Current Zoning Map
3. Aerial Photo
4. Street View
This map is a user-generated static output from an Internet mapping site and is for 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.
Site is zoned R-5 (5 du/acre)

Notes
This map is a user generated static output from an Internet mapping site and is for 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

© Latitude Geographics Group Ltd.
Site is 7.44 acres in size
Case #2018-19: Cerro del Norte- Google Street Views

Figure 3: View of the site, looking east from the Rail Trail.

Figure 4: Internal view of the development site looking east, where previous tracks split off.
Planning Commission

Exhibit E

Miscellaneous

Affordable Housing Agreement
This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this __ day of ____, 2018 by Summit Business Group, LLC ("SFHP Developer").

RECITALS

A. SFHP Developer is the developer of Cerro del Norte hereinafter referred to as the "Property".

B. SFHP Developer desires to subdivide and develop the Property.

C. It is understood that all representations made herein are material to the City and that the City will rely upon these representations in permitting or approving development of the Property.

PROPOSAL

SFHP Developer proposes to comply with the SFHP requirements as follows:

A. DEVELOPMENT REQUEST. SFHP Developer seeks preliminary and final development plan approval.

B. SFHP PLAN. The project has an area of approximately 7.44 acres, zoned R-5, permitting up to 5 dwelling units per acres. SFHP Developer proposes to build 32 dwelling units. Developer agrees to comply with the Santa Fe Homes Program ordinance. SFHP which requires that 20% of these homes are affordably-priced, resulting in 6 affordable homes and payment of fee for the remaining fraction (0.4), as per Exhibit 2. The SFHP Plan shall include the number of bedrooms and bathrooms, the minimum square footage and the minimum household size, the income range to be served and the current
SFHP Home price for each SFHP Home as set forth in Section 8.2 of the SFHP Administrative Procedures. If the development is constructed in phases, a SFHP Plan for each phase shall be reviewed and approved by the City and recorded at the County Clerk’s office prior to issuance of a building permit by the City for that phase.

The SFHP Developer agrees to make a payment of $26,300 for the fractional portion of a SFHP Home, as calculated pursuant to SFHP. The payment shall be made to the City of Santa Fe Affordable Housing Trust Fund (AHTF) for affordable housing.

C. SUCCESSORS IN TITLE. SFHP Developer proposes to develop the Property consistent with this SFHP Proposal. In the event that SFHP Developer sells, assigns, leases, conveys, mortgages, or encumbers the Property to any third party, the third party shall be required to execute a SFHP Agreement consistent with this Proposal prior to obtaining any City approvals.

D. MONITORING. SFHP Developer proposes to provide such information and documentation as the City may reasonably require in order to ensure that the actual sales were in compliance with the SFHP Agreement.

E. DEVELOPMENT INCENTIVES. SFHP Developer does request a density bonus (15%) and other fee waivers and reduced fees for the affordable units as per SFCC 14.8.11(G)(2), including: Impact Fees, Wastewater UECs and Building, Electrical, Plumbing & Mechanical Permit Fees. Water UECs (not including the construction costs associated with installation) are REDUCED.

E. REVISIONS, MODIFICATIONS AND SUPPLEMENTATION OF THIS PROPOSAL. In the event that the SFHP Developer or the City make material modifications, including modifications to the number of lots or units or the area covered by the Proposal, a revised SFHP Proposal shall be promptly submitted to the Office of Affordable Housing in order to
provide a SFHP Proposal that is current and reflects the intended development.

IN WITNESS WHEREOF, this Proposal is made the day and year first written above.

SFHP DEVELOPER:

[Signature]

Gary Hall, Summit Group, LLC

STATE OF NEW MEXICO )
COUNTY OF SANTA FE )
)ss.

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 21st day of March, 2018, by

Gary T. Hall, the [title] of

Summit Group, LLC.

REVIEWED BY:

OFFICE OF AFFORDABLE HOUSING
Alexandra Ladd, Director

DATE

Attach: Exhibit 1 - Subdivision layout (proposed)
Exhibit 2 - Pricing Schedule
**SANTA FE HOMES PROGRAM**

**HOME SALES PRICING SCHEDULE**

**Effective June 1, 2017***

The unit size and type of the affordable units shall be proportional to the mix of market rate units. Prices reflect 2017 HUD median incomes for Santa Fe. Refer to Section 26-1.16 (B) of the SFCC and Section 13.2 of the SFHP Administrative Procedures. For specific requirements contact The Office of Affordable Housing.

<table>
<thead>
<tr>
<th>Income Range</th>
<th><strong>Two Bedrooms</strong></th>
<th><strong>Three Bedrooms</strong></th>
<th><strong>Four Bedrooms</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1-2 person HH</td>
<td>3-4 person HH</td>
<td>4-5 person HH</td>
</tr>
<tr>
<td></td>
<td>(900 sq ft min)</td>
<td>(1,150 sq ft min)</td>
<td>(1,250 sq ft min)</td>
</tr>
<tr>
<td>1 (&lt;50% AMI)</td>
<td></td>
<td><strong>Max. Price:</strong> $116,750</td>
<td><strong>Max. Price:</strong> $131,500</td>
</tr>
<tr>
<td></td>
<td></td>
<td><em>#</em> Units</td>
<td><em>#</em> Units</td>
</tr>
<tr>
<td>2 (50-65%AMI)</td>
<td></td>
<td><strong>Max. Price:</strong> $151,750</td>
<td><strong>Max. Price:</strong> $171,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td><em>#</em> Units</td>
<td><em>#</em> Units</td>
</tr>
<tr>
<td>3 (65-80%AMI)</td>
<td></td>
<td><strong>Max. Price:</strong> $186,750</td>
<td><strong>Max. Price:</strong> $210,250</td>
</tr>
<tr>
<td></td>
<td></td>
<td><em>#</em> Units</td>
<td><em>#</em> Units</td>
</tr>
<tr>
<td>4 (80-100%AMI)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### AFFORDABILITY CALCULATION

**Single Family Building Lots**

The project has an area of approximately 7.44 acres, zoned R-5, permitting up to 5 homes per acre. The project proposes **32 lots** for development as single family homes. The required number of SFHP units is 20% of the total units, 5% each in Income Ranges 2 and 4 and 10% in Income Range 2.

**CALCULATION for the SFHP requirement:**

\[
\text{CALCULATION for the SFHP requirement: } = \text{Total number of units multiplied by (0.2)} = \# \text{ of Units Required}
\]

\[
= 32 \text{ total units} \times 0.2 = 6.4 \text{ SFHP unit(s) are required}
\]

**CALCULATION for the fractional fee:**

\[
= \frac{1}{2} \text{ price of 3 BR, Tier 2 Home} \times \text{Unit Fraction}
\]

\[
= $65,750 \times 0.4
\]

\[= $26,300 \text{ fractional fee}\]

*NOTE: The home prices and fractional fee schedule are modified by the City according to Section 8.7.3 of the SFHP Administrative Procedures to reflect annual changes in the median income levels. The SFHP Home prices shown in this SFHP Agreement are the prices in effect at the time this Agreement is made. The actual SFHP Home Price and/or amount of fractional fee that is in effect at the time the SFHP Home is made available for sale or the fractional fees are paid, determines the sales price or amount of the fee. The prices are updated annually.
Planning Commission

Exhibit F

Planning Commission Approvals
1. Findings of Fact and Conclusions of Law, approved February 1, 2018
2. Planning Commission Minutes, January 4, 2018
City of Santa Fe  
Planning Commission  
Findings of Fact and Conclusions of Law

Case #2017-113  
Cerro del Norte Preliminary Subdivision Plat  
Owners’ Names- Summit Business Group LLC  
Agent’s Name – JenkinsGavin, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on January 4, 2017, upon the application (Application) of Jennifer Jenkins of JenkinsGavin, Inc. as agent for Summit Business Group LLC (Applicant).

The Applicant requests approval of a preliminary subdivision plat for 32 residential lots on 7.44± acres (Project). The property is located between Fifth Street and the Rail Tail, north of the Casa del Cerro subdivision, and is zoned R-5 (Residential – five dwelling units per acre). The Applicant also seeks approval of innovative street design for the two access roads created allowing a 38 foot right of way with on road having a sidewalk on only one side. After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Commission heard reports from staff and received testimony and evidence from the Applicant and six members of the public that offered public comment.
2. Pursuant to Code § 14-2.3(C)(1), the Commission has the authority to review and approve or disapprove subdivision plats.
3. Pursuant to Code § 14-3.7(A)(1)(b) subdivision of land must be approved by the Commission.
4. Code § 14-3.7(B)(1) requires applicants for preliminary plat approval to comply with the pre-application conference procedures of Code § 14-3.1(E).
5. Pursuant to Code §14-3.1(E)(1)(a)(ii), pre-application conferences are required prior to submission of applications for subdivisions unless waived.
6. A pre-application conference was held on June 29, 2017 in accordance with the procedures for subdivisions set out in Code §§ 14-3.1(E)(2)(a) and (c).
7. Code § 14-3.7(B)(2) requires compliance with the early neighborhood notification (ENN) requirements of Code § 14-3.1(F) for preliminary subdivision plats and provides for notice and conduct of public hearings pursuant to the provisions of Code §§ 14-3.1 (H), and (I) respectively.
8. Code §§ 14-3.1(F)(4) and (5) establish procedures for the ENN.
9. The Applicant conducted an ENN meeting on August 8, 2017 at the Higher Education Center in Santa Fe, New Mexico in accordance with the notice requirement of Code § 14-3.1(H).
10. The ENN meeting was attended by the Applicant and City staff; there were 28 members of the public in attendance and questions were raised regarding traffic on Calle Sombre and Fifth Street, drainage, pedestrian connectivity, and lighting.

11. Factoring out floodplain restrictions limiting developable area, the proposed 32 lots falls within the maximum density and minimum lot size requirements for the R-5 zoning district.

12. The Application proposes the creation of Cerro del Norte Lane to provide access to proposed Lots 1-16 from Fifth Street, and further proposes to extend Calle Sombre from the Casa del Cerro neighborhood to provide access to proposed Lots 17-32.

13. Both the proposed Calle Sombre extension and the proposed Cerro del Norte Lane would terminate in hammerhead turnarounds near the Rail Trail.

14. Given the proposed siting of Cerro del Norte Lane along the northern boundary of the tract, the Application proposes to provide a five foot sidewalk on only the south side of Cerro del Norte Lane, adjacent to Lots 1-16.

Innovative Street Design Approval

15. Code § 14-9.2(B)(3) provides that the Commission may consider and approve innovative street designs that are not included among the street types and street sections shown or described in Section 14-9.2 if they provide adequate pedestrian and bicycle facilities as well as necessary transit facilities.

16. The Applicant seeks approval for an innovative street design to include 38 foot right-of-ways instead of 42-foot right-of-ways for the proposed Calle Sombre extension and the proposed Cerro del Norte Lane, as well as for a sidewalk on only the south side of Cerro del Norte instead of sidewalks on both sides of that street.

17. Both the proposed extension of Calle Sombre and the proposed Cerro del Norte Lane will provide pedestrian and bicycle access to the Santa Fe Rail Trail, which runs along the eastern and southern boundaries of the tract.

18. The proposed innovative street design provides adequate pedestrian and bicycle facilities as well as necessary transit facilities, and meets the intent of Code § 14-9.2.

Preliminary Subdivision Approval

19. Code § 14-3.7(C) sets out certain findings that must be made by the Commission to approve a preliminary subdivision plat.

20. The Commission finds the following facts:
   a. *In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.*
      i. No known historical sites or structures exist on the subject property, with the exception of two abandoned rail spurs associated with the former Bruns Army Hospital. The Rail spurs will need to be recorded on a Historic Cultural Properties Inventory form in accordance with the New Mexico Cultural Properties Act, NMSA 1978, §§18-6-1 through 17, and NMAC 4.10.12.
      ii. The Project is located in the Suburban Archeological District and is less than 10 acres, therefore no archeological survey is required. However, the Project is
subject to compliance with the Suburban Archeological District requirement that 550 feet or more of utility trenching requires archeological monitoring.

iii. The Project shows due regard for natural features and the enhancement of community assets. The existing arroyo bisecting the property will remain undisturbed as a riparian corridor. The parcels adjacent to the arroyo will be subject to additional setbacks as shown on the Site Plan. Two trail connections will be created for access to the Rail Trail, and 1.84 acres of open space will be provided.

b. The Planning Commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. The arroyo is designated a “no build zone” on the Subdivision Plat and Site Plan. The parcels adjacent to the arroyo will be subject to the requisite flood zone setbacks in accordance with Code §14-8.2(D)(4)(e).

c. All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards). The Subdivision Plat complies with the requirements of Chapter 14, Article 9.

d. A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat. There are no existing nonconformities on the property and no nonconformities with the requirements of Chapter 14 are being created with the Subdivision Plat.

e. A plat shall be not approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat. There are no existing nonconformities on the property and the proposed plat will not create a nonconformity with any other chapter of the Santa Fe City Code.

21. Code § 14-3.7(B)(3)(b) requires the Applicant to submit a preliminary plat prepared by a professional land surveyor, together with improvement plans and other specified supplementary material and in conformance with the standards of Code §14-9 (collectively, the Applicable Requirements).

22. 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) together with a recommendation that the preliminary subdivision plat be approved, subject to certain conditions (the Conditions) set out in such report.

23. The information contained in the Staff Report, along with conditions in Staff’s Exhibit, is sufficient to establish that the Applicable Requirements have been met.

**CONCLUSIONS OF LAW**

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

1. The proposed preliminary subdivision plat was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
2. The Applicant has complied with the applicable pre-application conference and ENN procedure requirements of the Code.

Preliminary Subdivision Approval

1. The Commission has the authority to review and approve the proposed innovative street design.
2. The applicable requirements for approval of the proposed innovative street design have been met.
3. The Commission has the authority to review and approve the preliminary subdivision plat subject to the conditions contained in the Staff Report.
4. The applicable requirements for approval of the proposed preliminary subdivision plat have been met, subject to the conditions contained in the Staff Report.

WHEREFORE, IT IS ORDERED ON THE ___ OF FEBRUARY 2018 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

1. That the Applicant’s request for approval of an innovative street design is granted.
2. That the Applicant’s request for a preliminary subdivision plat is approved, subject to Staff Conditions.

__________________________       Date:
John B. Hiatt
Chair

FILED:

__________________________       Date:
Yolanda Y. Vigil
City Clerk

APPROVED AS TO FORM:

__________________________       Date:
Richard B. Word
Assistant City Attorney
Commissioner Hiatt moved in Case #2017-105, Las Soleras Tract 9A-1A Preliminary Subdivision Plat, to approve subject to conditions recommended by Staff and technical corrections. Commissioner Faulkner seconded the motion and it passed by unanimous roll call vote with Commissioners Faulkner, Hogan, Hiatt, Propst, Gutierrez and Garcia voting in the affirmative and none voting against.

2. Case 2017-113. Cerro del Norte Preliminary Subdivision Plat. JenkinsGavin, Inc., agent for Summit Business Group, LLC, requests approval of a preliminary subdivision plat for 32 residential lots on approximately 7.44 acres. The property is located between Fifth Street and the Rail Trail, north of the Casa del Cerro subdivision. The applicant requests approval of an innovative street design for Cerro del Norte to include the proposed 38-foot right-of-way. The property is zoned R-5 (Residential- five dwelling units per acre). (Donna Wynant, AICP, Case Manager) (POSTPONED FROM DECEMBER 7, 2017)

Staff Report

Mr. Berke asked for a time limit on public comment for this case.

Ms. Martinez, when asked about the lot line adjustment, said it was done administratively.

Ms. Wynant presented the Staff report for this case. It has 32 residential lots on 7.44 acres. They are within the allowed density. Six are Affordable Housing lots, and it will have two streets at 42' wide for public streets and have a hammerhead turnaround. Staff reviewed the street layout and recommended approval of the innovative street design with full access to 4th street and a 30' wide easement for access from Cerro del Norte to the site. This is the third proposal for this site.

She commented that this has been challenging and neighbors asked all kinds of questions. They seemed to like the way it was laid out. Staff found the criteria are met and evaluated in the report. Staff recommended approval with the innovative street layout. Two motions required - one for street design and the other for the preliminary subdivision plat.

Applicant’s Presentation

Ms. Jennifer Jenkins, JenkinsGavin, 130 Grant Avenue, Suite 101, was sworn. She introduced the engineering team with Oralynn Guerreroortiz and Ray Ortiz. She noted this site has a long and storied history back to 1942. She pointed out the railroad and associated trail. It is an odd shaped property. The reason is that a railroad went all the way over to the Santa Fe College campus in WWII with built up berms on one side.
Because of the rail trail moving through, it has much pedestrian access through it and bisected by Arroyo Cañones. We started working on it in 2007; the condo project was approved in 2009 but the recession caused it to never be built. It was on the market for a long time. It has a new owner now with a single-family subdivision proposed. It is zoned R-5 and consistent with the south neighbor and all to the north is commercial. There is a shopping center at K Mart and office users in the area. So it is a diverse mixed-use area. This property is not part of the Re-Mike overlay, but this is a good opportunity for housing and a very walkable development with the Rail Trail, access to services, and a dynamic community.

She explained the color codes in the aerial of the area. Calle Sombra dead ends at the southern boundary. The site plan shows full access at 5th Street and a hammer head turnaround. It is a single loaded street. Calle Sombra is also terminating with a hammer head and double loaded street plus a small driveway for six lots. There is lots of communication with the City on connecting the two streets. The previous plan had that a connection, but this design is intentional to minimize impact of traffic to the south neighbors. They had a special opportunity with the new design to mitigate traffic impact - which is minimal and only half of the 32 will go through the neighborhood. The rest is from 5th Street and will connect them by a pedestrian trail, going over the arroyo with a culvert for emergency crossing, and incorporate pedestrians and bikers there.

Regarding the innovative street design, there are unique constraints from the arroyo. So they designed the streets to public standards and would make the lots as generous as possible and some are unusual, but they are also designing homes to fit those lots. There is no sidewalk on one side. From Staff comments, they will revisit the street trees and address the deficit. On the non-sidewalk side has only four feet but it can have the 5’ planting strip and she explained how it would work.

There are also a couple of direct connections to the Rail Trail. Coming in on Calle Sombra is a guest parking area up against the trail, and on the other side of the arroyo, at the end of the hammer head is a direct connection with a 4’-wide, crusher fines trail. But Staff wanted 8’ there so they will make it an 8’ asphalt trail with connections at both ends.

She talked with Mr. Rogers about the bicycle connections and decided to eliminate the last parking space, so cyclists can reach the street there. That will be refined for final for trail connections.

Ms. Jenkins said when the original plan was submitted, Staff requested a connection at the south end. We were willing to consider that but found a huge grade change there. Mr. Wilson, James Martinez, and Ms. Wynant agreed to eliminate it, since it would not be ADA compliant. So she is formalizing the trail access with neighbors. They worked diligently over the years to keep it cleaned up. It will make that portion of the trail safer.

Regarding access to 5th Street, they have a 30’ easement to connect. That is why there is no sidewalk on one side. There is an existing median to accommodate a left turn lane into offices and they will modify the left turn lane design to access the property. A TIA was done and included in the packet. All levels of service are A and B – except one at D level during a peak hour. So there is minimal impact for traffic.
Public Comment

Mr. Jeff Pawley, 1919 5th Street, was sworn. He noted regarding the easement, that in 2009, they granted a 30' easement for the last subdivision as egress only. We knew it was not a guarantee but very concerned with the statement of minimal traffic impact. There is Aspen School, the Social Security Office and increased parking on Aspen Street has constrained it. Coming up 5th Street is a major entrance to Santa Fe High. There have been near misses at Social Security and CYFD. NMDOT said it would need remodeling of the intersection. He just wants to make sure that is addressed.

Mr. Paul Senna, 2070 Calle Sombra, was sworn. He has been a resident there for 40 years. That street has always been closed. When they tried the last development, we fought it and we still don't feel it should be done. Have they done an assessment on the old Brunn Hospital? How they are going to clean that up. The street was never opened and that was the reason I bought that house.

Mr. Joseph Padilla, 2109 Padilla Circle, was sworn. He owns a business and was not opposed to this, but it might affect his business that cares for dogs. He said the business causes noise and he didn't know of anyone who would want to be right there. “We house 80 dogs there 365 days a year.”

Mr. Tim Rogers, 411 Cortez Place, and Trail Manager for Santa Fe Trust, was sworn. He showed slides of the Brunn Army Hospital rail line which he had done for Re Mike. Regarding trail connections, the area was really designed as pedestrian connections and having read the technical corrections, he was happy they will accommodate bikes.

He said he wrote the MPO Bike Master Plan and participated in the Re-Mike event. While it is private, and owners have a right to develop, it has been a unique green space there. It has critical trail connections and a historic background. So he was disappointed since it was an important green space and part of the trail plan. He apologized that he didn't do more to preserve it as public open space. He completely supports urban infill, but it is in a historic place and he would rather see infill at a parking lot. In the event it does not move forward, perhaps we can work together on a land swap to acquire it. TPL, and other entities would like to work with the City to preserve it.

Mr. Ernie Romero, 2011 Botulph Road, was sworn. He owns property on Warner Street and this has been a no man's land, with historic significance. For the business to the north, we've experienced a lot of vandalism and copper theft. We are in full support of this project.

Mr. Robert Hicek was sworn and said he lives on Calle Sombra. This is an important property that is going to be stepped on. It was originally designed for houses and he liked the innovative street design and the trail and layout. But, on Calle Sombra, this is a taking - a sacrifice. “And you should be ashamed.” Nothing has been done there to protect the neighborhood from vandalism. Also, it is a bad intersection and is going to fail. Regarding density, the lots on the south side will be land locked. There is a perfect access to the Rail Trail on the south that will be closed.

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

Commission Discussion
Commissioner Propst wanted more response on the trails, the width and quality and connections, for which Ms. Jenkins said progress can be made.

Ms. Jenkins said it is a ten-foot wide asphalt trail and 20' easement. We propose a connection at the parking area. There is a sidewalk that wraps around it and is close to the trail, so it will be seamless. On the last parking space is to have an asphalt ramp to get cyclists to the street there.

On the other side of the arroyo at the end of the hammerhead is surrounded by sidewalk and will have an 8' path to the rail trail and the path with base course that is quite generous and can separate pedestrians from bikers. 5' plus to 5/5 base course shoulders.

Commissioner Hogan asked if the parking at the end of Calle Sombra is dedicated for trail head use.

Ms. Jenkins said it is parking but can serve as a trail head - guest parking on street.

Commissioner Gutierrez asked how many parking spaces are provided.

Ms. Jenkins said there are 22 spaces overall. There is no requirement above the two per lot. The Commission can require extra guest parking. We liked it and it was estimated at 16 at ½ per lot and we propose 22.

We want to make sure we have adequate street trees. And we expect to be above 16.

Commissioner Gutierrez asked how many spaces will be at that parking lot.

Ms. Jenkins said it is 7 now.

Commissioner Hogan noted that the back yards to Sombra and Del Norte Lane open to the arroyo. He asked if there will be mass grading or fences.

Ms. Jenkins said there will be some retaining walls, but they are staying out of the flood plain and will flatten out the buildable site a little higher than the arroyo. They integrate on the other side. We have a balanced site and will keep everything integrated. It is more seamless on the east side.

Commissioner Hogan agreed with Tim Rogers about the open space. It was just a shame that it could not be accommodated.

Vice-Chair Kapin asked if access at pedestrian bridges is possible.

Ms. Jenkins agreed, and they would facilitate that. Great idea. When we reach the railroad tracks - as you cross them is a little flood plain. As you go to the north, to preserve some of it as open and a natural amenity to take your dog down there on that path is a great idea.
Vice-Chair Kapin asked about the sidewalk on Calle Sombra.

Ms. Jenkins said they would be on both sides of Calle Sombra. The trees will be on the lot frontage and homeowners will still maintain them.

Vice-Chair Kapin asked if the little road has a name.

Ms. Jenkins said they will find out if they need to name it, but homes will have Calle Sombra addresses.

Commissioner Propst thought the left turn lane on 5th Street looks really tight.

Ms. Jenkins said they have storage there in the turn lane for one and a half cars. Our traffic engineer analyzed it and, since there are only 16 houses, it is enough. We had to analyze it carefully and that is adequate storage.

Commissioner Gutierrez said with 7 parking spaces at the end, he was okay with innovative street design and wanted to avoid stacking on Calle Sombra by this development.

Ms. Jenkins understood and added that they have adequate off-street parking.

**Action of the Commission**

Commissioner Hiatt moved in Case 2017-113 - Cerro del Norte Preliminary Subdivision Plat, to approve the innovative street design as presented. Commissioner Propst seconded the motion and it passed by unanimous roll call vote with Commissioners Faulkner, Hogan, Hiatt, Propst, Gutierrez and Garcia voting in the affirmative and none voting against.

Commissioner Hiatt moved in Case 2017-113 - Cerro del Norte Preliminary Subdivision Plat to approve the preliminary subdivision plat, subject to Staff conditions of approval. Commissioner Propst seconded the motion and it passed by unanimous roll call vote with Commissioners Faulkner, Hogan, Hiatt, Propst, Gutierrez and Garcia voting in the affirmative and none voting against.

4. Case #2017-123, Estancias del Norte Preliminary Subdivision Plat and Variance Request. James Siebert & Associates, Inc, agent for HPR Properties, LLC, requests preliminary subdivision plat approval for 49 lots on approximately 40.47 acres. The property (Tract) is part of Phase of Estancias Primera and is located at 702 Hyde Park Road. The applicant requests a variance to Subsection 14-9.2(C)(6)(I)(i) to exceed the 10 percent maximum grade of a sub-collector road to 12 percent for 500 feet of roadway. The applicant is also requesting approval of an innovative street design and the removal of neighborhood commercial use from 1981 Estancia Primera Master Plan at Hyde North Road and Calle Mirasol. The property is zoned PRC (Planned Residential Community). (Donna Wynant, AICP, Case Manager)
Planning Commission

Exhibit G

Applicant Submittals

1. Final Subdivision Plat Report
2. Final Subdivision Plat and Plat Drawings*

(*Full plan set in included in the Planning Commissioners’ Binder)
February 19, 2018

Donna Wynant, Senior Planner
City of Santa Fe Current Planning Division
200 Lincoln Ave.
Santa Fe, NM 87501

RE: Letter of Application
Cerro del Norte Final Subdivision Plat

Dear Donna:

This letter is respectfully submitted on behalf of Summit Business Group, LLC in application for Final Subdivision Plat approval for a 32-lot residential subdivision, for consideration by the Planning Commission at their meeting of April 5, 2018. The Preliminary Plat was approved by the Planning Commission on January 4, 2018.

Project Summary

The ±7.44-acre subject property is located between Fifth Street and the Rail Trail, north of the Casa del Cerro subdivision, and is zoned R-5. The proposed subdivision ("the Project") comprises 32 single family residential lots, ranging in size from 4,274 s.f. to 10,672 s.f. Six of the lots (20%) will be developed with affordable homes in compliance with the Santa Fe Homes Program requirements. The Project has been revised to include two phases as shown on the subdivision plat and Site Plan. Phase I comprises Lots 17 – 32, located southeast of the arroyo that bisects the property. Phase II comprises Lots 1 – 16, located northeast of the arroyo.

Our responses to the Subdivision Approval Criteria are outlined below.

Subdivision Approval Criteria

(1) In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.

No known historical sites or structures exist on the subject property. As the Project is located in the Suburban Archaeological District, no archaeological survey is required. The Project shows due regard for natural features and enhancement of community assets through the measures detailed below.
• The existing arroyo bisecting the property will remain undisturbed as a natural riparian corridor. The parcels adjacent to the arroyo will be subject to additional setbacks as shown on the Site Plan.

• The Project will provide two trail connections to the adjacent Rail Trail, as well as interior pedestrian connectivity, to preserve the historic use of the property as a popular pedestrian destination.

• 1.84 acres of open space will be provided.

(2) The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).

The arroyo bisecting the property lies within the 100-year flood zone. As shown on the Subdivision Plat and Site Plan, the arroyo is designated a “No Build Zone.” The parcels adjacent to the arroyo will be subject to the requisite flood zone setbacks. The remainder of the property is suitable for development.

(3) All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).

The Subdivision Plat complies with the standards of Chapter 14, Article 9.

(4) A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.

The property contains no existing nonconformity. No nonconformity is being created with this Subdivision Plat.

(5) A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.

Please refer to the answer to (4) above.
Access and Traffic

The northwestern portion of the Project will have full access from Fifth Street via Rail Line Road (formerly Cerro del Norte Lane), a 38’ public right of way. The southeastern portion of the Project will be accessed via an extension of Calle Sombra within a 38’ public right of way. Both streets will be constructed as public streets terminating in hammerhead turnarounds and will be improved to a Lane standard per SFCC Table 14-9.2-1: Design Criteria for Street Types. At the Preliminary Plat hearing, the Planning Commission approved an “innovative street design” that included a reduction in right-of-way from 42 feet to 38 feet and a sidewalk on only one side of Rail Line Road. Lots 17 – 22 will be accessed via Sombrita Lane, a Lot Access Driveway, as shown on the Site Plan.

A Traffic Impact Analysis (“TIA”) was submitted with the Preliminary Subdivision application. The TIA demonstrates that all studied intersections will maintain adequate levels of service. Emergency access between Rail Line Road and Calle Sombra will be provided via a 20’ wide emergency access road with bollards at each end. The emergency access road will also serve as an 8-foot asphalt pedestrian trail connecting the two sides of the development.

Per the requirements of SFCC Table 14-8.6-1: Parking and Loading Requirements, a minimum of two off-street parking spaces will be provided for each dwelling unit. In addition, 22 on-street parking spaces are provided.

Pedestrian access along Calle Sombra will be provided via an extension of the existing sidewalks. In addition, trail connections at the end of Rail Line Road and Calle Sombra will provide pedestrian access to the existing Rail Trail along the eastern property boundary. Per the request of the Public Works Department, the three trail connections will be constructed as 8-foot wide asphalt trail connections with ramps to accommodate cyclists for easy access from the trail to the street.

Terrain Management

All terrain management regulations will be met. Requisite drainage easements are created with this plat. The Project will be mass graded to remove the berms and drainage swales associated with the old railroad turnaround. Retaining walls will be constructed along the north and south boundaries of select Rail Line Road lots. The Project will be served with six detention ponds; therefore, on-lot ponding will not be required. Some manmade 30% slopes will be disturbed. Slopes will include 2:1 engineered fill slopes and 1:1 cut slopes with rock plating.

Landscaping & Lighting

Landscaping will be provided via street trees and plantings in the ponding areas. Standard City streetlights will be installed at the end of each hammerhead. In accordance with Condition of Approval #6 from the Preliminary Plat Staff Report, street trees have been added to the plan in
compliance with Code requirements. Per Condition #3, the planting strip in the northwest side of Rail Line Road has been increased in width from 4' to 5'. Per Condition #7, open space calculations have been provided. Please refer to the Open Space Plan.

Water and Wastewater

The Project will be served with City water and sewer. Water will be delivered via two separate connections in Fifth Street and in Calle Sombra. Fire hydrants will be provided in Rail Line Road at Lot 1 and between Lots 10 and 11, and in Calle Sombra at Lot 18. An existing 10” sewer line running across the center of the property will be abandoned and the easement vacated, and a new 12” line will be constructed in Calle Sombra. An additional sewer connection will be made to an existing 20” sewer easement at Lot 3.

Solid Waste

The proposed subdivision will be served by the City of Santa Fe Solid Waste Management Division.

Archaeology

The Project is located in the Suburban Archaeological District. As the property comprises less than 10 acres, an archaeological survey is not required.

Santa Fe Homes Program

In accordance with the current provisions of the Santa Fe Homes Program (“SFHP”), the Project will provide six affordable lots (20% of the lot total). The affordable lots are identified on the Site Plan and Subdivision Plat. Please refer to the attached SFHP Proposal.

Early Neighborhood Notification

An Early Neighborhood Notification meeting was held on August 8, 2017. Twenty-eight neighbors were in attendance. Discussion included an explanation of the differences between the proposed subdivision and the previous Development Plan approval, questions about increased traffic on Calle Sombra and Fifth Street access, drainage, pedestrian connectivity, and lighting.

In support of these requests, the following documentation is submitted herewith for your review and consideration:

- Subdivision Application
- Letter of Owner Authorization
- Warranty Deed & Lot of Record Deed
- SFHP Proposal
- Drainage Report (2)
- Subdivision Plans (6) + CD
• Application fees in the amount of $5,290.00 (26 market lots x $200 + $90 for 3 posters = $5,200 + $90 for 3 posters

Please let us know if you have any questions or need additional information.

Thank you.

Sincerely,

JENKINSGAVIN INC.

[Signature]

Jennifer Jenkins