

MEMORANDUM

DATE: February 18, 2010

TO: County Development Review Committee

FROM: Vicki Lucero, Development Review Team Leader

VIA: Jack Kolkmeier, Land Use Administrator
Shelley Cobau, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF.: CDRC CASE # Z 09-5520 NM Boys & Girls Ranches Master Plan

ISSUE:

The New Mexico Boys & Girls Ranch Foundation Inc., Applicant, Consensus Planning, Agent request Master Plan zoning approval as a community service facility for a consolidated residential school facility consisting of student, staff, administration and transitional housing, a school and administration building, and accessory uses totaling approximately 115,200 sq. ft. on 964.34 acres. The request also includes a variance of Article III, Section 4.4.4.c of the County Code to allow a 58' tall Administration/School Building. The property is located on County Road 22, west of State Road 344, north of Cedar Grove, within Sections 3 & 10, Township 11 North, Range 7 East (Commission District 3).

SUMMARY:

The Applicant is requesting Master Plan zoning approval as a community service facility for a consolidated residential school facility consisting of student, staff, administration and transitional housing, a school and administration building, 4-H barns, a chapel, a pavilion, a greenhouse, a maintenance shop, a solid waste recycling facility, and a wastewater treatment facility totaling approximately 115,200 sq. ft. as well as an outdoor active recreation turf area. The project will be completed in 3 phases over a 20 year build out period.

The Applicant is also requesting a variance of Article III, Section 4.4.4.c (Maximum Height Standards) of the County Code to allow a 58' tall Administration/School Building where a

maximum height of 24' is permitted. The Applicant states that the school building has been designed to fit into the slope of the site with a minimum amount of grading, and to capture passive solar gain through clerestory windows that run along the top of the building facing south. The height of the school from the lowest grade on the site to the highest point on the clerestory windows is 58'.

Article II Section 3 (Variances) of the County Code states that “where in the case of proposed development it can be shown that strict compliance with the requirements of the Code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted condition or that these conditions would result in inhibiting the achievement of the purposes of the Code, the applicant may submit a written request for a variance.” This section goes on to state, “In no event shall a variance, modification or waiver be recommended by a Development Review Committee, nor granted by the Board if by doing so the purpose of the Code would be nullified.”

The Applicant states that the New Mexico Boys & Girls Ranches (“The Ranches”) provides residential and educational programs for youth in middle school and high school with the goal of providing a safe, supportive environment where these children can acquire the skills and values to become competent, productive, happy, well-adjusted adults. This organization has been helping disadvantaged children and teens by providing a safe living environment, individualized education, and counseling services since 1944.

There are three existing ranch sites, one in Belen one in Santa Fe County near Lamy, and one in Clovis. The Ranches have acquired the subject 964 acres in order to consolidate the 3 existing ranches into this one property.

Existing Conditions

The site is currently vacant. Located to the north and south of the Ranches are existing residential subdivisions. To the east and west are large tracts owned by private landowners, entities, and one tract that is owned by the State of New Mexico.

Access/Traffic

The development will have one access point off of Sandoval Road (County Road 22). The internal road network will consist of a looped road system. This application was submitted to the State Department of Transportation and the County Public Works Department for review.

A traffic report and plans were submitted with the application. Review by the County Public Works Department and the State Department of Transportation indicates no major issues with the project’s proposed street improvements. DOT recommends approval of the Master Plan. The County Public Works Department did not have any major issues with the Master Plan however they did submit a list of conditions that must be addressed prior to preliminary plat approval (Refer to Exhibit “D”).

Parking

There are 476 parking spaces proposed to serve the project. Parking provided is sufficient to meet Code requirements. The Applicant must address Parking Design requirements at Preliminary Development Plan including delineation of individual parking spaces and depiction of handicap spaces .

Water

The Applicant is proposing to utilize the Entranosa Water System to serve the potable water needs and fire suppression needs of the Ranch. A letter from the Entranosa Water and Wastewater Association has been submitted which states that they are ready willing and able to serve the development. This application was submitted to the County's Water Resources Specialist and the Office of the State Engineer (OSE) for review. The County Hydrologist has determined that the project's water budget is accurate and the project meets water availability Code criteria for Master Plan.

Fire Protection

The development is located within the Edgewood Fire District. A water tank is proposed for fire suppression supply. Sprinkler systems are proposed for all residential, school, and office buildings. Fire hydrants are also proposed every 500 feet. Design of the fire suppression system and appurtenant fixtures for fire suppression will be subject to the review and approval of the County Fire Marshall.

Liquid and Solid Waste

The developer is proposing to construct an on-site wastewater collection, treatment and disposal system to manage liquid waste. The majority of the site will be served by a centralized gravity sewer collection and treatment system, however, due to topographic characteristics the proposed transitional housing facilities would not be included in the gravity sewer collection system. The transitional housing would be served by standard septic tank facilities or a pressure system to discharge to the treatment plant. Design of the waste water treatment facility will be subject to review and approval by the New Mexico Environment Department. A discharge permit will also be required.

The Ranches will contract with one of two solid waste management providers in the area for solid waste removal from the site.

Terrain Management

Slopes on the property range from 0% to 45%. The development area lies within slopes of 15% or less. The property is not located within a 100 year floodplain.

The Ranches will manage and harvest stormwater runoff, maintaining the historical rate of storm water discharge. This will be accomplished by the use of retention ponds, berms, and swales. The development must comply with the County's Rainwater Harvesting Ordinance and Ordinance 2008-10 (Stormwater Management and Floodplain Ordinance).

Signage & Lighting

Signage has been schematically depicted at proposed locations, which complies with Master Plan submittal criteria of the Land Development Code. There is a single Ranch entry sign proposed. The proposed sign will be a wall sign. A wall or building mounted sign in no case shall exceed ten percent of the area of the wall on which it is displayed or seventy square feet in sign area whichever is less. The Applicant must submit wall detail including dimensions to determine appropriate area for entry sign. There are 14 traffic control signs, 3 vehicle way finding signs, 8 building identification signs and 3 pedestrian direction signs. All directional signs must not exceed four feet in height. All signs must be detailed with materials to be used and dimensioned, with ties to the property line. A more detailed signage plan must be submitted at the time of Preliminary Development Plan.

The Applicant proposes outdoor lighting for parking lots, walkways, building entries, road intersections, main entry gate and security gates internal to campus. The Applicant is to provide a more detailed lighting plan at the time of Preliminary Development Plan.

Landscaping

The site is heavily vegetated with high desert vegetation such as sage, pinon and juniper. Additional landscaping is proposed to enhance public buildings and recreation areas with shade trees and low water ornamental shrubs and groundcover. Additional landscaping may be required in and around parking areas. A detailed landscaping plan will be required with the Preliminary Development plan.

Archaeology

An archaeological survey was submitted which covered 300 acres within and around the development area. The survey resulted in the identification and recording of 31 new archaeological sites and 77 isolated occurrences. Nineteen of the thirty-one sites are recommended as eligible for nomination to the National and State Registers of Historic Places. The project has been designed to avoid all sites that are recommended as eligible.

This application has been submitted to the State Historic Preservation Office (SHPO) for review, and the Applicant will be required to address all comments and concerns presented by SHPO prior to recordation of the Final Development Plan.

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:

The Applicant is requesting a variance to allow the school/administration building to be 58' in height. The maximum allowable height in the County Code is 24' and the Code does not

contemplate exceptions to allow improved solar gain. Staff does not consider this a minimal easing of the Code, therefore staff cannot support the variance requested.

This Application is in accordance with Article V, Section 5.2 (Master Plan Requirements) of the County Land Development Code, and all other requirements of the County Code. If the CDRC recommends approval of the variance, or should the Applicant agree to reduce the height of the building to meet Code criterion, staff recommends Master Plan Zoning approval subject to the following conditions:

1. All redlines comments must be addressed
2. Compliance with applicable review comments from the following:
 - a) State Engineer
 - b) State Environment Department
 - c) State Department of Transportation
 - d) County Hydrologist
 - e) County Fire Marshal
 - f) State Historic Preservation Division
 - g) Development Review Services Comments and Conditions
3. Master Plan with appropriate signatures must be recorded with the County Clerk.
4. A discharge permit from NMED must be obtained prior to Final Development Plan approval.
5. A solid waste disposal contract must be submitted prior to Final Development Plan approval.
6. The applicant shall comply with the County's rainwater harvesting ordinance.
7. The development must comply with all signage, lighting, and landscaping requirements of the County Code.
8. Applicant must address Parking Design requirements at Preliminary Development Plan.
9. A signage plan for the internal road network shall be submitted at Preliminary Development Plan.
10. Engineered plan and profiles for the internal road network shall be submitted at Preliminary Development Plan.
11. The Traffic Impact Analysis must be updated with each phase of the development and offsite improvements must be provided as required by the NMDOT

12. A Stormwater Pollution Prevention Plan must be submitted.

ATTACHMENTS:

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