

MEMORANDUM

DATE: September 8, 2009

TO: Board of County Commissioners

FROM: Vicki Lucero, Residential Development Case Manager

VIA: Jack Kolkmeyer, Land Use Administrator
Shelley Cobau, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

RE: CCD CASE # MIS 02-5052 Sonterra Master Plan Extension

ISSUE:

Great Western Investors (Richard Montoya), applicant, Scott Hoeft, agent, request an extension of a previously approved Master Plan for a mixed use development (residential, commercial, community) in a village zone consisting of 520 residential units and 29,117 sq. ft. of commercial space on 245 acres. The property is located off Vista del Monte east of Valle Lindo Subdivision within the Community College District, within Section 30, Township 16 North, Range 9 East (Commission District 5).

SUMMARY:

On August 26, 2002, the BCC granted Master Plan approval for the referenced development (refer to August 2002 BCC minutes attached as Exhibit "C").

On February 28, 2006, the BCC granted approval of a water service agreement for use of the Santa Fe County Water System (refer to Exhibit "E").

On April 10, 2007, the BCC granted a two-year time extension of the Sonterra Master Plan which expired on August 26, 2009 (Refer to Exhibit "F").

The applicant's agent submitted a request on August 6, 2009, for a second 2-year time extension of the Master Plan, stating that due to current market conditions and limited demand for residential lots and homes at this time, the owners of the property have had little opportunity to

commence with the development of the project. If market conditions improve in the short term, it is feasible that additional work on the project could commence in 2010 or 2011.

The County Land Development Code specifies that Master Plan approvals shall be considered valid for a period of 5 years from the date of approval by the BCC. Master Plan approvals may be renewed and extended for additional 2-year periods by the BCC at the request of the developer. Progress in the planning or development of the project approved in the master plan shall constitute an automatic renewal of the master plan approval, progress is defined as the approval of preliminary or final plats or development plans for any phase of the project.

RECOMMENDATION:

Staff considers the master plan to be an integral part of the Community College District objectives relevant to road connections and a district trail connection between the State Land Office, Rancho Viejo and Turquoise Trail, and the master plan also includes a designated elementary school site and a 5 acre community park. Staff recommends approval for a 2-year extension until August 26, 2011 subject to the following conditions:

1. Compliance with the conditions of the approved Master Plan.
2. Submit affordable housing plan in conformance with current requirements.
3. Compliance with review comments from the following:
 - a) County Open Space, Parks & Trails Division.
 - b) Santa Fe Public School District

ATTACHMENTS:

Exhibit "A" – Applicant's Letter
Exhibit "B" – Site Plan-Vicinity Map
Exhibit "C" – August 26, 2002, BCC Minutes
Exhibit "D" – August 2002, BCC Staff Report
Exhibit "E" – Water Service Agreement
Exhibit "F"-April 10, 2007, BCC Minutes

