



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

COMMUNITY COLLEGE MIN

PAGES: 8

I Hereby Certify That This Instrument Was Filed for
Record On The 10TH Day Of March, A.D., 2008 at 14:40
And Was Duly Recorded as Instrument # 1518091
Of The Records Of Santa Fe County

Deputy *Valerie Espinoza* Witness My Hand And Seal Of Office
Valerie Espinoza
County Clerk, Santa Fe, NM

MINUTES OF THE

SANTA FE COUNTY

COMMUNITY COLLEGE DISTRICT

DEVELOPMENT REVIEW COMMITTEE

Santa Fe, New Mexico

September 5, 2007

This special meeting of the Santa Fe County Community College Development Review Committee (CCD-DRC) was called to order by Chairman Robert Garcia on the above-cited date at approximately 5:00 p.m. in the Legal Conference Room of the Santa Fe County Courthouse, Santa Fe, New Mexico.

Following the Pledge of Allegiance, roll call indicated the presence of a quorum as follows:

Members Present:

Robert Garcia, Chairman
Stanley Rosen
Monica Montoya

Member(s) Excused:

Thomas Berner
Andy Berger

Staff Present:

Shelley Cobau, Review Division Director
Joe Catanach, Technical Review

APPROVAL OF AGENDA

Upon motion by Member Montoya and second by Member Rosen, the agenda was accepted as published.

APPROVAL OF MINUTES: August 1, 2007

Chairman Garcia noted that Ms. Cobau was referred to as Ms. Shelley. Referring to his statement, "The most significant departure from the Community College plan is that this zone does not require mixed use. He said he supports the concept of not requiring residential in the zone" he said his reasoning behind this is that nearly all the other developments in the district

SFC CLERK RECORDED 09/10/2008

are almost entirely residential. Therefore, there is sufficient residential and an exception in this case is warranted.

With those changes, Member Montoya moved to approve the minutes and Member Rosen seconded. The motion passed unanimously.

LAND USE ITEMS:
NEW BUSINESS

1. **CCDRC Case MP #07-5330, Turquoise Trail Storage. Jim Siebert, agent for Bruce Golden is requesting master plan approval for a special use to permit storage units consisting of 422 units with 58,704 square feet on 3.1 acres. The property is located at 10 Forest Lane, off State Road 14 in the Community College District within Section 26, Township 16 North, Range 8 East**

Mr. Catanach gave the staff report as follows:

“The property is within an employment center zone of the Thornburg Master Plan which was approved by the BCC in 2002 and 2004 for a mixed-use development. The Community College District Ordinance specifies that storage units are a special use within an employment center zone. Special uses are subject to BCC approval and per the CCDO shall be considered based on the following criteria:

1. The proposed use is appropriate and compatible in the specific location. Environmental impacts, including without limitation noise, lighting, traffic and visibility effects generated as a result of the development are mitigated so that the effects on the adjoining properties are minimized.
2. The intent and principles of the Santa Fe Community College District Plan are implemented by the approval of the proposed use at the proposed location.

“The proposed master plan for storage units as a special use shall be developed in two phases as follows:

- 422 storage units, 55,505 square feet – 35 units with climate control
- Double-level office/apartment, 2774 square feet of floor area

“The storage units are single level with a tan stucco exterior and green metal roofs, and two towers structures as architectural features. Lot coverage for building area is 42 percent.

“City utilities for water and liquid waste disposal will be utilized. The estimated amount of water to be used is a maximum of .50 acre-feet per year. A traffic impact report has been submitted for review by the State Department of Transportation. Driveway access is off an existing road identified as Forest Lane which intersects off State Road 14. Review letter from the DOT is included and they had no comments on the traffic generated by this proposed development.

“The property is not within a flood zone and development areas are in conformance with slope standards. An existing common offsite retention/detention pond will control

post-development drainage. Landscaping is proposed along the Forest Land road frontage and internally at the ends of the storage unit building. An open space/landscape buffer consisting of 50 feet in width with a trail extension to the Arroyo Hondo open space is proposed along the I-25 access road at the rear of the property and some additional landscaping along the side property line. Cisterns will be installed to collect roof drainage for irrigation of landscaping. An archeological report was submitted with the Thornburg master plan and no significant sites are within the property.

“Three business signs with a sign area of 70 square feet are proposed to be located on the tower structures. Exterior lighting will be building-mounted with cutoff luminaires.”

Mr. Catanach stated staff considers the proposed master plan for storage units as a special use to be compatible with the location within an employment center zone and minimizing impacts relevant to noise, lighting, traffic, and water use. Staff also considers the proposed master plan to be consistent with the Community College District Plan principles, based on the following evaluation:

- The storage units will not be located along State Road 14 frontage
- The storage units will provide a building buffer from the I-25 access road
- The storage units will contribute to a needed service within the Community College District for residential and commercial
- The storage units will have an aesthetically pleasing architectural appearance

The proposed master plan is in conformance with the Community College District Ordinance and staff recommends approval subject to the following conditions:

1. Compliance with applicable review comments from the following:
 - a. Sangre de Cristo Water Division
 - b. City Wastewater Division
 - c. State Department of Transportation
 - d. County Fire Department
 - e. County Technical Review
 - f. County Hydrologist
2. Submit final documentation for water and sewer service as approved by the City.
3. Applicant shall coordinate with Turquoise Trail Development Company, LLC (Thornburg) regarding a centralized park/plaza meeting minimum standards for an employment center zone as required by the CCD Ordinance. [modified at motion]
4. Applicant shall submit documentation of a financial surety for a sidewalk, or applicant shall be required to provide a financial surety for a sidewalk within the property.
5. Landscaping plan shall include the following:
 - a. Landscape buffer along Forest Land shall include 50% evergreen trees
 - b. Provide trees within landscape buffer for side property lines
6. Sign plan shall be in compliance with the following: [modified at motion]
 - a. A maximum of two business signs are allowed
 - b. Address sign illumination
 - c. Front sign shall not exceed a height of 10 feet

- d. The rear sign is considered a roof sign and is prohibited
- e. A sign permit will be required
- 7. Proposed trail shall be established as a public easement
- 8. Submit specifications of proposed light as cutoff luminaires.

Mr. Catanach noted that the applicant wants to discuss the sign conditions.

Chairman Garcia asked about condition 3 referring to a centralized park/plaza: Is the park to be offsite? Mr. Catanach explained that the park should have been addressed as part of the platting of the lot so it needs to be addressed at this point. He said the Forest Service building is under construction and there was a condition that they provide a central plaza as part of their open space. However, they might consider that to be a private space. If it is clarified to be a public space, that will suffice as the park/plaza for this employment center zone. He said he was "forcing the issue" at this point.

Responding to the chair's question about trails, Mr. Catanach said the trail runs along the back of the storage units amid the landscaping. This connects to the Arroyo Hondo trail.

Member Rosen asked if there will be a fence. Mr. Catanach stated there are gates at the entrance and egress. Member Rosen asked if the units are air-tight and it was decided to refer that question to the applicant.

Duly sworn, Jim Siebert, agent for the applicant, introduced his client and architect Carl Kime. He said since this is a special use the presentation is equivalent to that for a master plan and they will have to return for further approvals.

Applicant Bruce Golden, under oath, said he identified this location as being excellent for the purpose and will serve the Community College District, which has a preponderance of modestly sized homes. Currently 2,000 exist and another 7,500 are planned. Additionally, commercial businesses require storage and up to 45 percent of storage units in the Santa Fe area are being used by businesses. He said they are working to be architecturally compatible with the Forest Service building, and are striving for aesthetics as well as state of the art security.

In response to Member Rosen's questions, Mr. Golden said aside from the climate controlled area the units will be clean but not air-tight. Where there are gaps in the building there will be fences and it will be "as secure as we can make it." There will be cameras that can be monitored remotely and an onsite caretaker.

Mr. Siebert used a map to show the right turn only onto SR 14. He reiterated the City will provide water and sewer. They are working with the Forest Service to join up to bike trails in the vicinity.

Mr. Catanach asked who owns the other five-acre lot and Mr. Golden said it has been sold but he did not know to whom.

Mr. Catanach noted as special uses go, this was less intense than most vis-à-vis traffic

and lighting

Architect Carl Kime was placed under oath and indicated 36 of the 425 units will be climate controlled. The total square footage is 58,953. He showed the building elevations.

Member Montoya asked if the County had an archeological ordinance. Mr. Catanach said it applies only to buildings with more than 15,000 square feet. She asked if the windows would be trompe l'oeil or actually built. Mr. Kime said they would be built and installed but would not lead into the units, serving only to break up the exterior wall space.

Member Montoya asked if equipment would be visible on the roof and Mr. Kime said the mechanicals would be hidden on both sides.

Mr. Kime confirmed for Member Rosen that the colors would be similar to those on the elevations. Mr. Golden said the color scheme is compatible with that of the Forest Service building.

A discussion ensued regarding the signage and whether the tower and wall signs were in fact integrated into the building. Mr. Catanach said there was some ambiguity whether the proposal could fit within the ordinance definitions.

Mr. Golden said the inspiration for the wall sign was the Credit Union building on Cerrillos Road and they are contemplating a faux rock surface with lettering. He said they want it to be visible and not so low that the vegetation will eventually obscure it.

There was no one from the public wishing to speak.

Member Montoya asked if the signs had to be determined at this point or at further approval stages. Mr. Siebert stated they were willing to work with staff on the ultimate disposition. Ms. Cobau indicated the Code speaks of encouraged and discouraged types of signs. She related a contentious case that recently appeared before the BCC.

Chairman Garcia stated he thought the use was appropriate and the design was more attractive than most. He suggested the following rewording of condition 3: "Applicant shall coordinate with Turquoise Trail Development Company, LLC (Thornburg) or others regarding a centralized park/plaza in order to meet the minimum standards for an employment center zone as require by the CCD Ordinance."

Returning to the signs, Chairman Garcia said he basically had no objection but it does appear that the tower is strictly there for the purpose of having a sign on it.

Mr. Catanach reiterated that the ordinance language is ambiguous, and Ms. Cobau noted the sign height is dictated by the setback and whether it's building mounted or free-standing.

Mr. Siebert suggested having a condition calling for better integration of both signs, and they can bring in options.

Chairman Garcia broached the option of having a consolidated sign for all the entities in the development. Mr. Catanach said there might eventually be a directory sign. Ms. Cobau pointed out that offsite signs are not permitted unless they're part of the master plan.

Mr. Catanach suggested deleting the current condition 6 in favor of a requirement that the applicant submit alternative sign proposals.

Member Rosen asked if people rent storage units based on roadside signs, and Mr. Golden said 50 percent of business comes from the yellow pages and the second most common reason is drive-by. Other incentives are is it attractive? Well run? Secure? Convenient? Good price? He reiterated they want to be an attractive establishment and the same time it must be identifiable as storage.

Member Rosen asked if this would set a precedent and Ms. Cobau said that should always be considered, especially where a variance is granted.

Noting there was a hill behind the proposed building, Member Rosen asked if there was a possibility of flooding. Mr. Catanach said there was a technical review in the packet and Shabih Rizvi called for more detail in the drainage plan. Mr. Golden said that will be addressed.

Member Montoya moved to approve the application with changes to the wording of condition 3, that condition 6 call for compliance with the ordinance, applicable past ordinance and approved master plan, that details of the windows be provided at subsequent approval phases, as well as views of the property from I-25 and other public thoroughfares. Member Rosen seconded and the motion passed unanimously.

COMMUNICATIONS FROM THE COMMITTEE

Member Rosen emphasized the importance of transportation to the Community College District. He said he tried to contact Rancho Viejo but they had not called back. Ms. Cobau pointed out that Mr. Rizvi will be working as transportation planner. The Railrunner will be coming through the area but stations have yet to be planned. Chairman Garcia said he heard the County was looking at providing public transportation apart from the City bus service on a contract basis.

Chairman Garcia asked for updates on the media zone and trails, noting there is a need to coordinate the connections. He noted there are many issues on signage requiring clarification.

Member Montoya commended staff for their expertise on the Code. Noting that she was scheduled for termination from the committee, she acquiesced to staff advertising for another member.



S
C
C
L
E
R
K
R
E
C
O
R
D
E
D
0
3
/
1
0
/
2
0
0
8

Shelly Cobau

From: CeDickens@aol.com
Sent: Wednesday, September 05, 2007 7:48 AM
To: Jack Kolkmeier; Shelly Cobau; Jose Larranaga; Vicente Archuleta
Cc: JJVLCHIMEX@aol.com; tram@newmexico.com; dmtzstudio@newmexico.com; rgosper-
espinosa@comcast.net; kyle@harwood-consulting.com; grmurray@earthlink.net
Subject: variance requests

September 5, 2007

Dear Mr. Kolkmeier, Ms. Cobau, Mr. Archuleta and Mr. Larranaga,

The La Cienega Valley Association (LCDRC) respectfully opposes the granting of the two variance requests coming before the La Cienega/La Cieneguilla Development Review Committee today.

LCDRC Case # V 07-5300 requests a lot split to a housing density not permitted by the established hydrological zone housing densities. Over the last few years the LCVA has consistently supported the ordinance that states that housing densities will not be altered by the introduction of imported water and will be determined by an onsite geohydrological survey. This is intended to prevent urban development in a rural community. The LCVA position remains unchanged.

LCDRC Case #MIS 07-5320 requests an exception to the five-year holding requirement before requesting a family transfer or lot split. All to often lot splits have not been used as intended but instead have been used for economic gain. The five-year holding requirement ensures that the lot split is not a real estate venture and that the residents making the request have become a part of our community and understand the importance of maintaining the rural nature of our community. The LCVA opposes the granting of this variance request.

As a general practice and as a matter of equity to all other property owners in our communities, the LCVA believe that variances should be denied unless there are extenuating circumstances, such as those enumerated in the county code, which would deem such a request to be equitable.

We trust that the LCDRC will continue to support the intent of our community planning to maintain and sustain our rural way of living by enforcing the ordinances that support our community plan.

We would ask that your share this communication with Marcus Trujillo and LCDRC Committee Members before meeting this morning.

Thank you,

Carl Dickens, President
La Cienega Valley Association

Get a sneak peek of the all-new AOL.com.

PETITIONS FROM THE FLOOR

None were presented.


MATTERS FROM LAND USE STAFF

Ms. Cobau said staff is adopting a practice of double-noticing cases; in case there is no quorum the issue can be heard at the CDRC.

ADJOURNMENT

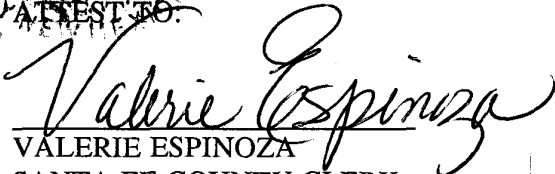
There being no further business, this meeting was declared adjourned at 6:50 p.m.

Approved by:




Robert Garcia, Chairman
Community College District DRC

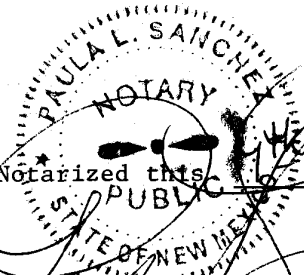
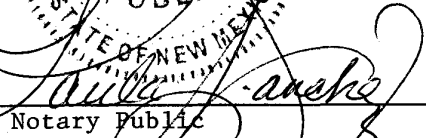




VALERIE ESPINOZA
SANTA FE COUNTY CLERK

Respectfully submitted:


Debbie Doyle, Wordswork


Notarized this 10 day of March, 2008.


Notary Public

My Commission Expires: March 17, 2009