

## **MEMORANDUM**

**DATE:** December 16, 2010

**TO:** County Development Review Committee

**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 # PDP/DP 10-5460 Gruda Veterinary Hospital

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### **ISSUE:**

Robert Gruda, Applicant, Out West Enterprises (Aaron Hado) Agent, request Preliminary and Final Development Plan approval for a 7,663 square foot structure to be utilized as a Small Animal Veterinary Hospital on a one acre parcel.

The property is located at 9 Rumble Road, via Hwy. 14, within the Community College District, within Section 24, Township 16 North, Range 8 East, (Commission District 5).

### **SUMMARY:**

On September 2002, a Master Plan for the Thornburg Property was approved by the Board of County Commissioners. Phase 1 of the Master Plan was zoned as Mixed Use Commercial utilizing City of Santa Fe Utilities. The purpose of the Master Plan was to allow the Development of Mixed Use in accordance with the Community College District (Exhibit "J").

The Applicant requests Preliminary and Final Development Plan approval for a facility to house a Small Animal Veterinary Hospital. The 7,663 square foot two story structure will be sited on a one acre parcel located at 9 Rumble Road (Exhibit "A"). The site is part of Phase 1 of the Thornburg Property Master Plan within the Employment Center Zone of the Community College District (Exhibit "C").

Ordinance No. 2000-12 (Community College District Land Use and Zoning Regulations), Land Use Table identifies public buildings, Business and Personal Services as eligible uses and Hospitals as a special use within the Employment Center Zone (Exhibit "D").

Article V, Section 7.1 (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").

Article V, Section 7.2 (Final Development Plan-Submittals) states: "A Final Development Plan conforming to the approved Preliminary Plan and approved Preliminary Plat, if required, and containing the same required information shall be submitted. In addition, the Final Development Plan shall show, when applicable, and with appropriate dimensions, the locations and size of buildings, heated floor area of buildings, and minimum building setbacks from lot lines or adjoining streets. Documents to be submitted at this time are: proof of ownership including necessary title documents, articles of incorporation and by-laws of owners' association; required disclosure statements; final engineering plans and time schedule for grading, drainage, and all improvements including roads, water system, sewers, solid waste, utilities; engineering estimates for bonding requirements; development agreements; and final subdivision plats, if required."

**The Application was reviewed for the following (Exhibit "G"):**

**EXISTING CONDITIONS:**

The subject property is currently vacant with existing City of Santa Fe Utilities on site and is located within the Employment Center Zone of the Community College District.

**ADJACENT PROPERTIES:**

The property is located at 9 Rumble Road. The property is bordered to the south by NM Highway 14 and surrounded to the north, east and west by vacant parcels all within the Employment Center of the Community College District. The Applicant is currently doing business, as a small veterinary animal clinic, directly across Highway 14 from the proposed site within the commercial development known as Bisbee Court.

**PARKING:**

Thirty one parking spaces and two handicap parking spaces are proposed. Staff has determined that the parking element of the Application complies with Article III, Section 9 (Parking Requirements) and Ordinance 2000-12.

**ACCESS:**

The site shall access Rumble Road via NM Highway 14. Public Works has reviewed the Traffic Impact Analysis, dated September 2010, which supports Preliminary and Final Development Plan approval with conditions:

1. Applicant shall provide a twenty eight foot (28') radius curb return.
2. No structure, sign, fence, wall, hedge or planting that will obstruct vision between a height of three feet and nine feet, shall be erected, placed or maintained within the triangular area formed by the edge of the driveway and the intersecting street as required by AASHTO standards.
3. Applicant shall provide an R1-130 at exit of property.
4. Stop bars shall be required at all R1-1-30.
5. Applicant shall provide thermo plastic pavement markers (stop bars) in accordance with MUTCD standards.
6. Applicant shall provide signage which meets MUTCD standards.

New Mexico Department of Transportation reviewed the Traffic Impact Analysis, dated September 2010, and has determined that the development will have no significant adverse impact to the State system and recommends approval.

The County Transportation Planner has reviewed the Traffic Impact Analysis, dated September 2010, and has determined that the traffic volumes generated for this project are minimal and that the project will result in no significant adverse impact to the adjacent transportation system.

**SIGNAGE:**

A monument sign at the northern entry of the property and two building mounted signs are proposed. Staff has determined that the signage element of the Application does comply with Article VIII, (Sign Regulations).

**ARCHITECTURAL STANDARDS:**

The subject property is a 1 acre parcel. It is located within the Employment Center Zone of the Community College District. The Applicant is proposing a two story building, the first floor being 6,459 sq. ft. and 1,204 sq. ft. for the second floor. The proposed height of the building is 28' feet; this meets the criteria set forth within the Community College District Ordinance (2000-12).

**WATER:**

The Applicant proposes to supply water to the site from the City of Santa Fe Utilities. The County Utilities Division has stated that: "the County will accept the project and adopt it as part of its infrastructure for operations and maintenance, upon verification that all requirements have been met to the County's satisfaction and in compliance with the County approved engineering design."

**FIRE PROTECTION:**

The Santa Fe County Fire Department, Fire Prevention Division, has reviewed the submittal for Preliminary and Final Development Plan and has recommended approval subject to conditions listed in Exhibit "G".

**LIQUID WASTE:**

The Applicant proposes that the project be served by the City of Santa Fe Utilities. The County Utilities Division has stated that: “infrastructure will include provisions connecting to the existing sewer system as shown within the 40’ Public Utility Easement Inst. # 1367804, which should be designed and built to public standards and within properly dedicated easements.”

**TERRAIN MANAGEMENT:**

The Terrain Management and Grading and Drainage plan for Gruda Veterinary Hospital has been reviewed for compliance with the Santa Fe County Land Development Code, Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance, and Ordinance 2000-12 Community College District. The Application is for Preliminary and Final Development Plan. The Project consists of constructing a 6,459 square foot building. (Veterinary Hospital) The property access is on Rumble Road off of Turquoise Trail (State Highway 14). The property drains to the south end of the property and there are no offsite flows contributing to the site. The Development indicates that all improved areas including impervious areas will drain to a pond that will contain the 100-Year, 24 hour storm runoff and allow for percolation or infiltration into the soil. The following shall be addressed prior to approval:

1. Article VII, Section 3.1.2 Adaption of development to the existing natural topography, soils, vegetation, geology, hydrology, landforms and other conditions existing on a lot or parcel prior to development; by retaining trees and natural vegetation; by minimizing cuts and fills and earth grading; by blending graded areas with undisturbed natural terrain; and by minimizing the amount of exposed raw earth at any time in a project by careful phasing of development and re-vegetation.
2. A National Pollution Discharge Elimination System (NMPDES) permit shall be provided and a SWPPP Plan/BMP will be required and shall be incorporated into the plan sets.
3. The Applicant shall submit details of the retention pond and culverts indicated on sheet G1.

**LANDSCAPING /RAINWATER HARVESTING:**

The Preliminary Development Plan and Final Development Plan submittal dated 9/9/10, prepared by Out West Enterprises for Gruda Veterinary Hospital, CDRC Case 10-5460, has been reviewed for compliance to Code criteria for Landscape and Rainwater Harvesting design.

The landscaping plan shall include an estimate of the cost of installation of the landscape materials and labor as required by Article III, Section 4.4.4.f.4.n.

The Applicant shall illustrate the drip irrigation system per Article III, Section 4.4.4.

The Applicant has demonstrated on the landscape plan how some, but not all of the new plantings will be watered from rainwater harvesting methods, per Ordinance 2008-4. The

Applicant shall address how new plantings on the west and south side of the proposed project will be watered.

The Applicant shall show all cistern detail required by Ordinance 2008-4 and by the Land Use Administrator's Guidelines.

**ARCHAEOLOGY:**

The State Historic Preservation Office has reviewed this submittal and states: "a survey for cultural resources was conducted of the property in 2004. It was negative for cultural resources." No historic properties affected.

**REQUIRED ACTION:**

The CDRC 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 that the facts presented **support** this request: the Community College District Land Use Table identifies public buildings, Business and Personal Services as eligible uses and Hospitals as a special use within the Employment Zone; the use is compatible with use allowed within the Employment Zone; the Application is comprehensive in establishing the scope of the project; the Preliminary Development Plan substantially conforms to the Master Plan; the Final Development Plan conforms to the proposed Preliminary Plan; the Application satisfies the submittal requirements set forth in Article V, Section 7 (Development Plan Requirements).

The review comments from State Agencies and the Building and Development Services Department has established findings that this Application is in compliance with Ordinance No. 2000-12, Community College District Land Use and Zoning Regulations and Article 5, Section 7 Development Plan Requirements of the Land Development Code. Staff recommends Preliminary and Final Development Plan **approval**, for a 7,663 square foot structure to be utilized as a Small Animal Veterinary Hospital on a one acre parcel, subject to the following conditions:

1. All Staff redlines shall be addressed, original redlines will be returned with final plans for Final Development Plan.
2. The Applicant shall comply with all requirements of the County Fire Marshal, Public Works and the County Utilities Department.
3. Final Development Plan, with appropriate signatures, shall be recorded with the County Clerk.

**ATTACHMENTS:**

- Exhibit "A" – Applicants Report
- Exhibit "B" – Drawings
- Exhibit "C" – CCD Overlay Map
- Exhibit "D" – CCD Land Use Table
- Exhibit "E" – Letter of Intent
- Exhibit "F" - Article V, Section 7
- Exhibit "G" – Reviewing Agencies Comments
- Exhibit "H" – Aerial Photo of Property
- Exhibit "I" - Vicinity Map
- Exhibit "J" – Thornburg Master Plan