

## **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 # MP/PDP/DP 10-5470 Santa Maria El Mirador

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**ISSUE:**

Santa Maria El Mirador, Applicant, Atkin, Olshin, Schade Architects, Agent, request Master Plan Zoning, Preliminary and Final Development Plan approval for a two story structure consisting of 21,179 square feet, to be utilized as a Community Service Center, on a 6.68 acre parcel.

The property is located at 178 Avenida del Sur, on the southeast corner of A Van Nu Po Road, within the Community College District, within Sections 29 & 30, Township 16 North, Range 9 East, (Commission District 5).

**SUMMARY:**

Santa Maria El Mirador provides a community service to Santa Fe County and Northern New Mexico through its mission to promote and maintain an array of quality supports for individuals with developmental disabilities in community integrated environments. Santa Maria El Mirador has been providing these services to the community since 1988, and is recognized throughout the state as a leader in providing services to the developmentally disabled community.

The Applicant requests Master Plan Zoning, Preliminary and Final Development Plan approval for a facility to house administrative offices, a training center, nursing and case manager offices, multi-purpose activity rooms, meeting rooms, in home service, a community service room and a behavioral therapy area. The 21,179 square foot two story structure will be sited on

a 6.68 acre parcel located at 178 Avenida del Sur within the Rancho Viejo Subdivision (Exhibit "A"). The site is within the New Community Center Village Zone of the Community College District (Exhibit "C").

Ordinance No. 2000-12 (Community College District Land Use and Zoning Regulations), Land Use Table identifies shelters, public buildings, medical offices and clinics as eligible uses within the New Community Center Village Zone (Exhibit "D").

Article V, Section 5.2.1.b states: "a master plan is comprehensive in establishing the scope of a project, yet is less detailed than a development plan. It provides a means for the County Development Review Committee and the Board to review projects and the sub-divider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval."

Article V, Section 5.2.1.c states: "the master plan submittal will consist of both plans and written reports which include the information required in Article V, Section 5.2.2. A typical submittal would include a vicinity map, a plan showing existing site data, a conceptual environmental plan with written documentation, a master plan map, a master plan report, a schematic utilities plan and the phasing schedule. Maps and reports may be combined or expanded upon at the discretion of the applicant to fit the particular development proposal as long as the relevant information is included" (Exhibit "E").

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 and is located within the New Community Center Village Zone of the Community College District.

**ADJACENT PROPERTIES:**

The property is located at the southeast corner of A-Van-Nu-Po Road and Avenida del Sur. The property is bordered to the west by the Ranch Land Utility Waste Water Facility and surrounded to the north, east and south by vacant parcels all within the Community College District.

**PARKING:**

Eighty five parking spaces are proposed, four of which are handicap spaces. Staff has determined that the parking element of the Application is in compliance with Article III, Section 9 (Parking Requirements) and Ordinance 2000-12.

**ACCESS:**

The site shall access via A-Van-Nu-Po Road. Public Works has reviewed the Traffic Impact Analysis, dated October 2010, which supports Master Plan, Preliminary and Final Development Plan approval with conditions:

1. Applicant shall provide a right turn deceleration lane.
2. Applicant shall comply with Article XV, Section 6.E.7c.ii (Regulations for the Community College District) regarding bike lanes, sidewalks, curb radii, etc.
3. Applicant shall relocate driveway entrance 25' west to meet required 375' spacing per Article III, Section 4.4.3a.2 of the Land Development Code.
4. Applicant shall provide five foot paved bike lanes on north and south traffic lanes of A-Van-Nu-Po Road per Community College District Ordinance 2000-12.
5. Applicant shall provide signage which meets MUTCD standards.
6. Applicant shall provide an R1-130 at exit of property.
7. Applicant shall provide an asphalt apron from edge of right-of-way to edge of A-Van-nu-Po Road in two 1.5 inch lifts.
8. Stop bars shall be required at all R1-1-30s.
9. Applicant shall provide thermo plastic pavement markers in accordance with MUTCD standards.
10. Signage plan shall be approved by the Public Works Department prior to construction.
11. Applicant shall provide a landscaping plan for buffers along road frontage as per Article III, Section 4.4.4.f.10.a
12. All redlines shall be addressed prior to prior to final approval be the Public Works Department.

New Mexico Department of Transportation reviewed the Traffic Impact Analysis, dated October 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 October 2010, and has determined that, based on Santa Fe County Code requirements for Traffic Priority Roads within the Community College District, recommendations from the 2010 SGMP and findings and conclusions of the TIA, staff requests that the Applicant comply with the following conditions:

1. Inclusion of two 5 foot bike lanes along A-Van-Nu-Po Road adjacent to the proposed site
2. Inclusion of a sidewalk or trail adjacent to the proposed site.

**SIGNAGE:**

The Applicant is proposing a seventy square foot building mounted sign. Staff has determined that the signage element of the Application does comply with Article VIII, (Sign Regulations).

**ARCHITECTURAL STANDARDS:**

The subject property is a 6.68 acre parcel. It is located within the New Community Center Village Zone of the Community College District. The Applicant is proposing a two story building, the first floor being 16,336 sq. ft. and 4,843 sq. ft. for the second floor. The height of structures shall not exceed thirty six feet within the New Community Center Village Zone. The drawings submitted by the Applicant indicate that the proposed structure will not exceed 26'8 feet. Staff has determined that the architectural element of the Application complies with Ordinance No. 2000-12, Zoning Matrix.

**WATER:**

The Applicant proposes to supply water to the site from the Santa Fe County 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 Master Plan, 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 Ranch Land Utility Waste Water Facility. The County Utilities Division has stated that: "infrastructure will include provisions connecting to the existing Rancho Veijo sewer system as indicated on the proposed site utility plan drawing C-103, which should be designed and built to public standards and within properly dedicated easements."

**TERRAIN MANAGEMENT:**

The request is not in conformance with Article VII, Section 3 Terrain Management, Ordinance No. 2000-12, Community College District Section 6.D., and Ordinance 2008.10 Flood Damage Prevention and Stormwater Management Ordinance. The following must be addressed prior to the recordation of the Final Development Pan:

1. Detention/Retention ponds must be constructed to retain all onsite and offsite drainage contributing to the site.
2. 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

### **LANDSCAPING:**

Review Summary: The request for Master Plan and Final Development Plan Approval submittal dated 9/8/10, prepared by Santa Maria El Mirador (Mark Johnson, CEO), CDRC Case 10-5470, has been reviewed for compliance to Santa Fe County Land Development Code, Community College District Ordinance 2000-12, and Rainwater Harvesting Design Ordinance 2008-4 criteria for Landscaping and Rainwater Harvesting Design.

1. The Landscape Plan meets all requirements
2. The Application has been reviewed for Rainwater Harvesting per Ordinance 2008-4 and meets all requirements.

### **ARCHAEOLOGY:**

The State Historic Preservation Office has reviewed this submittal and states: “a survey for cultural resources was conducted of the property in 1998. 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 shelters, public buildings, medical offices and clinics as an eligible use within the New Community Center Village Zone; the use is compatible with use allowed within the New Community Center Village Zone; the Application is comprehensive in establishing the scope of the project; the Application satisfies the submittal requirements set forth in Article V, Section 5.2.2; the Preliminary Development Plan substantially conforms to the proposed 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 Building and Development Review Services has established findings that this Application is in compliance with Ordinance No. 2000-12, Community College District Land Use and Zoning Regulations, Article V, Section 5, Master Plan Procedures and Article 5, Section 7 Development Plan Requirements of the Land

Development Code. Staff recommends Master Plan Zoning, Preliminary and Final Development Plan **approval**, for the Santa Maria El Mirador, to allow a 21,179 square foot facility on 6.68 acres located at 178 Avenida del Sur within Rancho Viejo, subject to the following conditions:

1. All Staff redlines shall be addressed, original redlines will be returned with final plans for Master Plan.
2. The Applicant shall comply with all requirements of the County Fire Marshal, Public Works, County Utilities Department and Building and Development Services.
3. Master Plan and 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" – Article V, Section 5  
Exhibit "F" - Article V, Section 7  
Exhibit "G" – Reviewing Agencies Comments  
Exhibit "H" – Aerial Photo of Property  
Exhibit "I" - Vicinity Map