

## 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 # DP 11-5370 Desert Academy Preliminary and Final  
Development Plan Phase 2

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### **ISSUE:**

Desert Academy, Applicant, Courtenay Mathey, Agent, Request Preliminary And Final Development Plan Approval For Phase II of the existing school facility which will include 2,300 sq. ft. of office space, a 9,000 sq. ft. classroom building, a 10,000 sq. ft. gymnasium, an all-weather (synthetic) athletic field and running track, interior remodeling of existing structures, and related site improvements on 25.86 acres. The property is located off County Road 67, within Section 7, Township 16 North, Range 10 East (Commission District 4).

### **SUMMARY:**

On July 29, 1997, the EZA granted Master Plan zoning approval for the New Mexico Academy for Sciences and Mathematics which included an administration building, swimming pool, cafeteria and visual arts building, two classroom buildings, and tennis courts totaling 99,400 sq. ft. of actual building space and up to 450 students. At that time the EZA also granted Preliminary Development Plan approval for Phase I which consisted of 133 students and faculty and 54,900 sq. ft. of facilities.

On September 11, 1997, the EZC granted Final Development Plan approval for Phase IA.

On September 29, 1998, the EZA granted approval of a Master Plan Amendment to add an equestrian use, to modify the building placement and increase the total square footage to 106,700

sq. ft. for all phases and to increase the number of allowable students and faculty from 133 to 138 for Phase I.

Currently on site there is an existing administration/classroom building and pool/equipment building along with a modular classroom building totaling 13,300 sq. ft. All of these structures will continue to be utilized.

The Applicant is now requesting Preliminary and Final Development Plan approval for Phase II which will add 20,000 sq. ft. of building area and related improvements as follows:

Phase II-A (Spring/Summer 2012 with completion by July 1, 2012):

- Remodel interior of existing structure and enclose  $\pm$  1000 sq. ft. of existing portal for new offices
- Add a new  $\pm$  9,000 sq. ft. classroom structure
- Remodel existing 1,300 sq. ft. portable building for offices
- Additional gravel drive and parking
- Replace existing propane service with new gas line connection
- Tie the existing septic system into the public service line available along Old Las Vegas Highway
- Related improvements to utilities, lighting, and landscaping, etc.

Phase II-B (Fall 2012 –Fall 2013):

- Add new 10,000 sq. ft. gymnasium and support spaces
- Add new all-weather (synthetic) athletic field and running track
- Related improvements to utilities, lighting, landscaping etc.
- Additional gravel parking spaces

The proposed Development Plan will increase the existing permitted population to 250 students and 50 staff members.

### **Adjacent Properties**

The subject property is bound on the north by residential lots. To the west is Harry's Road House and the Old Las Vegas Highway, on the east side is Old Santa Fe Trail, and to the south are the El Gancho and the Steaksmith.

### **Access and Parking**

The property is currently accessed from Old Santa Fe Trail which includes a right turn deceleration lane. County Public Works has reviewed the plans and states that the amount of traffic on Old Santa Fe Trail warrants a left turn deceleration lane. Engineering plans for the left turn deceleration lane must be submitted for review and approval.

Proposed parking does not meet code requirements for community service facilities of 1 parking per employee and 1 per 300 sq. ft. Parking may be reduced if employee and student driver data is submitted which justifies such a reduction. Over-flow parking is proposed, however it is not reflected on the plans, nor does it show how many parking spaces the over-flow will

accommodate. A detailed parking plan shall be submitted prior to Final Development Plan approval.

### **Water**

The property is currently served by an on-site well that feeds a pool of water used for fire protection as well as providing for typical school water uses. Under the approved Master Plan, water usage was limited to 2.43 acre feet per year. A water budget was submitted based on water usage at the existing Desert Academy and it is estimated that at full build out of Phase 2 water uses will be 0.645 acre feet per year, which is well below the 2.43 acre-foot limitation. The County Hydrologist has reviewed this application and has determined that there is adequate water to support the proposed development.

### **Fire Protection**

The existing main building and equipment building are equipped with a fire sprinkler system. Water for fire protection is provided by the existing pool located along the east side of the property. The pool capacity is approximately 175,000 gallons. The proposed classroom building will also be sprinklered. The Fire Prevention Division has reviewed this application and recommends Preliminary and Final Development Plan approval subject to conditions.

### **Liquid and Solid Waste**

The property is currently served by an on-site septic system. The Applicant is proposing to connect to the existing sewer line along Old Las Vegas Highway. The existing system will serve as a collection point and pump station for the campus.

There is an existing dumpster located on the property for disposal of solid waste. The Applicant will contract with a private solid waste disposal service for pick up.

### **Terrain Management**

The natural slope of the property is gentle across the center of the property, averaging 3% where buildings are proposed. There are some isolated occurrences of 30% slopes. No disturbance will occur in these areas.

This property does not fall within a FEMA designated floodplain. There is an existing retention pond on the property and a second pond is also proposed. There are some existing underground rainwater cisterns as well. The existing cisterns are being analyzed for capacity and will be revised based on building square footage and compliance with the County's rainwater harvesting ordinance.

The proposed development is in compliance with Article VII, Section 3 (Terrain Management Requirements) of the Code.

### **Signage and Lighting**

The Applicant is proposing to update the existing wall signs along Old Santa Fe Trail as well as the signage on the main building. Signage details shall be submitted for review and approval prior to Final Development Plan approval.

New exterior lighting will be provided to illuminate the new parking, walkways and buildings. A lighting plan showing locations of proposed lighting, details of light poles and cut sheets shall be submitted prior to Final Development Plan approval.

**Archeology**

An archaeological survey was submitted with the previous application. One significant site was detected along Old Santa Fe Trail. An archaeological easement was established to protect this area.

**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 III, Section 4.4 (Development Plan Requirements) of the County Land Development Code, and is consistent with the use and scope of the previously approved Master Plan. Staff recommends Preliminary Development Plan approval for Phase 2 with Final Development Plan approval to be handled administratively subject to the following conditions:

1. Engineering plans for the left turn deceleration lane off of Old Santa Fe Trail must be submitted for review and approval prior to Final Development Plan approval.
2. Signage details shall be submitted for review and approval prior to Final Development Plan approval.
3. A lighting plan showing locations of proposed lighting, details of light poles and cut sheets shall be submitted prior to Final Development Plan approval.
4. A detailed parking plan shall be submitted prior to Final Development Plan approval.
5. Water use for this tract shall not exceed 2.43 acre-feet per year. Any decrease in the size of this tract will require a new evaluation of water availability. This shall be noted on the Development Plan
6. Connection to the County wastewater collection system is required. If regional water comes within 200 feet of the property boundary the owner shall connect to the water system. This shall be noted on the Development Plan.
7. Monthly meter readings from well RG-66448 shall be recorded and submitted to the Santa Fe County Utilities Department. This shall be noted on the Development Plan.

8. Roadways and driveways shall meet the minimum County Standards for fire apparatus access roads within this type of proposed development. Final acceptance based upon Fire Marshal's approval.
9. The water delivery system supplying the fire hydrants and automatic sprinkler systems shall be designed to meet the minimum standards of the Santa Fe County Water utilities to allow for future required connection to such systems as they are provided.
10. Automatic Fire Protection Sprinkler systems shall be required as per submitted development plans and 1997 Uniform Fire, Article 10 Section 1003.2 in accordance with the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe.
11. All gates shall be operable by means of a key or key switch, which is keyed to the Santa Fe County Emergency Access System (Knox Rapid Entry System).
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.

**ATTACHMENTS:**

- Exhibit "A" – Developer's report
- Exhibit "B" - Developer's plans
- Exhibit "C" – Vicinity Map
- Exhibit "D" – Reviewing Agency Responses