

MEMORANDUM

DATE: August 10, 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: CDRC CASE # S/ PDP 07-5101 Santa Fe Metro Center

ISSUE:

Paul Parker, Applicant, Jim Seibert, Agent, requests approval of Preliminary Plat to allow twelve industrial/warehouse lots on nineteen acres and Preliminary Development Plan approval for a fourteen acre site to allow industrial/warehouse use.

The property is located on the east frontage road, within Section 26, Township 16 North, Range 8 East, (Commission District 5).

SUMMARY:

On June 17, 2010, the County Development Review Committee (CDRC) met and acted on this case, the decision of the CDRC was to recommend approval, of Case # S/PDP 07-5101 with staff conditions (Exhibit "L").

On August 14, 2007, the Board of County Commissioners (BCC) approved the vacation of a conservation easement to include 14.19 acres of developable land to the Santa Fe Metro Center, Master Plan Zoning to allow for commercial and industrial uses and Master Plat authorization to allow the Land Use Administrator (LUA) to approve the lot layout of individual lots administratively (Exhibit "C").

The Applicant requests Preliminary Plat approval, for Tract 1, to create nine (9) lots on 14.19 acres. The Applicant also requests Preliminary Plat approval, for Tract 2, Lot 14, to create three

(3) lots on 5.37 acres. Subsequent Final Plats will be submitted in compliance with all prior approvals and shall be reviewed administratively by the LUA.

Article V, Section 5.3.5.a (Preliminary Plat Approval) states: “Approval or conditional approval of a preliminary plat shall constitute approval of the proposed subdivision design and layout submitted on the preliminary plat, and shall be used as a guide to the preparation of the final plat” (Exhibit “D”).

Article II, Section 2.3.1, Administrative Decisions, allows the LUA to approve or deny Plat amendments of an existing Plat (Exhibit “E”).

The Applicants also request Preliminary Development Plan approval for the 14.19 acre site to allow industrial/warehouse use. Prior approval, by the BCC, vacated the 14.19 acre site as a conservation easement and allowed for zoning as commercial and industrial use (Exhibit “A”). The Applicants request also includes allowing Final Development Plan, for the individual lots, to be processed administratively.

Article V, Section 7.1.3.a. (Development Plan Requirements) states: “A preliminary development plan may be only a phase or portion of the area covered by an approved master plan, so long as the preliminary development plan substantially conforms to the approved master plan” (Exhibit “F”).

The Application was reviewed for the following (Exhibit “G”):

PARKING:

There are no proposed parking spaces within this Development Plan/Development Plat Application. The Applicant must address Parking Design requirements at Final Development Plan.

SIGNAGE:

There is an existing sign on Metro Blvd. West. The Applicant must provide specifications of the existing sign as well as setback information. An identification sign for the park is proposed to be added to Metro Blvd East intersection. The proposed sign is (5’x22’) 110 sq. ft, which meets the criteria of Article VIII, Sign regulations.

LIGHTING:

The Applicant is proposing 4 street lights, one at each intersection with the I-25 Frontage Road and the Intersecting roads within Park Lane. Each proposed light is 24’ in height and consists of two 400 watt clear Metal Halide, horizontal base. The lamps proposed shall conform to Table 3.1 Outdoor lighting. Low Pressure Sodium Lamps are required. Article III, Section 4.4.4.h 5C3 Outdoor Lighting Requires energy efficient sources are to be used in all installations.

Applicant must provide information in the disclosure statement as to who is financially responsible for installation and maintenance of street lights.

ARCHITECTURAL:

There are no buildings proposed within this Preliminary Development Plan/ Preliminary Plat application. The applicant must address architectural design standards at the Final Development Plan. As per Master Plan approval (Case #07-5100) the applicant must be in compliance with the Santa Fe Metro Area Highway Corridor Ordinance architectural standards. Applicant shall submit detailed building elevations; building height not to exceed 24 feet.

EXISTING DEVELOPMENT:

Infrastructure for the Santa Fe Metro Center has been largely completed. Improvements consist of: Metro Blvd. West completed with asphalt and curb and gutter; Park Lane completed with asphalt and curb and gutter; water line for fire protection with hydrants are installed; natural gas installed; electrical lines installed; telephone lines installed; water storage tank and community water system has been constructed; wastewater line is installed and connection made to Valle Vista wastewater system. The maintenance of roads and utilities shall be the responsibility of the developer until such time that a disclosure statement and maintenance agreement is recorded with the preliminary plat.

ADJACENT PROPERTY:

The Santa Fe Metro Center is located in a predominately commercial development. Channel 11 is located to the northeast, Avanti Business Park is located to the southwest, the Valle Vista Subdivision is to the south and east of the site and the East Frontage Road fronts the property to the north.

ACCESS:

Access to the site is provided from two access points off the East Frontage Road. The western access is a paved surface. The eastern access point is an unimproved driving surface. Public Works review of this submittal supports the Applicants request. The needed improvements on the east access point shall be built and/or bonded for prior to the recordation of the preliminary plan.

The Applicant has prepared a Traffic Impact Analysis (TIA) which was reviewed by the New Mexico Department of Transportation (NMDOT). Approved access permits must be secured from the NMDOT by the Applicant prior to the commencement of development.

TERRAIN MANAGEMENT:

The proposed project does not impact any major slopes and or arroyo/drainage therefore staff has determined that this project complies with Article VII, Section III (Terrain Management) of the Santa Fe County Land Development Code. The proposed development must comply with Ordinance No. 2008-10, Section 5.8 (Storm water Detention and Retention) requirements to retain/detain all rain water run off from the site.

WATER:

The Applicant originally suggested that water use for the development would be supplied by an on-site well (community water system). The Applicant has acquired a ready, willing and able letter to serve letter from the Santa Fe County Utility to meet the water availability needs for the development.

LIQUID and SOLID WASTE:

The Santa Fe Metro Center is currently connected to the Valle Vista wastewater system and treatment plant, which is owned and operated by Santa Fe County.

A dumpster will be utilized for solid waste and screened from public view. Maintenance of the dumpster and removal of the waste will be the responsibility of the owners of individual lots.

FIRE PROTECTION:

Fire protection will be provided by the La Cienega Fire Department.

LANDSCAPING:

The Applicant has met the requirements of the Santa Fe County Land Development Code for Landscaping on the Preliminary Development Plan and for Preliminary Plat Approval.

The developer/owner of each lot must comply with the uniform landscape scheme as shown on the approved Landscape Plan.

Each lot owner shall design their own landscape for the interior of the lot including the area around the building and parking lot and within the parking lot. As development occurs on each lot, the Landscape Plan will be reviewed administratively. The uniform Landscape Plan will also be reviewed for conformity at that time.

ARCHEOLOGICAL:

The proposed site was surveyed for cultural resources in 1988 and no archeological sites were found.

REQUIRED ACTION:

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

RECOMMENDATION:

Staff has reviewed this Application and has found the following facts to support this submittal: the Preliminary Plat conforms to the approved Master Plat; the preliminary development plan substantially conforms to the approved Master Plan; infrastructure for the Metro Center has been largely completed; the Santa Fe Metro Center is located in a predominately commercial development; the proposal for Preliminary Plat and Preliminary Development Plan meet the criteria set forth in the Land Development Code.

The review comments from State Agencies and Development Review Services has established findings that this Application is in compliance with Article V, Section 5.3.5.a. Preliminary Plat and Article V, Section 7.1.3.a. Development Plan Requirements of the Land Development Code. Staff recommends **approval** of, Preliminary Plat on Tract 1, to create nine lots on 14.19 acres and Tract 2, creating three lots on 5.37 acres. Staff also recommends **approval** of Preliminary Development Plan for Tract 1 (14.19 acres) of the Santa Fe Metro Center to allow industrial/warehouse use, subject to the following conditions:

1. All Staff redlines must be addressed, original redlines will be returned with final plans for Preliminary Plat and Preliminary Development Plan.
2. New Mexico State Department of Transportation requires the development comply with the requirements of the "State Access Management Manual". Approved driveway permits will be required for the change of use of these access points before development activities commence.
3. The Applicant shall comply with all Fire Marshal requirements.

ATTACHMENTS:

Exhibit "A" – Applicant Report
Exhibit "B" – Plan Set
Exhibit "C" – August 14, 2007 BCC Minutes
Exhibit "D" – Article V, Section 5.3.5.a.
Exhibit "E" – Article II, Section 2.3.1
Exhibit "F" – Article V, Section 7.1.3.a.
Exhibit "G" – Review Comments
Exhibit "H" – Vicinity Map
Exhibit "I" – Aerial
Exhibit "J" – Water availability letter
Exhibit "K" – Revised Drainage Plan
Exhibit "L" – CDRC Minutes