



EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: Fiesta Nissan and Fiesta Hyundai
 Address: 4994 Governor Miles Road / 6590 Cerrillos RD. Parcel Size: 12.41 +/- Acres
 Zoning: C-2 Future Land Use: Two Automobile Dealerships
 Preapplication Conference Date: _____
 Detailed Project Description: Develop the site to house a 25,000 SF Fiesta Nissan dealership on a 6.15 +/- acre site and a 21,600 SF Hyundai dealership on a 6.12 acre site. Proposal to meet the requirements of the City of Santa Fe as to be determined through the permitting process.


Property Owner Information

Name: Mr. Jamie Dick
 Address: 414 Executive Center BLVD, El Paso TX 79902
 Phone: 505-428-7110 E-mail Address: jamie_dick@fiestaautogroup.com

Applicant/Agent Information (if different from owner):

Name: Wayne Lloyd, Lloyd & Associates Architects
 Address: 730-A St. Michaels Dr., Santa Fe, NM 87505
 Phone: 505-988-9789 E-mail Address: wlloyd@lloyd-architects.com

Agent Authorization (if applicable):

I am/We are the owner(s) and record title holder(s) of the property located at: _____
 I/We authorize _____ to act as my/our agent to execute this application.
 Signed:  Date: 4/20/23
 Signed: _____ Date: _____

Proposed ENN Meeting Dates:

<i>Provide 2 options:</i>	<i>Preferred Option</i>	
DATE:	11/27/2023	11/28/2023
TIME:	5:30PM	5:30PM
LOCATION:	Virtual Meeting	Virtual Meeting



ENN GUIDELINES

Applicant Information

Project Name: Fiesta Nissan and Fiesta Hyundai

Name: Dick Jamie

Address: 414 Executive Center BLVD

Phone: (505) 428-7110 E-mail Address: jamie_dick@fiestaautogroup.com

Last	First	M.I.
Dick	Jamie	

Street Address	Suite/Unit #
414 Executive Center BLVD	

City	State	ZIP Code
El Paso	Texas	79902

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.

The site, located on the corner of Governor Miles Road and Cerrillos Road is a currently vacant lot. Both Projects will meet the City of Santa Fe development ordinances. The new development will be in keeping with the character of the variety of developments currently experienced in the neighborhood. The buildings are setback from both streets, existing landscaping will be augmented. Lighting of the site and buildings will meet City requirements. Access to existing trails will be maintained. The buildings are single story with a small mezzanine within the main building overall height.

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.

Both Projects will protect existing significant trees and positive land features. The existing arroyo flowing on the South side of the property has already been improved with a rip rap shoulder along the West side bank. Trash generation on the developed site will be minimal and confined to developed trash enclosures. Fire risk will be mitigated by having both buildings fully sprinkled and monitored. There will only be minimal hazardous materials used in every-day business operations. Existing and new required easements will be maintained.

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.

The site is not located on or near any known historical, archaeological or cultural sites or structures.

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN *For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.*
This Project is consistent, and will comply, with the C2 zoning development established by the City of Santa Fe development ordinance.

(e) EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES *For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.*

This Project will have a minimal impact on increased traffic patterns. Automobile dealerships generate very low traffic increases in the initial and long-term business operation. This Project will meet all of the City and NMDOT transportation access requirements.

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE *For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.*

Development of these two Automobile dealerships will increase the economic base of the City of Santa Fe.

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS *For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.*

Development of these two Automobile dealerships would not significantly increase housing demand because they are relocated from within the City limits. There would be a limited number of new employees for each dealership. Hyundai and Nissan are positive business members of the economic and overall livability of Santa Fe.

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES *For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.*

Developed Automobile Dealerships have a minimal impact on existing public City infrastructure.

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS *For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.*

These developed dealerships will utilize water conservation design for irrigation, xeriscape landscaping, recycled automobile washing stations, reclaimed stormwater, and water conservation plumbing fixtures.

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS *For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.*

These developed dealerships will continue the City of Santa Fe pedestrian pathways and will be consistent with the existing mix of uses within the C-2 zoning district.

(k) EFFECT ON SANTA FE'S URBAN FORM *For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.*

These developed dealerships will help in-fill a vacant lot along the Cerrillos road corridor.

(l) ADDITIONAL COMMENTS (optional)