

MEMORANDUM

DATE: August 10, 2010

TO: Board of County Commissioners

FROM: Vicki Lucero, Development Review Team Leader

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

FILE REF.: CDRC CASE # Z 09-5520 NM Boys & Girls Ranches Master Plan

ISSUE:

The New Mexico Boys & Girls Ranch Foundation Inc., Applicant, Consensus Planning, Agent request Master Plan zoning approval as a community service facility for a consolidated residential school facility consisting of student, staff, administration and transitional housing, a school and administration building, and accessory uses totaling approximately 115,200 sq. ft. on 964.34 acres. The property is located on County Road 22, west of State Road 344, north of Cedar Grove, within Sections 3 & 10, Township 11 North, Range 7 East (Commission District 3).

SUMMARY:

On February 18, 2010, the CDRC met and acted on this case. The decision of the CDRC was to recommend approval of this request (Refer to meeting minutes in Exhibit "G").

On April 13, 2010, the BCC heard this case. The decision of the BCC was to table this case with direction to the applicant to set up another meeting with the community to address concerns with the surrounding neighbors (Refer to Meeting Minutes in Exhibit "H"). A community meeting was held on May 6, 2010, at the Edgewood Senior Center (Meeting Summary is attached as Exhibit "I").

On July 13, 2010, the BCC again tabled this case with direction to the Applicant to hold another meeting with the community and with the tribes to allow them to be involved in the Master Plan

process and allow them to have input (Refer to Meeting Minutes in Exhibit “K”). A meeting is scheduled for August 4. The Applicant will provide details of that meeting at the August 10, BCC hearing.

The Applicant is requesting Master Plan zoning approval as a community service facility for a consolidated residential school facility consisting of student, staff, administration and transitional housing, a school and administration building, 4-H barns, a chapel, a pavilion, a greenhouse, a maintenance shop, a solid waste recycling facility, and a wastewater treatment facility totaling approximately 115,200 sq. ft. in addition to an outdoor active recreation turf area. The project will be completed in 3 phases over a 20 year build out period.

Article III, Section 7, of the County Land Development Code states that Community Service Facilities are facilities which provide service to a local community organization and may include governmental services such as police and fire stations, day care centers, schools, community centers and churches. It also goes on to state that “Community service facilities are allowed anywhere in the County, provided all requirements of the Code are met, if it is determined that:

- The proposed facilities are necessary in order that community services may be provided for in the County, and
- The use is compatible with existing development in the area and is compatible with development permitted under Code.”

The Applicant states that the New Mexico Boys & Girls Ranches (“The Ranches”) provides residential and educational programs for youth in middle school and high school with the goal of providing a safe, supportive environment where these children can acquire the skills and values to become competent, productive, happy, well-adjusted adults. This organization has been helping disadvantaged children and teens by providing a safe living environment, individualized education, and counseling services since 1944.

There are three existing ranch sites, one in Belen, one in Santa Fe County near Lamy, and one in Clovis. The Ranches have acquired the subject 964 acres in order to consolidate the 3 existing ranches into a single property.

The Applicant was originally requesting a variance of Article III, Section 4.4.4.c (Maximum Height Standards) of the County Code to allow a 58’ tall Administration/School Building. However, after hearing the concerns that were brought forth the applicants withdrew their request for the variance during the CDRC meeting. They have agreed to meet the code permitted height of 24’.

Existing Conditions

The site is currently vacant. Located to the north and south of the Ranches are existing residential subdivisions. To the east and west are large tracts owned by private landowners, entities, and one tract that is owned by the State of New Mexico.

Access/Traffic

The development will have one access point off of Sandoval Road (County Road 22). The internal road network will consist of a looped road system. A traffic report and plans were submitted with the Application. Review by the County Public Works Department and the State Department of Transportation indicates no major issues with the project's proposed street improvements. DOT recommends approval of the Master Plan. The County Public Works Department did not have any major issues with the Master Plan however they did submit a list of conditions that must be addressed prior to preliminary development plan approval (Refer to Exhibit "D").

Sandoval Road (County Road 22) will need to be improved to County standards, per Article V, Section 8.2 (Road Design Standards) of the County Code.

Parking

There are 476 parking spaces proposed to serve the project. Parking provided is sufficient to meet Code requirements. The Applicant must address Parking Design requirements at Preliminary Development Plan including delineation of individual parking spaces and depiction of handicap spaces.

Water

The Applicant is proposing to utilize the Entranosa Water System to serve the potable water needs and fire suppression needs of the Ranch. A letter from the Entranosa Water and Wastewater Association has been submitted which states that it is ready, willing and able to serve the development. This application was submitted to the County's Water Resources Specialist and the Office of the State Engineer (OSE) for review. The County's Water Resources Specialist has determined that the project's water budget is accurate and the project meets water availability Code criteria for Master Plan.

Fire Protection

The development is located within the Edgewood Fire District. A water tank is proposed for fire suppression supply. Sprinkler systems are proposed for all residential, school, and office buildings. Fire hydrants are also proposed every 500 feet. Design of the fire suppression system and appurtenant fixtures for fire suppression will be subject to review and approval by the County Fire Marshal.

Liquid and Solid Waste

The developer is proposing to construct an on-site wastewater collection, treatment and disposal system to manage liquid waste. The majority of the site will be served by a centralized gravity sewer collection and treatment system, however, due to topographic characteristics the proposed transitional housing facilities would not be included in the gravity sewer collection system. The transitional housing would be served by standard septic tank facilities or a pressure system to discharge to the treatment plant. Design of the waste water treatment facility will be subject to review and approval by the New Mexico Environment Department. A discharge permit will also be required.

The Ranches will contract with one of two solid waste management providers in the area for solid waste removal from the site.

Terrain Management

Slopes on the property range from 0% to 45%. The development area lies within slopes of 15% or less. The property is not located within a 100 year floodplain. The Ranches will manage and harvest stormwater runoff, maintaining the historical rate of storm water discharge. This will be accomplished by the use of retention ponds, berms, and swales. The development must comply with the County's Rainwater Harvesting Ordinance and Ordinance 2008-10 (Stormwater Management and Floodplain Ordinance).

Signage & Lighting

Signage has been schematically depicted at proposed locations, which complies with Master Plan submittal criteria of the Land Development Code. There is a single Ranch entry sign proposed. The proposed sign will be a wall sign. A wall or building mounted sign in no case shall exceed ten percent of the area of the wall on which it is displayed or seventy square feet in sign area whichever is less. The Applicant must submit wall detail including dimensions to determine appropriate area for entry sign. There are 14 traffic control signs, 3 vehicle way finding signs, 8 building identification signs and 3 pedestrian direction signs. All directional signs must not exceed four feet in height. All signs must be detailed with materials to be used and dimensioned, with ties to the property line. A more detailed signage plan must be submitted at the time of Preliminary Development Plan.

The Applicant proposes outdoor lighting for parking lots, walkways, building entries, road intersections, main entry gate and security gates internal to campus. The Applicant is to provide a more detailed lighting plan at the time of Preliminary Development Plan.

Landscaping

The site is heavily vegetated with high desert vegetation such as sage, pinon and juniper. Additional landscaping is proposed to enhance public buildings and recreation areas with shade trees and low water ornamental shrubs and groundcover. Additional landscaping may be required in and around parking areas. A detailed landscaping plan will be required with the Preliminary Development plan.

Archaeology

An archaeological survey was submitted which covered 300 acres within and around the development area. The survey resulted in the identification and recording of 31 new archaeological sites and 77 isolated occurrences. Nineteen of the thirty-one sites are recommended as eligible for nomination to the National and State Registers of Historic Places. The project has been designed to avoid all sites that are recommended as eligible.

This application has been submitted to the State Historic Preservation Office (SHPO) for review. SHPO has issued a response (Refer to Exhibit "D") which states that the report is not complete and that a revised report along with Laboratory of Anthropology site records for each site will need to be submitted. The applicants are only requesting Master Plan Zoning approval at this

stage which is only conceptual approval and would not create a vested right to construct the project.

REQUIRED ACTION:

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

RECOMMENDATION:

The Ranches currently has a facility near Lamy that will be consolidated into the new facility. Staff believes this demonstrates that there is a need to provide this type of service in Santa Fe County and children from the immediate area could utilize the Boys & Girls Ranch's services if needed. The existing uses surrounding the subject property are residential. The Ranches has a residential component to it in addition to a school facility which are allowed anywhere in Santa Fe County. The Applicant is no longer seeking any variances and conforms to all code regulation, therefore, demonstrating that it is compatible with development permitted under the Code. Staff's position is that this use is necessary and its proposed location is compatible with the surrounding area.

This Application is in compliance with Article V, Section 5.2 (Master Plan Requirements) of the County Land Development Code, and all other requirements of the County Code. Staff recommends Master Plan Zoning approval subject to the following conditions:

1. All redlines comments must be addressed
2. A signage plan for the internal road network shall be submitted at Preliminary Development Plan.
3. Engineered plan and profiles for the internal road network shall be submitted at Preliminary Development Plan.
4. The Traffic Impact Analysis must be updated with each phase of the development and offsite improvements must be provided as required by the NMDOT.
5. All eligible archaeological sites must be preserved from development.
6. County Road 22 must be improved to County standards in accordance with Article V, Section 8.2 (Road Design Standards) of the County Code otherwise a variance must be sought at Preliminary Development Plan stage.

ATTACHMENTS:

Exhibit "A" – Developer's report

- Exhibit "B" - Developer's plans
- Exhibit "C" - Vicinity Map
- Exhibit "D" - Reviewing Agency Responses
- Exhibit "E"-Letters of support
- Exhibit "F"-Letters of opposition
- Exhibit "G"-February 18, 2010, CDRC Meeting Minutes
- Exhibit "H"-April 13, 2010, BCC Meeting Minutes
- Exhibit "I"- May 6, 2010, Community Meeting Summary
- Exhibit "J"-Photos of the proposed Boys & Girls Ranch site
- Exhibit "K"-July 13, 2010 BCC Minutes
- Exhibit "L" -Conditions of approval as requested by the Cedar Grove Community