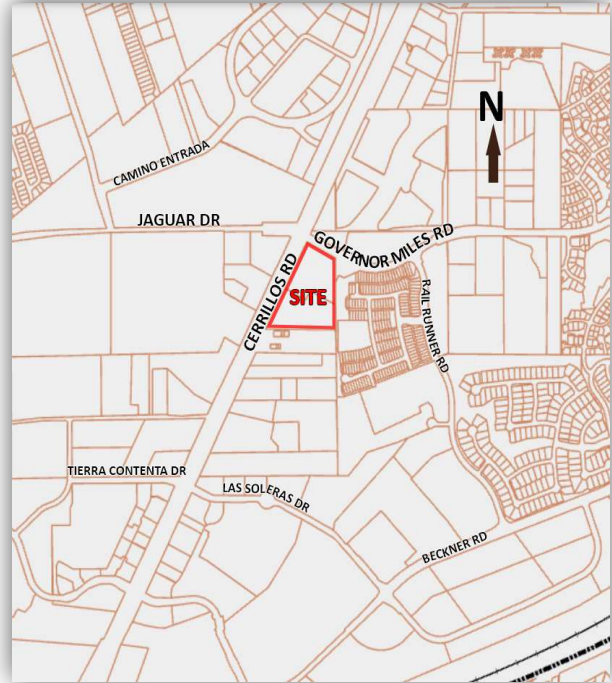




CITY OF SANTA FE

# Planning and Land Use Department Planning Commission Staff Report

|                       |  |
|-----------------------|--|
| <b>Cases Nos:</b>     | 2024-8550 and 9304   |
| <b>Hearing Date:</b>  | January 16, 2025   |
| <b>Applicant:</b>     | 2015 Cerrillos Road Properties, LLC  |
| <b>Requests:</b>      | Development Plan   |
| <b>Location:</b>      | 6590 Cerrillos Rd & 4994 Governor Miles Rd   |
| <b>Case Mgr.:</b>     | Daniel A Esquibel  |
| <b>Zoning:</b>        | C-2 (General Commercial)   |
| <b>Overlay:</b>       | Suburban Archaeological Review District & Cerrillos Rd Corridor Overlay (Zone 4)   |
| <b>Pre-app. Mtg.:</b> | September 14, 2023   |
| <b>ENN Mtg.:</b>      | December 14, 2023  |
| <b>Proposal:</b>      | Applicant requests development plan approval to construct approximately 46,435 square feet of new construction for Fiesta Nissan and Fiesta Hyundai Automotive Dealerships on +/-11.9 acres. |



**Case #2024-8550. Fiesta Hyundai Nissan Dealership Development Plan.** Lloyd & Associates, Agent, for 2015 Cerrillos, road Properties LLC, Applicant, requests Development Plan approval to construct approximately 25,541 square feet of new construction for an automotive dealership on 6.131± acres. The site is zoned C-2 (General Commercial) and is located at 4994 Governor Miles Road. (Dan Esquibel, Case Manager)

**Case #2024-9304. Fiesta Hyundai Dealership Development Plan.** Lloyd & Associates, Agent, for 2015 Cerrillos, road Properties LLC, Applicant, requests Development Plan approval to construct approximately 20,894 square feet of new construction for an automotive dealership on 5.860± acres. The site is zoned C-2 (General Commercial) and is located at 4994 Governor Miles Road. (Dan Esquibel, Case Manager)

## I. RECOMMENDATION

The Land Use Department recommends Preliminary Development Plan Approval subject to condition **Cases #2024-8550 Fiesta Nissan Dealership Development Plan, and Case #2024-9304 Fiesta Hyundai Dealership Development Plan**, subject to conditions of approval as outlined in this report and technical correction listed in Attachments A “Technical Conditions” and B “Development Review Team (DRT) Comments.”

*Two motions will be required.* The motions should be considered in the following order:

1. *Preliminary Development Approval or deny cases # **Case #2024-8550. Cases #2024-8550 Fiesta Nissan Dealership Development Plan***, subject to conditions of approval as outlined in this report and technical

correction listed in Attachments A “Technical Conditions” and B “Development Review Team (DRT) Comments.”

2. *Preliminary Development Approval or deny* **Case #2024-9304. Fiesta Hyundai Dealership Development Plan**, subject to conditions of approval as outlined in this report and technical correction listed in Attachments A “Technical Conditions” and B “Development Review Team (DRT) Comments.”

## II. EXECUTIVE SUMMARY

There are two cases that make up this development project. This report will combine reviews for convenience of and discussion.

The Planning Commission approved development plans for the property located at 4994 Governor Miles Road on April 4, 2019. However, those development plans expired due to a lack of continuing development activity required by SFCC 14-3.19 “*Expiration, Extension and Amendment of Development Approvals.*” The applicant is reappearing before the Planning Commission for a new development plans (“Development Plans”) for both dealerships. The proposal is for the construction of two automotive dealerships, each on a separate legal lot of record for a total +/-11.9 acres for new construction for a total of approximately 46,435 square feet.

1. Fiesta Nissan Dealership 25,541 square feet on Lot 1A:5.86 +/-acres , and
2. Fiesta Hyundai Dealership 20,894 square feet on Lot 1B:6.13 +/-acres.

The Applicant has complied with Subsections 14-3.1(E) “*Pre-Application Conferences*”, 14-3.1(F) “*Early Neighborhood Notification Procedures*” and 14-3.1(H) “*Notice Requirements*”.

Staff's analysis finds that the applicant has addressed the necessary findings and recommends **APPROVAL** of the development plan, subject to conditions and technical corrections of approval.

## III. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval:

**Table 1 Conditions of Approval**

| # | CONDITION OF APPROVAL   | DEPT/DIVISION             | COMPLETED BY:                           |
|---|---|---------------------------|---|
| 1 | Archaeological clearance is required.   | Land Use/Current Planning | Prior to recording the Development Plan |
| 2 | TIA technical corrections be completed.   |                           |   |
| 3 | The Applicant shall revise the architectural style to meet the intent of the Cerrillos Road Overlay, and in conformance with the Architectural Design Review standards. |                           |   |
| 4 | Provide detailed Architectural points together with the elevations and specify on the drawing how the points are allocated.   |                           | Prior to recording the development Plan |
| 5 | Dedicate a 10’ trail easements on Lots 1-A and B along the eastern edge of the property to accommodate the planned  | MPO                       | Prior to recording the Development      |

|    |  |                           |  |
|----|--|---------------------------|--|
|    | Arroyo Chamiso Trail.  |                           | Plan                                     |
| 6  | An approved Water Plan will be required for all new public water infrastructure and fire services.   | Water Division            | Prior to recording the Development Plan. |
| 7  | An approved Agreement to Construct and Dedicate (ACD) will be required for new public water infrastructure and fire services   |                           | Prior to building permit approval        |
| 8  | Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.   |                           | At the time of development               |
| 9  | A separate irrigation meter will be required for commercial lots if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.  |                           |  |
| 10 | Must Comply with all ADA codes and standards.  | ADA Review                | Prior to recording the development Plan  |
| 11 | Must comply with SFCC Sec 17-9.2 (E) (2-3)   |                           | Prior to recording the development Plan  |
| 10 | Shall verify whether fire sprinklered or not   | <u>Fire Prevention</u>    | Prior to recording the development Plan  |
| 11 | Shall provide location of Fire Department Connections for buildings.   |                           | Prior to Building Permit Approval.       |
| 12 | Photometric plan does not meet Code requirements. See Article 14-8.9 and revise for compliance. Sidewalks: 1.0, Pedestrian Area: 2.0, Parking Lots: 1.0, Building Entrances: 5.0, Building Grounds: 1.0, and Public Spaces: 3.0. The maximum illumination at any point shall not exceed the allowed average by more than 1.5 Foot-candles. | Technical Review Division | Prior to recording the Development Plan. |
| 13 | No landscape plantings shall occur within the public sanitary sewer easements and we would request that no trees be planted proximate to the easements. Roots are very destructive to gravity sewers.  | Sewer Division            | Prior to recording the Development Plan. |
| 14 | The proposed Nissan building is shown up against the existing sanitary sewer easement at the rear of the   | Sewer Division            | Prior to recording the Development       |

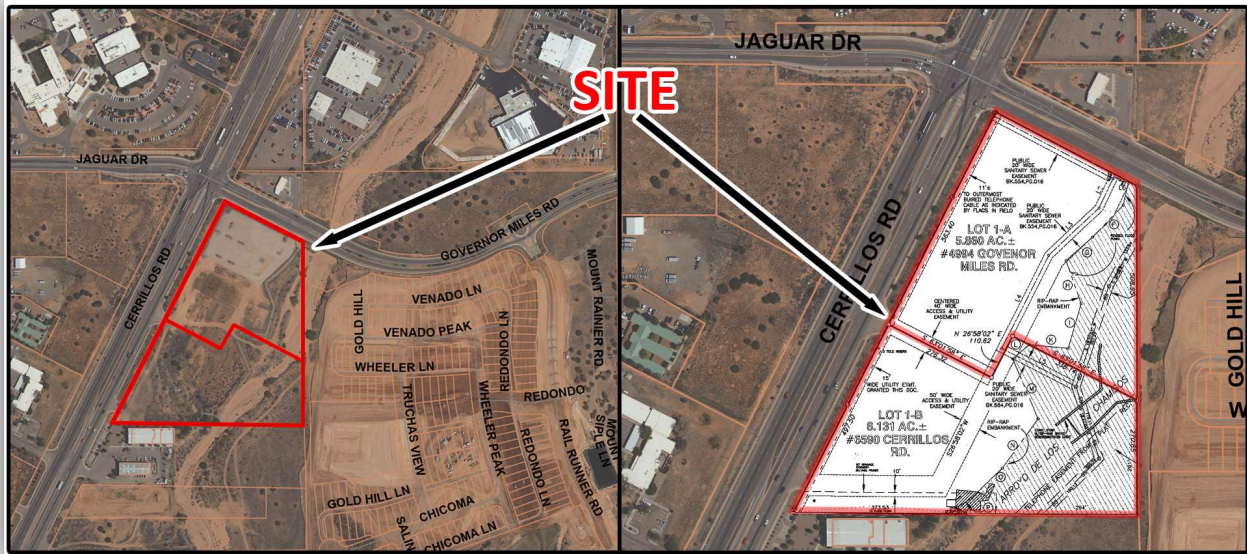
|    |   |                |  |
|----|---|----------------|--|
|    | building. The gravity sewer running within this easement is between 12' and 16' deep. If a repair of this sewer line requiring excavation was to occur, it is possible it could result in damage to the building. The City of Santa Fe will not be responsible for any damage incurred as a result of repair or maintenance activities on this public sewer line. |                | Plan.                                    |
| 15 | The WWMD prefers that the access road for the existing sanitary sewer be the same width as the easement or 20 feet.   | Sewer Division | Prior to recording the Development Plan. |
| 16 | Sheet C-100 shows a future trail fence crossing or entering the public sewer easement. A full width gate is required wherever a fence crosses a sewer easement. No fencing shall encroach within the easement as this limits access for maintenance.  | Sewer Division | Prior to recording the Development Plan. |
| 17 | Sheet C-300, Note 22 references Doug Flores. Luke Gray should be listed. His phone is 505-955-4626.   | Sewer Division | Prior to recording the Development Plan. |
| 18 | Sheet C-300, Note 26 requires low-pressure sewers to be "air or hydrostatically tested @ 120 psi". No air testing at high pressures is allowed. All low-pressure lines shall be hydrostatically tested only.  | Sewer Division | Prior to recording the Development Plan. |
| 19 | The Sheet Keynotes 18 in SheetC-100, the gravel road shall be 18 feet wide  | Sewer Division | Prior to recording the Development Plan. |

The project is also subject to the technical requirements listed in Exhibit A.

#### IV. SITE ANALYSIS

The project is comprised of two (2) vacant lots (Lot 1-A +/-5.86 and Lot 1-B 6.13+/- acres) located at 6590 Cerrillos Rd & 4994 Governor Miles Rd ("Property"). The Property is a legal lot of record, zoned C-2 (General Commercial), located within the Suburban Archaeological Review District, and the Cerrillos Road Highway Protection District Zone 4.

Figure 1 Aerial / Lot Image



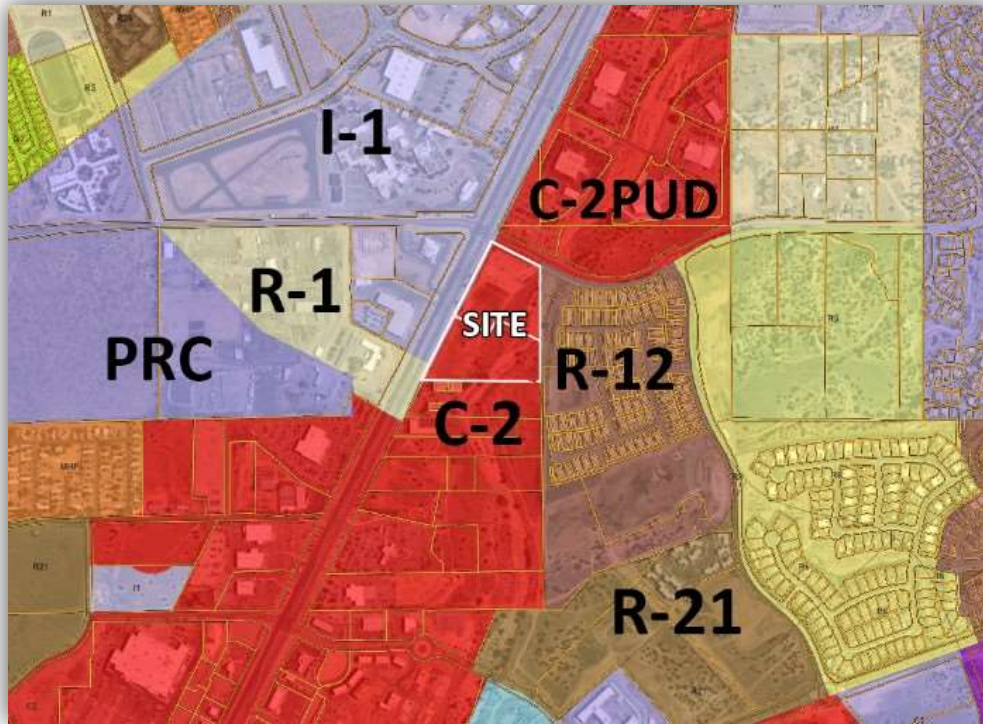
**A. Adjacent Properties**

The Property is adjacent to Cerrillos Road, the Frontage Road, and the Arroyo de Los Chamisos, as well as land with residential uses, non-residential uses as shown in Table 2 “Adjacent Uses and Zoning”; Figures 2 “Zoning Map”; and 3 “Adjoining Properties” below.

**Table 2. Adjacent Uses and Zoning**

| Direction | Property Address        | Zoning  |
|-----------|-------------------------|---|
| North     | 4995 Cerrillos Road     | C-2 (General Commercial)                          |
| East      | Ross's Peak Subdivision | R-12 (Residential-twelve dwelling units per acre) |
| South     | 6700 Cerrillos Road     | C-2 (General Commercial)                          |
| West      | 5310 Cerrillos Road     | 1-1 (Light Industrial)                            |
| Southwest | 7315 Cerrillos Road     | R-1 (Residential-one dwelling unit per acre)      |

Figure 2 Zoning



**B. Overlay Districts**

The Property is within the Suburban Archaeological Review District and in Zone four (4) of the Cerrillos Road Highway Corridor (CRHC). The Application will be required to provide archaeological clearance prior to recording the Development Plan (Condition added in Section III “Conditions of Approval” of this report.)

The purpose of the CRHC is to accommodate safe traffic circulation, provide for a visually attractive introduction to Santa Fe, provide for a transition between more rural development and more intense development, and provide design direction regarding lot depth, height, setbacks, and lot coverage. See SFCC 1987, 14-5.5(B)(1). As this site is at an important gateway to Santa Fe, the expectation that this development will have the architectural character of Santa Fe.

**Table 3 SFCC 1987, 14-5.5(B)(1) Standards and Review (CRHC).**

| Design Standard      | Code Requirement Zone 4 | Applicant Submittal                                 | Review   |
|----------------------|-------------------------|---|----------|
| Lot Depth            | 225'                    | Minimum= 380.10',<br>Maximum = 822.79               | Complies |
| Height of Structures | 45'                     | Hyundai = 26'<br>Nissan = 26'                       | Complies |
| Setback              | 45'                     | Hyundai = +/-91'<br>Nissan = - +/-91'               | Complies |
| Lot Coverage         | 60%                     | Hyundai (Lot A-1) = .08%<br>Nissan (Lot B-1) = .09% | Complies |

**C. Parking**

The Applicant is proposing a total of 141 dwelling units (DUs) constructed in 2 Phases as shown in Table 3 “Required Vehicular Parking” below:

**Table 4 Required Vehicular Parking**

| HYUNDAI                   |                 |  |          |          |
|---------------------------|-----------------|--|----------|----------|
| NET LEASABLE AREA SQ. FT. | TYPE OF PARKING | PARKING REQUIREMENT                                  | PROVIDED | Review   |
| 22,310                    | Standard Cars   | 1 Parking Space per 200 Sq. Ft. = 112 Parking Spaces | 227      | Complies |
| NISSAN                    |                 |  |          |          |
| 17,177                    | Standard Cars   | 1 Parking Space per 200 Sq. Ft. = 85 Parking Spaces  | 202      | Complies |

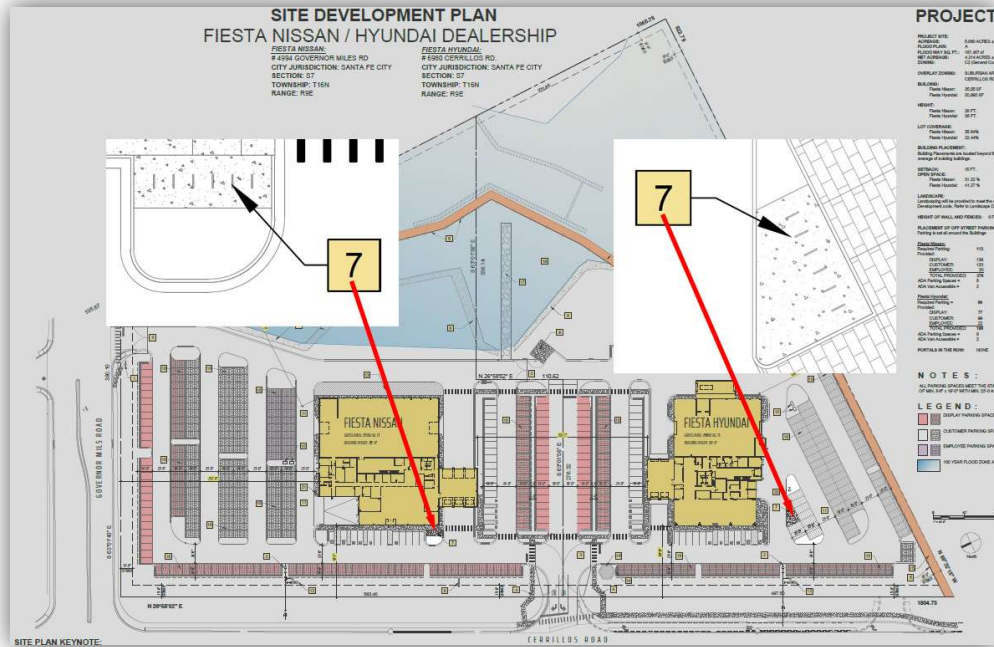
The applicant is providing 90° parking for “Standard Car” parking:

**Table 5 Parking Type**

| Type 90°          | Minimum Width | Vehicle Projection | Aisle  | Typical Module | Overhang |
|-------------------|---------------|--------------------|--------|----------------|----------|
| One Size Fits All | 8’-4”         | 10’-0”             | 22’-6” | 58’-4”         | 2’-8”    |
| Small Car         | 7’-6”         | 15’-0”             | 19’-0” | 50’-0”         | 2’-0”    |
| Standard Cars     | 8”-6”         | 19’-0”             | 23’-0” | 61’-0”         | 3’-0”    |

The Development Plan shows one location for bicycle parking for each dealership. The total number of bicycle parking racks proposed per lot is 6 bicycle parking racks. Each bicycle rack can support two bicycle parking spaces for a total of 12 bicycle parking spaces per dealership lot. Bicycle parking complies with Exhibit C – “Off-Street Bicycle Parking Table 14-8.6-3” (reference Figure 3 Bicycle Parking).

**Figure 3 Bicycle Parking**



The Land Use Technical Review Division has reviewed the development plan parking scheme for compliance with the ADA. Comments and conditions of approval can be found in Attachments A and B.

**D. Access and Traffic**

The Project proposes two driveways into the project, one shared driveway is proposed off Cerrillos Rd and one shared access proposed off Governor Miles Road.

The Applicant submitted a traffic impact analysis (TIA). The City traffic review required technical corrections to the submitted TIA. A “complete by date” was not included in the TIA comments from City traffic. However, Land Use will require the TIA technical corrections be completed prior to recording of the Development Plan. The Land Use has included a condition addressing this issue to Section III “Conditions of Approval” of this report.

**E. Trails**

The City’s planned “Arroyo Chamiso Trail” runs north/south along the east boundary of the project, crossing both Lot 1-A and 1-B See Figure 6. The City Metropolitan Planning Organization (MPO) has requested the applicant dedicate easements on Lot 1-A and 1-B to accommodate the “Arroyo Chamiso Trail.” A Condition of approval is added in Section III “Conditions of Approval” of this report requiring the dedication easements. The Land Use department is changing the “must be completed by” from “[p]rior to Public Hearing” to “[p]rior to recordation of the Development Plan.”

Figure 4 Trails



#### F. Landscaping

The Applicant has placed landscaping throughout the Project. However, Staff's review found the landscape plan to be incomplete requiring many technical corrections (see Attachment A *"Technical Corrections"*). The technical corrections must be addressed prior to recording the Development Plan. All technical corrections have been included in Attachment A *"Technical Corrections"*.

The Technical Review Division comments for landscaping can be found in Attachments A and B.

#### G. Utilities

The proposed utility plan for the development is to connect to City services for water and sewer.

##### 1. Water

The project is proposing to connect to City water via an 8" public water line off Cerrillos Rd. A water budget was provided identifying 1.02 AF per year for Fiesta Hyundai Dealership and 1.537 AF for the Fiesta Nissan Dealership.

Approval of the water budget by the City Water Division is required prior to recording the Development Plan. A Condition of approval is added in Section III *"Conditions of Approval"*. The Water Division has included conditions of approval and Technical Corrections. The Land use changed the *"Must be completed by"* from *"Prior to Public Hearing"* to *"prior to recording the Development Plan."*

## 2. Sewer

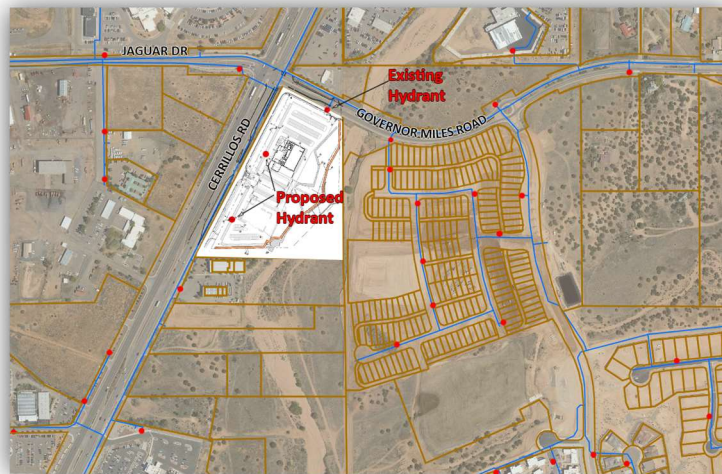
The Applicant is proposing a 6" sewer line to provide sewer service to the project. City Sewer Divisions provided several conditions to be completed prior to recording the Development Plan.

The Water Division conditions of approval are listed in Section III *"Conditions of Approval"* and in attachment "B"

## H. Fire

There is one existing fire hydrant next to the project. The existing hydrant is located northwest of the Governor Miles driveway. The Applicant is proposing two new fire hydrants: one per lot, and west of each building. See Figure 8 *"Fire Hydrants."* The Fire Marshal's review did not find if the building was sprinkled or not or where Fire Department Connections are for the buildings. Conditions of approval have been included in Section III *"Conditions of Approval"* of this report.

**Figure 5 Fire Hydrants**



## I. Lighting

The Applicant has submitted a lighting plan with a photometric analysis. The Technical Review Division found the lighting plan non-compliant to SFCC §14-8.9 *"Outdoor Lighting."* A Condition of approval has been included in Section III *"Conditions of Approval"* of this report. The Land use changed the *"Must be completed by"* from *"Prior to Recordation"* to *"Included with the Final Development Plan Submittal."*

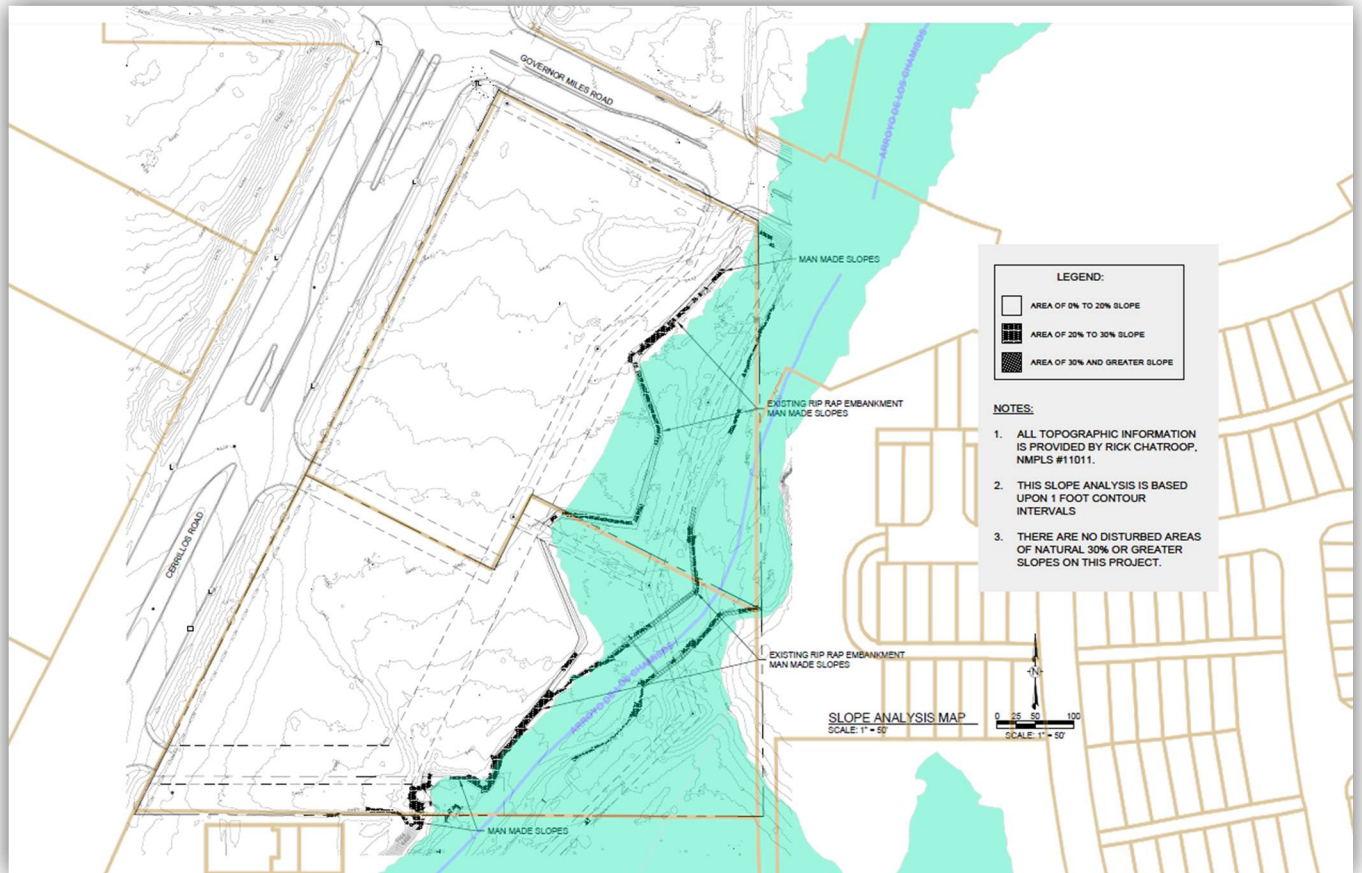
## J. Terrain Management

The Arroyos De Los Chamisos runs along the east side of the property lines. The Property has a gradual slope from 0 to 20%, with 20 to 30% in areas within the Arroyos De Los Chamisos flood area. The City Engineer provided no comments. No development is proposed on slopes greater than 30%.

## K. Landscaping

The Applicant has provided landscaping throughout the Project. The Technical Review Division has reviewed the landscaping plan and provided many technical corrections to be completed prior to recording the Development Plan.

Figure 6 Slopes



#### L. Architectural

The Applicant submitted a points analysis with the for both dealership buildings with Development Plan. The Elevations plans identify a franchise architectural style branding and aligns with modern commercial emphasizing functionality and brand visibility through clean lines, extensive use of glass, and metal cladding. Since the Architectural points analysis submitted was vague and limited.

Staff review of the Elevations and point allotment identified 205 points for both Dealerships the required in a C-2 District.

Figure 7 Architecture



V. DEVELOPMENT PLAN APPROVAL CRITERIA

Table 8 Approval Criteria Development Plan Necessary Findings (Section 14-3.8(D))

|  |   |
|--|---|
| <p><b>§14-3.8(D)(1)(a)- that it is empowered to approve the plan under the section of Chapter 14 described in the application;</b></p>   | <p>Criterion Met:<br/>(Yes/No)<br/><b>YES</b></p> |
| <p><b>Applicant’s Response:</b><br/> <i>“We acknowledge that the City of Santa Fe is empowered to approve this Development plan per the ordinances specified in this section.”</i></p> <p><b>Staff Response:</b><br/>                 The Santa Fe City Code (SFCC) Subsection 14-2.3(D)(1) authorizes the Planning Commission to review and approve or disapprove development plans and subdivision plans. Subsection 14-3.8(B) requires approval of a development plan for projects with a gross floor area of thirty thousand feet or more.<br/><br/>                 The Development Plans comply with Santa Fe City Code Section 14-3.8(D)(1)(a).</p> |   |
| <p><b>§14-3.8(D)(1)(b)- that approving the development plan will not adversely affect the public interest;</b></p>   | <p>Criterion Met:<br/>(Yes/No)<br/><b>YES</b></p> |
| <p><b>Applicant Response:</b><br/> <i>“The development of Fiesta Nissan and Hyundai dealerships are within existing zoning criteria, similar to other existing automobile dealerships, and our intent is to meet the ordinances of Section 14-3.8. We have complied with the initial submittals, i.e. DRT, ENN with no adverse reactions resulting from these reviews.”</i></p> <p><b>Staff Response:</b><br/>                 The Applicant response did not directly respond to the requirement. However, the term “Public Interest” is not specifically defined in Chapter 14; however, the Governing Body has implemented the General Plan as</p>      |   |

stated in Subsection Section 14-1.3 (General Purposes). The resulting ordinances establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest from within the municipality.

Staff has reviewed the Development Plan applications in accordance with the City Code. Subject to staff recommended conditions of approval, the Development Plans comply with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.

Development Plans comply with Santa Fe City Code 14-3.8(D)(1)(b).

**14-3.8(D)(1)(c)- that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.**

Criterion Met:  
(Yes/No)  
**YES**

Applicant Response:

“The development Fiesta Nissan and Hyundai will be in keeping with existing development along the Cerrillos Road corridor. Adjacent existing uses include automobile dealerships and other larger scale developments, many within 1 mile of our site. To the east side of this project, there is a residential subdivision. This project is shielded from residences by Arroyo De Los Chamisos, open space that includes the arroyo for a minimum of 180’ from the edge of our access drive, and we also include extensive landscaping within the open space. Site lighting meets the ordinance requirements. Development of this project will not affect the adjacent properties.”

Staff response:

The proposed dealerships uses are uses that are allowed in a C-2 Zoned district. The adaptability of the structure within the C-2 District is compatible with the uses adjoining the property. The architecture deviates from the traditional Santa Fe Style incorporating non-Santa Fe corporate branding as building styles however complies with 14-8.7 – “Architectural Design Review.”

The Development Plans comply with Santa Fe City Code Section 14-3.8(D)(1)(c).

**VI. EARLY NEIGHBORHOOD NOTIFICATION**

The Applicant conducted two ENN meetings: December 14, 2023. The ENNs were well attended by area residents. The Applicant presented the proposal in both public meetings, where questions and answers followed. No members of the public raised concerns. .

**VII. ATTACHMENTS:**

ATTACHMENT A: Technical Conditions

ATTACHMENT B: Development Review Team (DRT)

- 1) Metropolitan Planning Organization (MPO), Leah Yngve
- 2) Water Division, Clinton Peterson, P.E.
- 3) ADA Review, Teddy Padilla
- 4) Fire Department, Geronimo Griego, Fire Marshal
- 5) Technical Review Division (Landscaping), Lawrence Rivera
- 6) City’s Traffic consultant Wilson & Company, Inc., Engineers & Architects (City traffic Engineer)

7) City Sewer Division, Stan Holland PE

ATTACHMENT C: Early Neighborhood Notification

- 1) Guidelines

ATTACHMENT D: Maps and Photos

- 1) Figure 1 Aerial / Lot Image
- 2) Figure 2 Zoning Map
- 3) Figure 3 Bicycle Parking
- 4) Figure 4 Trails
- 5) Figure 5 Fire Hydrants
- 6) Figure 6 Slopes
- 7) Figure 7 Architecture
- 8) Vicinity Map

ATTACHMENT E: Applicant Submittals

- 1) Application Letter
- 2) TIA
- 3) Development Plan Drawings
- 4) Civil Drawings

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

| Title                                 | Name           | Initials      |
|---------------------------------------|----------------|---------------|
| Department Director                   | Heather Lamboy | HLL           |
| Interim Assistant Department Director | Maggie Moore   | HLL<br>for MM |
| Interim Planning Manager              | Dan Esquibel   | DAE           |