

MEMORANDUM

DATE: June 17, 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 # DP 09-5231 Galisteo Village Store Final Development Plan

ISSUE:

Timothy Willms Applicant, Stephen Samuelson, Agent, request Final Development Plan approval for the Galisteo Village Store, private social club, studio/office and residence consisting of a footprint of 4,952 square feet on .568 acres.

The property is Located within the Traditional Community of Galisteo, at 2 Via La Puente, within Section 36, Township 14 North, Range 9 East, (Commission District 3).

SUMMARY:

On November 10, 2009, the Board of County Commissioners (BCC) conducted a public hearing on the request of the Applicant for Master Plan and Preliminary Development Plan for a Village Store, private social club and studio/office on .568 acres. The BCC, having reviewed the Application, staff reports and supplemental materials approved the request. (BCC Final Order Exhibit "E").

Currently there are three (3) structures, one of which was utilized in the past as a general store, a residence and a building currently used as an office/studio. The Applicant proposes to utilize the existing structures, with some minor expansion and improvements, for the proposed development.

The structure, which historically operated as a store formerly known as La Tiendita and Anaya Country Store, will be used as a coffee shop, grocery store, small art gallery, village social club

and community kitchen. A 270 square foot bathroom addition is proposed for this structure. A 1,069 square foot addition will be added to the existing residence. The building, currently used as an office/studio, will be utilized as an office and a 220 square foot bathroom and walk in freezer area is proposed to be added to this building. The total footprint of the proposed development will consist of 4,952 square feet and meets the 20% lot coverage requirement for this development.

The Applicant holds a lease to an adjoining .270 acre parcel which is owned by the New Mexico Land Office. This parcel of land will be utilized by the proposed development for access, over flow parking and leach fields for the septic system. The use of the leased parcel for leach fields has been approved by the New Mexico Environmental Department.

The Applicant has met with the Galisteo Neighborhood Association to discuss the project and states that the community is in support of the proposed development.

The Application was reviewed for the following:

EXISTING CONDITIONS:

Currently there are three (3) structures existing on the proposed site. The existing structures are the store, a residence and a shop, which will be renovated.

Per Article III, Section 4.4.3.b1-4 (Commercial and Industrial Non-Residential Districts, Site Planning Standards) of the Land Development Code, "Buildings shall be placed or oriented on a site to: enhance the logical development of the site and its relationship to the scale and design of adjacent development; adapt to natural topography; create a buffer or screen for storage or parking areas; and take advantage of solar gain in winter months."

ADJACENT PROPERTIES:

The site is located in the Traditional Village of Galisteo. The property is fronted by State Road 41 on the west and by Via La Puente on the north and is bordered by a residential property on the east and property owned by the New Mexico Land Office borders the site on the south.

A church is located on State Road 41 within 200 feet from the boundary lines of this site.

PARKING:

The parking plan submitted, for Final Development Plan, meets the requirements set forth in Article III, Section 9 (Parking Requirements) of the Land Development Code.

ACCESS:

The proposed development meets the requirements of Article V (Subdivision Design Standards) and Section 8.1 (General Policy on Roads).

The proposed driveway shall remain a minimum of one hundred seventy feet (170') from the Via La Puente intersection. The Applicant must obtain and provide Santa Fe County with an

access permit from the New Mexico Department of Transportation (NMDOT) for the access to the proposed development. Santa Fe County will require an R1-1 (30X30) stop sign at the exit of the development onto State Road 41 and an R7-1 (12X18) no parking sign on Via La Puente frontage.

OUTDOOR LIGHTING:

The lighting plan submitted, for Final Development Plan, meets the requirements set forth in Article III, Section 4.4.4h.1 (Commercial and Industrial Non-Residential Districts, Development and Design Standards, Outdoor Lighting), Article III, Section 4.4.4h.3.a (Commercial and Industrial Non-Residential Districts, Outdoor Lighting Submittals) and Article III, Section 4.4.4h.4.a (Commercial and Industrial Non-Residential Districts, Development and Design Standards, Off-Street Lighting Design Standards) of the Land Development Code.

SIGNAGE:

The signage plan submitted, for Final Development Plan, meets the requirements set forth in Article VIII, Section 7.3a - d (Sign Regulations, Design Standards for Permanent Signs, Height and Setback Standards), Article III, Section 7.8 (Sign Regulations, Design Standards for Permanent Signs, Free Standing Signs: Base), Article VIII, Section 7.13 (Sign Regulations, Design Standards for Permanent Signs, Sign Area in Residential Areas) and Article VIII, Section 7.17 (Sign Regulations, Design Standards for Permanent Signs, Sign Removal and Non-conforming Signs) of the Land Development Code

WATER:

Project Description:

The Galisteo Store proposes to remodel existing buildings (former store, private social club, studio/office and residence) on .568 acres in the traditional village of Galisteo. The applicant proposes a water budget of 0.25 acre foot per year for the store and social club. However, water for the residence will be provided by the Galisteo Mutual Domestic Water Association.

Project Review and Requirements:

The Galisteo Village Store, Studio and Residence Master Plan and Preliminary Plan Report prepared by Tigges Planning Consultants dated July 10, 2009 and the Geohydrologic and Water Availability Investigation prepared by Mustafa D. Chudnoff Consulting, LLC has been reviewed for technical accuracy and compliance with the Santa Fe County Land Development Code (LDC).

The following comments and recommendations:

1. Water Budget: The water budget is based on water conservation measures. The water budget for the store, social club and studio office appear to be reasonable for this type of development.

A letter from the Galisteo Water Association indicates that they are they are ready willing and able to serve the water requirements at the residence.

2. Water Conservation: A water conservation plan was submitted since the water budget is under 0.25 af/y per Article VII, Section 6.6 of the LDC. The water conservation plan identified how the facility will conserve water including standard procedures employees must follow as well as how the facility will handle special events with large parties. Landscaping irrigation will be used from the cistern rainwater catchment system. Instant hot water devices should be installed on all new and remodeling construction. (Ordinances 2006-3, 2006-8).

3. Well Information: Since the water budget for the entire project was less than 0.25 acre feet per year the information supplied to review was more than adequate. The report demonstrated all the production stresses that will be applied to the well could be met. The consultant preformed a pump test for this well indicating there is enough water to serve this project.

4. The following note must be included on the plat: "The lot contains a water restriction of 0.25 acre feet per year. A water meter must be installed on the well and the yearly water meter reading must be submitted to Santa Fe County each year" (Ordinance 2002-13, *Domestic Well Use Metering Program*).

FIRE PROTECTION:

The Santa Fe County Fire Department Fire Prevention Division has reviewed the submittal for Final Development Plan and has recommended approval.

LIQUID AND SOLID WASTE:

The project will be served by a conventional liquid waste system meeting state standards for commercial use. The leach field is located on a property to the south which is leased from the State Land Office. The New Mexico Environment Department (NMED) has reviewed this system for compliance with state regulations.

A dumpster will be located on the northeast corner of the property and will be required to be screened with an opaque fence or wall. The owner will be required to contract with a company that is properly licensed to collect and dispose of solid waste.

TERRAIN MANAGEMENT:

The project is located on the Southwest corner of Via la Puente and NM SR 41 within the Traditional Community of Galisteo. The Proposed project is a request for Final Development Plan for the Galisteo Village Store, a private social club, studio office and residence. The proposed development is in compliance with Article VII Section 3 (Terrain Management requirements) of the Land Development Code.

LANDSCAPING:

The Final Development Plan meets the requirements set forth in Article III, Section IV (Commercial Landscaping) of the Santa Fe County Land Development Code

Rainwater Harvesting

The development shall meet the requirements set forth in Ordinance 2003-6 and 2008-4 (Water Harvesting) and comply with The Santa Fe County Water Harvesting Guidelines.

ARCHAEOLOGY:

The State of New Mexico Department of Cultural Affairs Historic Preservation Division has reviewed this project and has determined that the Galisteo Historic District was listed on the State Register of Cultural Properties (SR#129) in 1969 and Anayas Country Store is a contributing building to the District.

The Cultural Properties Review Committee (CPRC) approved the historic status of the store and proposed remodeling, and determined that the existing residence, shed and cement rock wall are not considered historic (Exhibit "I").

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 the following facts to support this submittal: The proposed site is a significant piece of history of the Galisteo Community. The Applicant has taken measures to preserve the historic integrity of the structures and the community. The Applicant has met with the community to discuss the proposed development. The proposal for Final Development Plan meets 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 7.2 (Final Development Plan), Article III Section 4.4 (Development Plan Procedures) and Article III, 4.2.2 (Traditional Community Districts) of the Land Development Code. Staff recommends Final Development Plan **approval**, of the Galisteo Village Store, private social club for the village, office and residence consisting of a footprint of 4,952 square feet on .568 acres, subject to the following conditions:

1. All Staff redlines must be addressed, original redlines will be returned with final plans for Final Development Plan.
2. Due to the historical nature of the property and the close proximity to an existing church, any zoning statement, for, or variance of, the Alcohol and Gaming requirements for the issuance and or approval of a liquor license, shall be presented to the Board of County Commissioners for consideration.

ATTACHMENTS:

- Exhibit "A" – Development Plan Report
- Exhibit "B" - Vicinity Map
- Exhibit "C" - Development Drawings
- Exhibit "D" - Aerial Photo of Property
- Exhibit "E" – BCC Final Order
- Exhibit "F" – Article V, Section 7.2
- Exhibit "G" - Article III Section 4.4
- Exhibit "H" - Article III, 4.2.2
- Exhibit "I" - Letter from Cultural Affairs
- Exhibit "J" – Community Assoc. Letter on Parking
- Exhibit "K" – Review Comments
- Exhibit "L" - Recorded Master Plan and Preliminary Development Plan