

MEMORANDUM

DATE: January 19, 2012

TO: County Development Review Committee

FROM: Vicki Lucero, Development Review Team Leader

VIA: Penny Ellis-Green, Interim Land Use Administrator
Shelley Cobau, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF.: CDRC CASE # S 08-5451 Cimarron Village Plat and Development Plan for Phase I

ISSUE:

Joseph Miller, Applicant, Danny Martinez, Agent, request Preliminary and Final Plat and Development Plan approval for Phase I of the Cimarron Village development to create 3 residential lots and 1 commercial lot on 10.04 acres. The property is located in the Eldorado area, on the east side of US 285, south of Camino Valle, within Section 9, Township 15 North, Range 10 East (Commission District 5).

SUMMARY:

On January 12, 1993, the BCC granted approval for the creation of a Village Center Commercial District and Master Plan zoning approval for a large scale mixed use development (Cimarron Village) consisting of 34 lots (22 commercial lots, 1 community service lot, 8 multi-family lots, and 3 single family lots).

On February 9, 2010, the BCC granted approval of a Master Plan Amendment to bring the original Master Plan into compliance with the US 285 South Highway Corridor Zoning District Ordinance (Ordinance No. 2005-08), which was not in effect at the time of the original Master Plan approval. The Amended Master Plan allowed a Mixed-Use Development consisting of 34 commercial lots, 3 single family residential lots, 20 live/work units, and 30 townhouse units for a total of 53 dwelling units on 81.69 acre. The Amended Master Plan also rezoned the 8.126 acre parcel located on the

northwest corner of US 285 and Camino Valle to a Neighborhood Mixed Use Zoning designation. The development was proposed to be completed in six phases.

The Applicant is now requesting Preliminary and Final Plat and Development Plan approval for Phase I which consists of 3 residential lots, each approximately 2.5 acres in size and one commercial lot of 2.53 acres.

Adjacent Properties

The subject property is bound on the north by the Rancho Escondido Subdivision. To the west is US 285, to the east are Single Family residential lots and Wilderness areas, and to the south are area designated as Village Mixed Use.

Access

The proposed lots will be accessed off of Camino Valle which is a County Maintained road. County Public Works has reviewed the plans and supports the creation of the four (4) lots. When the Applicant determines a specific use for the commercial parcel, a traffic study will be required to determine if any offsite improvements will be required. All residential driveways shall be approved by Santa Fe County Public Works prior to any development.

Water

The development will be served by the Eldorado Area Water and Sanitation District (EAWSD). A letter from EAWSD has been submitted which states that they are ready willing and able to serve the development. This application was submitted to the County Hydrologist and the Office of the State Engineer (OSE) for review. The County Hydrologist concluded that sufficient information has been submitted for Preliminary Development Plan approval with recommended conditions that shall be addressed prior to Final approval. The OSE has issued a negative opinion and states that the Applicant cannot fulfill the statements in the proposals concerning water availability at this time.

Fire Protection

The development is located within the Eldorado Fire District. The EAWSD will provide the water source for fire protection. At least one fire hydrant will be located within 1,000 feet of the furthest buildable portion of each parcel. This application was submitted to the Fire Prevention Division for review, however, we have not received comments from them at this time.

Liquid and Solid Waste

The three single family lots will utilize individual on-site septic systems. The commercial lot must address liquid waste disposal with the commercial development plan application.

Individual lot owners will be required to dispose of solid waste by contracting with private firms for disposal at a Solid Waste Transfer Station or by individual hauling.

Terrain Management

The majority of the site is within the 15% slope range. There is an area that contains slopes in excess of 25% just south of the single family residential lots. This area is approximately 23 acres in size and will be designated as open space.

This property does not fall within a FEMA designated floodplain. Retention ponds will be required to handle stormwater runoff from site improvements. Rainwater harvesting will be required for residential and commercial lots in accordance with Santa Fe County Ordinance 2003-6.

Archaeology

An archaeological survey was submitted which indicated that two arch sites and five isolated occurrences were detected. The conclusion of the archaeological survey is that the recordation process has exhausted the information potential of the arch sites and isolated occurrences and recommends that if cultural material appears during a ground-disturbing activity, work in that area shall cease, and the New Mexico State Archaeologist shall be contacted so that the need for further archaeological work can be determined.

Affordable Housing

The development will consist of only 3 single family lots, therefore, this development is not subject to the affordable housing ordinance at this time. However, the Applicant has submitted an affordable housing plan and has entered into an affordable housing agreement.

REQUIRED ACTION:

The CDRC 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:

This application is in accordance with Article V, Sections 5.3 and 5.4 (Preliminary and Final Plat Procedures) and Article V, Section 7 (Development Plan Requirements) of the County Land Development Code, and is consistent with the US 285 South Highway Corridor Zoning District Ordinance. Therefore staff recommends Preliminary and Final Plat and Development Plan approval for Phase I, subject to the following conditions:

1. A note shall be placed in bold lettering on the plat that states all residential driveways shall be approved by Santa Fe County Public Works prior to any development.
2. Development within the US 84-285 Highway Corridor shall comply with the district standards of the US 285 South Highway Corridor ordinance (Ordinance No. 2005-08). This shall be noted on the plat.

3. A traffic study will be required with commercial development plan application once specific uses have been determined.
4. Submit water budget and detailed demand analysis with a breakdown of potential future commercial uses for Phase I prior to Commercial Development Plan approval.
5. Residential water use will be restricted to 0.25 acre feet per year, per lot.
6. Proposed Water Restrictive Covenants outlining conservation measures and stating the drilling and use of domestic wells is not permitted shall be submitted for review and approval and recorded with the Final Plat.
7. Submission of final liquid waste disposal plan as required by Article VII, Section 2.6 of the SFC Land Development Code and compliance with NMED conditions prior to Commercial Development Plan approval.
8. Correct language in Article IV, Section 2 of the Declaration of Covenants, Conditions and Restrictions to reflect a wastewater operator services for proposed wastewater treatment plant, not water operator.
9. Address all red-line comments with corrected plans stamped by Engineer and Surveyor and submitted for review by the utilities department.
10. Roadways and drives shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Final acceptance based upon the Fire Marshal's approval. All access roadway identification signs leading to the approved development area(s) shall be in place prior to the required fire hydrant acceptance testing.
11. Final placement of the fire hydrants shall be coordinated and approved by the Santa Fe County Fire Department prior to installation.
12. No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Santa Fe County Fire Marshal.
13. Automatic Fire Protection Sprinkler systems shall be required as per Final Subdivision Plat notes and 1997 Uniform Fire code.

ATTACHMENTS:

Exhibit "A" – Developer's report
Exhibit "B" - Developer's plans
Exhibit "C" – Vicinity Map

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Exhibit "D" – Reviewing Agency Responses

Exhibit "E"-Disclosure Statement