

MEMORANDUM

DATE: January 12, 2010

TO: Board of County Commissioners

FROM: Jose E. Larrañaga, Commercial Development Case Manager

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

FILE REF.: BCC CASE # MIS 09-5070 Opera Village Master Plan Extension

ISSUE:

Santa Fe Opera, Applicant, Krista Castor (The Flance Co.) agent, request a two-year time extension of the Amended Master Plan approval for the Santa Fe Opera Village.

The property is located at 17053 US Highway 84/285, within Sections 25 & 26, Township 18 North, Range 9 East (District 2).

SUMMARY:

On June 2, 2004, the Extraterritorial Zoning Authority (EZA) granted a Master Plan Amendment to the previously approved “Inn at the Opera” to allow rehearsal and recital facilities, meeting spaces, conference facilities and amenities, storage for the Opera, and housing for the Opera performers, staff, directors, benefactors, conference participants and guests consisting of a total of 135,600 sq. ft. on 44.10 acres to be developed in five phases (EZA minutes Exhibit “C”).

The Master Plan Amendment allowed the project to directly serve the needs and interests of the Opera rather than being open to the public as allowed in the previous approval. The site and building layout are the same as the prior approval (Exhibit “D”). The project will be developed in five phases as follows:

Phase I-Overflow parking area to accommodate 139 parking spaces as well as picnic Areas

Phase II-A rehearsal and recital hall, storage building, spa and fitness building with a Pool, wastewater treatment plant and 26 new parking spaces

Phase III-Opera Village Center (plaza, conference area, rehearsal and recital areas, small theater, restaurant facilities, reception space, bar, lounge, storage space, pool with related facilities, and 134 parking spaces

Phase IV-50 apartment style units, 64 co-housing units for the Opera staff and conference Participants

Phase V-20 Casita style housing units for Opera performers, directors, benefactors, conference participants and guests

The Opera property was governed by the Extraterritorial Zoning Authority (EZA) under the Extraterritorial Zoning Ordinance (EZO). Ordinance No. 2009-01 dissolved the EZO and the EZA and the Opera property is now governed by the Board of County Commissioners (BCC) under the Land Development Code (Exhibit "E"). The Applicant is requesting a two year time extension and renewal of the Master Plan under the Land Development Code.

REQUIRED ACTION:

The BCC should review the attached material and consider the recommendation of staff, take action to approve, deny, approve with conditions or table for further analysis of this request.

RECOMMENDATION:

Staff has reviewed this application and has found the following facts to support this submittal: The Opera property lies outside the presumptive city limits and zoning was established by the Extraterritorial Zoning Authority and the Extraterritorial Zoning Commission prior to the enactment of Ordinance 2009-01. The property lies within the Extraterritorial Zoning Authority outside the presumptive city limits and is governed by the Santa Fe County Land Development Code. The property lies outside the presumptive city limits and received final approval of a master plan from the Extraterritorial Zoning Authority. The criteria set forth in the Land Development Code for Master Plan is equivalent to the master plan approved by the Extraterritorial Zoning Authority.

Staff's review of the Applicant's request has established findings that this Application is in compliance with Ordinance No. 2009-01 and meets the criteria set forth in Article V, Section 5.2.4 (Master Plan Approval) and Article V, Section 5.2.7 (Expiration of Master Plan) of the Land Development Code. Staff recommends **approval** of a two year time extension for the Amended Master Plan for the Santa Fe Opera Village subject to the following conditions:

1. The Applicant shall comply with the conditions of the approved Master Plan.
2. The Applicant shall comply with all requirements of the County Land Development Code.
3. The Applicant shall comply with any applicable ordinance(s) adopted by the county prior to the submittal of preliminary and final development plan.

ATTACHMENTS:

- Exhibit "A" – Letter of request
- Exhibit "B" – Vicinity Map
- Exhibit "C" – June 2, 2004, EZA minutes
- Exhibit "D" - Approved master plan
- Exhibit "E" – Ordinance No. 2009-01
- Exhibit "F" – Article V, Section 5.2.4
- Exhibit "G" – Article V, Section 5.2.7